



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2018-013 P&Z DATE 4/10 CC DATE 4/16

APPROVED/DENIED ARB DATE _____ HPAB DATE _____ PARK BOARD DATE _____

| ZONING APPLICATION |
|---|
| <input type="checkbox"/> SPECIFIC USE PERMIT |
| <input type="checkbox"/> ZONING CHANGE |
| <input checked="" type="checkbox"/> PD CONCEPT PLAN |
| <input type="checkbox"/> PD DEVELOPMENT PLAN |

| SITE PLAN APPLICATION |
|--|
| <input type="checkbox"/> SITE PLAN |
| <input type="checkbox"/> LANDSCAPE PLAN |
| <input type="checkbox"/> TREESCAPE PLAN |
| <input type="checkbox"/> PHOTOMETRIC PLAN |
| <input type="checkbox"/> BUILDING ELEVATIONS |
| <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 |

| |
|--|
| <input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____) |
| <input type="checkbox"/> APPLICATIONS |
| <input type="checkbox"/> RECIEPT |
| <input type="checkbox"/> LOCATION MAP |
| <input type="checkbox"/> HOA MAP |
| <input type="checkbox"/> PON MAP |
| <input type="checkbox"/> FLU MAP |
| <input type="checkbox"/> NEWSPAPER PUBLIC NOTICE |
| <input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE |
| <input type="checkbox"/> PROJECT REVIEW |
| <input type="checkbox"/> STAFF REPORT |
| <input type="checkbox"/> CORRESPONDENCE |
| <input type="checkbox"/> COPY-ALL PLANS REQUIRED |
| <input type="checkbox"/> COPY-MARK-UPS |
| <input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE |
| <input type="checkbox"/> MINUTES-LASERFICHE |
| <input type="checkbox"/> PLAT FILED DATE _____ |
| <input type="checkbox"/> CABINET # _____ |
| <input type="checkbox"/> SLIDE # _____ |
| NOTES: _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| ZONING MAP UPDATED _____ |



DEVELOPMENT APPLICATION

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

STAFF USE ON:

PLANNING & ZONING CASE NO. 22018-013

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

DIRECTOR OF PLANNING: [Signature]

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

Notes:

¹ In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 405.184 Acre tract - J. Strickland Survey Abs. 187, T.R. Bailey Survey, ABS. 30

Subdivision Breezy Hill Lot & J. Simmons Block Survey Abs. 190

General Location NEC of John King Blvd. + FM 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Planned development

Current Use Commercial

Proposed Zoning Planned development

Proposed Use Single Family

Acreage 405.184

Lots [Current] 750

Lots [Proposed]

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

Owner Breezy Hill 405, LTD

Applicant

Contact Person John Arnold

Contact Person

Address 8214 Westchester
710

Address

City, State & Zip Dallas, TX 75225

City, State & Zip

Phone (214) 898 - 8852

Phone

E-Mail jarnd@skarburgcompany.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John Arnold [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of February, 20 18. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."


Given under my hand and seal of office on this the 16 day of February, 20 18.

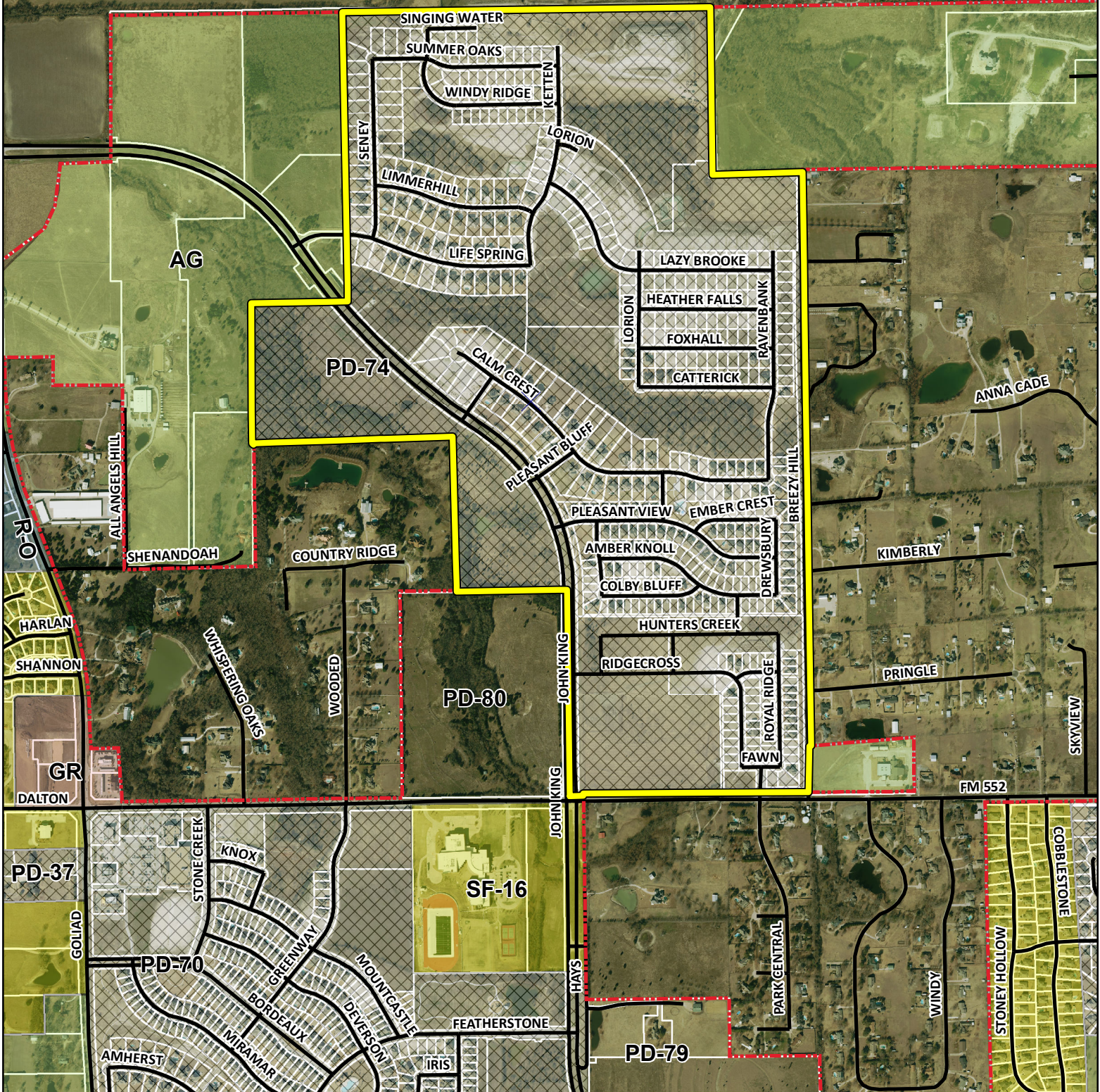
Owner's/Applicant's Signature [Signature]

Notary Public in and for the State of Texas [Signature]



0 330 660 1,320 1,980 2,640 Feet

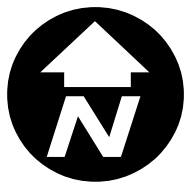
Z2018-013 - AMENDMENT TO PD-74
ZONING - LOCATION MAP = 



City of Rockwall

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

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





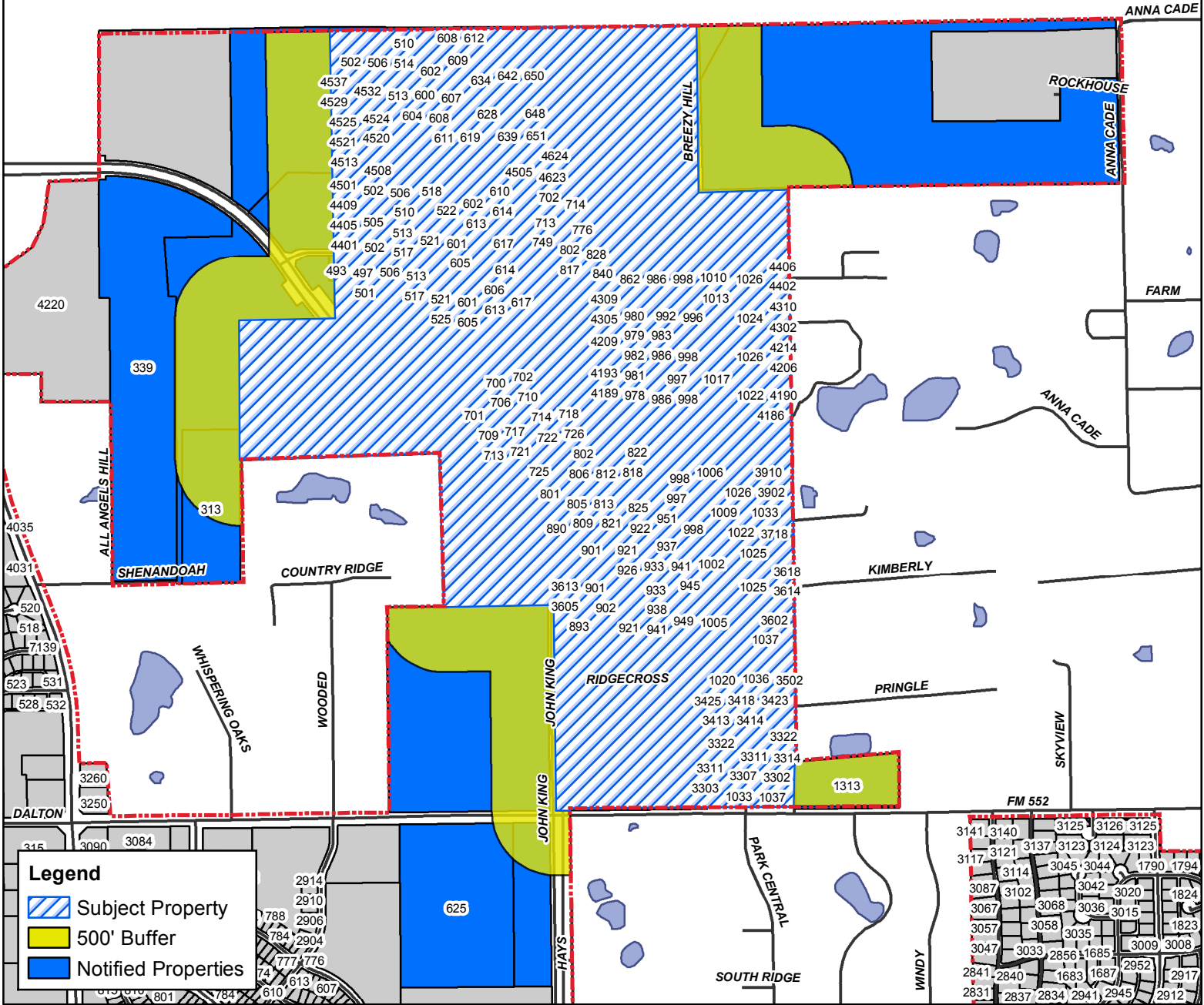
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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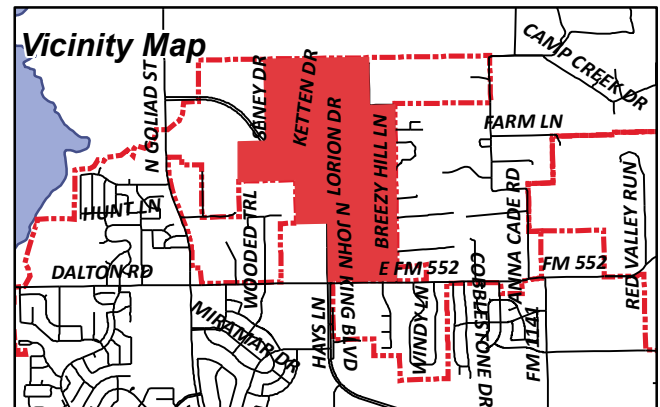
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



0 365 730 1,460 2,190 2,920 Feet



Case Number: Z2018-013
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: PD-74
Case Address: NEC of John King Blvd. & FM552



Date Created: 03/14/2018

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

CURRENT RESIDENT
1000 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 LAZY BROOKE DR
ROCKWALL, TX 75087

WIGINGTON CHAD W AND HANNAH L
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

SLAUGHTER GREGORY TODD & KATRINA
HINSON
1001 EMBER CREST DRIVE
ROCKWALL, TX 75087

DOUGLAS GRETCHEN
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 LAZY BROOKE DR
ROCKWALL, TX 75087

RAMSEY JON R AND ROBIN E
1002 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 LAZY BROOKE DR
ROCKWALL, TX 75087

GOODWIN ALLAN AND JULIE
1005 EMBER CREST DR
ROCKWALL, TX 75087

DUNWODY MARGARET & DAVID LEE
1005 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 LAZY BROOKE DR
ROCKWALL, TX 75087

HOOVER BRIAN B & CHRISTINA L
1009 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CHINN GEOFFREY MICHAEL AND
1009 EMBER CREST DR
ROCKWALL, TX 75087

ALSUP DENNIS AND ANGELA
1009 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 PLEASANT VIEW DR
ROCKWALL, TX 75087

AGOSTINI MICHAEL AND RAELENE FAITH
1010 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1011 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 PLEASANT VIEW DR
ROCKWALL, TX 75087

NOBLES DALLAS A AND KRISTEN L
1013 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 LAZY BROOKE DR
ROCKWALL, TX 75087

ROBISON CHELSEY BYRON AND DALE K O'DAY
1014 21ST STREET SOUTH
ARLINGTON, VA 22202

RAMSER DAVID
1014 CALM CREST DR
ROCKWALL, TX 75087

DAVILA ARMANDO
1014 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1016 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 PLEASANT VIEW DR
ROCKWALL, TX 75087

RAMDHAN RENATE E & BYRON B
1017 EMBER CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 LAZY BROOKE DR
ROCKWALL, TX 75087

CHRISTOPHER CATHY J
1018 CALM CREST DRIVE
ROCKWALL, TX 75087

RUDDIS BECKY AND MARK
1018 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 HEATHER FALLS DR
ROCKWALL, TX 75087

SOWA RYAN & DAWN RENEE
1020 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 PLEASANT VIEW DR
ROCKWALL, TX 75087

GRANT TYRONE D & LYNN JONES
1021 EMBER CREST DR
ROCKWALL, TX 75087

LARI SAISTA YASMIN
1021 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 LAZY BROOKE DR
ROCKWALL, TX 75087

MILLER JASON & DESIREE
1022 CALM CREST DR
ROCKWALL, TX 75087

BIANCO DIEGO L
1022 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1023 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 WINDY HILL LN
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE
DALLAS, TX 75002

CURRENT RESIDENT
1025 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 PLEASANT VIEW DR
ROCKWALL, TX 75087

ROBINSON PATRICK & AIMEE RAE
1025 CALM CREST DRIVE
ROCKWALL, TX 75087

KOETJE TIMOTHY JON
1025 EMBER CREST DR
ROCKWALL, TX 75087

SINGH KRISHNABEN H & HARPREET
1025 FOXHALL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 LAZY BROOKE DR
ROCKWALL, TX 75087

EDWARDS VERNON LAJUN & ETTA MICHELLE
1026 CALM CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1028 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1029 AMBER KNOLL DR
ROCKWALL, TX 75087

LEDBETTER TOM EDWARD AND LYLY KARINE
1029 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 AMBER KNOLL DR
ROCKWALL, TX 75087

NEWBERRY RANDY FRANK JR AND KAREN
ELIZABETH
1030 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1032 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 AMER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 FAWN TRAIL DR
ROCKWALL, TX 75087

KNIGHT ELIZABETH O
1033 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1036 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

BARNEY MICHELLE AND ROBERT JR
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

GRIFFITH SARAH KRISTIN AND JESSE JOHN
1210 EAST MICHIGAN AVE
JACKSON, MI 49201

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
17950 PRESTON ROAD O
DALLAS, TX 75252

MEGATEL HOMES INC
1800 VALLEY VIEW LANE 0
FARMERS BRANCH, TX 75234

MEGATEL HOMES INC
1800 VALLEY VIEW LN 0
DALLAS, TX 75234

MEGATEL HOMES INC
1801 CROSS TIMBERS RD
FLOWER MOUND, TX 75028

KNOWLTON COREY D
1915 KINGS PASS
HEATH, TX 75032

CURRENT RESIDENT
313 SHENNENDOAH
ROCKWALL, TX 75087

CLARK BRUCE A & ROSE R
313 SHENNENDOAH LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3303 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

FLYNN JASON HAROLD & KENNY RAY
WENTWORTH
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

SWXES INVESTMENTS LLC
3362 CASTLEWOOD BLVD
HIGHLAND VILLAGE, TX 75077

CURRENT RESIDENT
339 ALL ANGELS HILL
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGE CROSS LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3423 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3425 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3426 RIDGE CROSS LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

AUGUSTINE LAWRENCE L AND GUADALUPE
CARRANZA-AUGUSTINE
3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3510 ROYAL RIDGE DR
ROCKWALL, TX 75087

WILLIAMS GREGORY D AND CARRIE L
3602 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3605 NOAH CREST DR
ROCKWALL, TX 75087

BURMASTER BARRY S & LORI A
3606 DREWSBURY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3609 NOAH CREST DR
ROCKWALL, TX 75087

BERRYMAN PATRICK AND LAURA
3610 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3613 NOAH CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3614 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3617 NOAH CREST DR
ROCKWALL, TX 75087

CORNWELL AMY AND JEFFERY
3618 DREWSBURY DR
ROCKWALL, TX 75087

REEVES STEPHEN M AND SHANNON K
3621 NOAH CREST DR
ROCKWALL, TX 75087

CHELLBERG MARK AND JEAN
3702 DREWSBURY DR
ROCKWALL, TX 75087

THARP JOHN AND RITCHEY MARY
3706 DREWBURY DR
ROCKWALL, TX 75087

KREPPS JERIMY GUSTAV AND KARA PARKER
3710 DREWSBURY DR
ROCKWALL, TX 75087

JONES RICHARD B JR & KATHERINE L
3714 DREWSBURG DRIVE
ROCKWALL, TX 75087

PARKES DAVID A AND NANCY J
3718 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3902 RAVENBANK DR
ROCKWALL, TX 75087

CONFIDENTIAL
3906 RAVENBANK DRIVE
ROCKWALL, TX 75087

THUESON KEVIN AND VIRGINIA
3910 RAVENBANK DR
ROCKWALL, TX 75087

HAURY NORMAN L & SHANNON
4186 RAVENBANK DRIVE
ROCKWALL, TX 75087

NORI KELLI ANN
4189 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4190 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4193 LORION DR
ROCKWALL, TX 75087

MONK CHRISTOPHER E AND
4193 LORION DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4194 RAVENBANK DR
ROCKWALL, TX 75087

MARSHALL CHRISTOPHER ROSS AND AMBER
BECK
4197 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4198 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4201 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4202 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4205 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4206 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4209 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4210 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4213 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4214 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4301 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4302 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4305 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4306 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4309 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4310 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4314 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4401 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4402 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4405 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4406 RAVENBANK DR
ROCKWALL, TX 75087

RILEY MICHAEL BRANDON AND TRACY DENISE
4409 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4413 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4451 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4455 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4501 KETTEN DR
ROCKWALL, TX 75087

PARKER RUSSELL HALBERT & KRISTY KAY
4501 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4505 KETTEN DR
ROCKWALL, TX 75087

WILEY JAMAL KENYATTA & CHERESE MARIE
4505 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4508 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4512 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4516 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4520 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4521 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4524 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4525 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4528 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4529 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4532 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4533 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4537 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4623 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4624 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
493 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
497 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 SUMMER OAKS DR
ROCKWALL, TX 75087

SEAWRIGHT HAROLD KEITH AND SHERI
502 LIFE SPRING DR
ROCKWALL, TX 75087

JONES QUEENETH ONUNWA
502 LIMMERHILL DRIVE
ROCKWALL, TX 75087

PEREZ MARK AND JENNIFER
505 LIFE SPRING DR
ROCKWALL, TX 75087

ARRAMBIDE MICHAEL & MELISSA GUERRERO
505 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 SUMMER OAKS DR
ROCKWALL, TX 75087

ROSENWASSER SAMUEL C & KAY K
506 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MARTINEZ JOSEPH ROMAN & SAMANTHA KAY
506 LIMMERHILL DRIVE
ROCKWALL, TX 75087

NORTHCUTT JOHN PAUL & MELANIE R
509 LIFE SPRINGS DR
ROCKWALL, TX 75087

WARRINGTON JASON LAMAR
509 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
510 SUMMER OAKS DR
ROCKWALL, TX 75087

SMITH GREGORY SCOTT & JOANNA RENEE
510 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PRICE DANIEL JONATHAN AND DANIELLE
510 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 SUMMER OAKS DR
ROCKWALL, TX 75087

BRYAN JEFFREY M AND JULIE
513 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 SUMMER OAKS DR
ROCKWALL, TX 75087

SCHEDER VALERIE SUE AND FRANK MICHAEL
514 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
517 LIFE SPRING DR
ROCKWALL, TX 75087

ROSNER MELANIE AMANDA
0
517 LIMMERHILL DRIVE
ROCKWALL, TX 75087

ESTRADA LUIS III & JOSEFINA VARGAS
518 LIFE SPRING DR
ROCKWALL, TX 75087

WILLIAMS STEVEN AND ANA
518 LIMMERHILL DR
ROCKWALL, TX 75087

MUSSELL GLORIA BERNADETTE
521 LIFE SPRING DRIVE
ROCKWALL, TX 75087

GIAMPIETRO DAVID JOHN AND MARIA KRISTIN
521 LIMMERHILL DR
ROCKWALL, TX 75087

GOODEN BRETT J & AMY
522 LIFE SPRING DR
ROCKWALL, TX 75087

MOORE CHRISTOPHER SAMUEL & HOLLY
GARRETT
522 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 LIFE SPRING DR
ROCKWALL, TX 75087

CRUZ NIEVES JR AND DORA VALLEJO
526 LIFE SPRING DR
ROCKWALL, TX 75087

MEGATEL HOMES INC
5512 W PLANO PARKWAY 0
PLANO, TX 75093

SINKS CHARLES WILLIAM II & SANDRA LYNN
555 SINKS ROAD
ROCKWALL, TX 75032

CURRENT RESIDENT
600 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
601 SINGING WATER DR
ROCKWALL, TX 75087

MCGEE HOWARD RANDALL AND LINDA SUE
MCGEE
601 LIFE SPRING DR
ROCKWALL, TX 75087

DENT TODD ALAN & KRISTI MICHELLE
601 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
602 SUMMER OAKS DR
ROCKWALL, TX 75087

SKINNER CHRISTOPHER JASON & AMANDA G
602 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PETERS RICHARD PAUL AND CYNTHIA ELIZABETH
602 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
605 SINGING WATER DR
ROCKWALL, TX 75087

BERRY JAMES & BETTYE D
605 LIFE SPRING DR
ROCKWALL, TX 75087

MCELROY MICHAEL WHITNEY AND
605 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 SUMMER OAKS DR
ROCKWALL, TX 75087

FAVROT MICHAEL THOMAS & TANIA STRONZA
606 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PESTA LAURA ALLISON & MATTHEW DAVID
606 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
609 SINGING WATER DR
ROCKWALL, TX 75087

ALT MELISSA ANN & WILLIAM
609 LIFE SPRING DR
ROCKWALL, TX 75087

CONFIDENTIAL
609 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 SUMMER OAKS DR
ROCKWALL, TX 75087

NORVILLE SHEILA AND NICK
610 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MYERS TERRENCE SHANE AND EBONEY
JOURNET
610 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
611 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
612 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SUMMER OAKS DR
ROCKWALL, TX 75087

STAHL JAMES W
613 LIFE SPRING DRIVE
ROCKWALL, TX 75087

HAYNES PAUL J AND TONIQUEA
613 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 SUMMER OAKS DR
ROCKWALL, TX 75087

CAUTHRON DAVID M & JENNIFER A
614 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
615 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
616 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
617 SUMMER OAKS DR
ROCKWALL, TX 75087

DAVENPORT MARK JOSEPH & JENNIFER LEIGH
617 LIFE SPRING DRIVE
ROCKWALL, TX 75087

KLUTTS BEN III AND ANGELA
617 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
618 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
619 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
620 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
621 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 SUMMER OAKS DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

BH 60'S POD LTD
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

CURRENT RESIDENT
623 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
624 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

CURRENT RESIDENT
625 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
627 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
628 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
629 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
631 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
632 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
633 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
635 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
636 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
637 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
638 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
639 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
640 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
641 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
642 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
643 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
644 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
645 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
646 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
647 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
648 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
649 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
650 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
651 WINDY RIDGE LN
ROCKWALL, TX 75087

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX 75087

EISAMAN KELLY JOE AND KELLY RENEE
701 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
702 LAZY BROOKE DR
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX 75087

JONES ELOISE AND
705 CALM CREST DR
ROCKWALL, TX 75087

ULLOM BRETT AND LORI
706 CALM CREST DR
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS
709 CALM CREST DR
ROCKWALL, TX 75087

BERRY STEVEN E AND KATHERINE E
710 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
713 LAZY BROOKE DR
ROCKWALL, TX 75087

RANKIN TIERRE SANTEZ AND YOSHIKA
DAVENPORT
713 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
714 LAZY BROOKE DR
ROCKWALL, TX 75087

BATES SOPHIE THU
714 CALM CREST DR
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J
717 CALM CREST DR
ROCKWALL, TX 75087

WEIDENBACH MYRON
718 CALM CREST DR
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON
721 CALM CREST DR
ROCKWALL, TX 75087

ROGERS DAMIAN W AND JESSICA L
722 CALM CREST DR
ROCKWALL, TX 75087

STEED RYAN JAY AND BROOKE A
725 CALM CREST
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
738 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
749 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
764 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
775 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
776 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
801 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
802 LAZY BROOKE DR
ROCKWALL, TX 75087

DOUANGDARA KIMGPHETH B AND JOSEFINA H
802 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
805 LAZY BROOKE DR
ROCKWALL, TX 75087

FONTAINE NORMAN F AND NANCY C
805 CALM CREST DR
ROCKWALL, TX 75087

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX 75087

ROBERTS RYAN LLOYD AND NATALIE
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE
812 CALM CREST DR
ROCKWALL, TX 75087

MEHDIZADEGAN MEHRDAD AND ANGELA
813 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
816 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
817 LAZY BROOKE DR
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL
817 CALM CREST
ROCKWALL, TX 75087

CARIKER KEVIN L AND LESLIE J
818 CALM CREST DR
ROCKWALL, TX 75087

CAMP JOSEPH RICHARD AND
821 CALM CREST DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER SUITE 710
DALLAS, TX 75225

BH 60'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH PHASE V 80'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH PHASE VI SF LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH BALANCE III LLC
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IIB SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IIA SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE III SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH BALANCE IV LLC
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IV SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DRIVE #710
DALLAS, TX 75225

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX 75087

WEBB JOHN DAVID AND CAROLYN PARKER
825 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
828 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
840 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
862 LAZY BROOKE DR
ROCKWALL, TX 75087

WARNER AMANDA CARTWRIGHT & STEPHEN
KYLE WARNER
890 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE
ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX 75087

PEREZ LUIS ENRIQUE AND MARIA A
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

JONES ANDRA W AND TERRIAN L
898 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 COLBY BLUFF DR
ROCKWALL, TX 75087

TYNER KEVIN AND MELISSA J
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

JULES JANOUSKA BETHLY & JAY
902 AMBERKNOLL DRIVE
ROCKWALL, TX 75087

SMITH SHANE AND AMY COOPER
902 COLBY BLUFF
ROCKWALL, TX 75087

HUNT RICHARD M AND JUDITH K
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

RELYEA BARBARA J
905 AMBER KNOLL DR
ROCKWALL, TX 75087

SMITH KELLY L & MICHAEL D
905 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND
906 AMBER KNOLL DR
ROCKWALL, TX 75087

BROOKS STEPHEN A & CAROL R
906 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MULL RESSIE JR AND LIVIA
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 COLBY BLUFF DR
ROCKWALL, TX 75087

WOO PRESTON AND JENNIFER
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 PLEASANT VIEW DR
ROCKWALL, TX 75087

BECTION COREY AND JESSIKA
910 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBBINS THOMAS V AND MARCIA L
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 COLBY BLUFF DR
ROCKWALL, TX 75087

VANDERPOEL LUKE S AND BROOKE
914 AMBER KNOLL DR
ROCKWALL, TX 75087

VARGHESE RINU & ANCY KURIAN
914 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
917 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 PLEASANT VIEW DR
ROCKWALL, TX 75087

BEAN MARC ALAN AND
918 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 COLBY BLUFF DR
ROCKWALL, TX 75087

LOCKETT DAVID
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

FAST NATHANIEL W
922 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
925 COLBY BLUFF DR
ROCKWALL, TX 75087

COZART ROBERT C JR AND ALICE
925 AMBER KNOLL DR
ROCKWALL, TX 75087

BATTS JOHN L AND FRITZE H
925 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 COLBY BLUFF DR
ROCKWALL, TX 75087

GALITZ DEAN AND NICOLE
926 AMBER KNOLL DR
ROCKWALL, TX 75087

BECKSTROM LILLIAN C
929 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN
TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 COLBY BLUFF DR
ROCKWALL, TX 75087

STEPHENS QUANDRELL ALTAM AND MELVONA
PHALISA
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
937 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE
937 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
938 AMBER KNOLL DR
ROCKWALL, TX 75087

GONZALEZ DONNA AND BRYANT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

WHITWORTH DONALD C AND KARI J
941 COLBY BLUFF DR
ROCKWALL, TX 75087

ENGLISH WILLIAM C AND ROBYN K
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
942 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 COLBY BLUFF DR
ROCKWALL, TX 75087

MILLICE DAVID J & SARAH S
945 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
946 AMBER KNOLL DR
ROCKWALL, TX 75087

HAYCRAFT TYLER AND KRISTIN
949 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
951 CALM CREST DR
ROCKWALL, TX 75087

ELNITSKY KRISTINE A AND JAMES
978 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
979 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
980 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
981 LAZY BROOKE DR
ROCKWALL, TX 75087

MCKEE DAVID R AND SU MAY
981 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
983 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
984 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 LAZY BROOKE DR
ROCKWALL, TX 75087

BELL THOMAS PATRICK AND KRISTINA RENEE
986 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
987 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
988 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 LAZY BROOKE DR
ROCKWALL, TX 75087

JOSEPH BINU ARIYAPPALLIL & REENA
990 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
991 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
992 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 LAZY BROOKE DR
ROCKWALL, TX 75087

WENTZEL SCOTT WILLIAM & JANSY JO
994 CATTERICK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
995 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
996 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 LAZY BROOKE DR
ROCKWALL, TX 75087

PARKS STANLEY AND PAMELA
998 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
999 HEATHER FALLS DR
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

ANDINO JULIO JOSE &
PO BOX 1779
ROCKWALL, TX 75087

WACK LINDSEY AND DONNETTE
PO BOX 2545
ROCKWALL, TX 75087

WOODLIFF KAREN M AND JASON
PO BOX 472
ROCKWALL, TX 75087

SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX 75094

CITY OF ROCKWALL

ORDINANCE NO. 16-59

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 16-59] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the City has received a request by the Noah Flabiano of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [specifically contained within *Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-59*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

approval of the amended zoning classification for the *Subject Property*;

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

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan, (Open Space Master Plan)* shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 1. Open Space Master Plan
 2. Master plat
 3. PD development plans (*required for retail areas only*)
 4. PD site plans
 5. Preliminary plats
 6. Final plats
- (c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.
- (e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'D'*, attached hereto and incorporated herein by reference as *Exhibit 'D'*, shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2015.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 20, 2016

2nd Reading: July 5, 2016

Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON);

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 1593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°15'47" WEST, A DISTANCE OF 103.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

Exhibit 'A':
Legal Description

FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

Exhibit 'B': Concept Plan

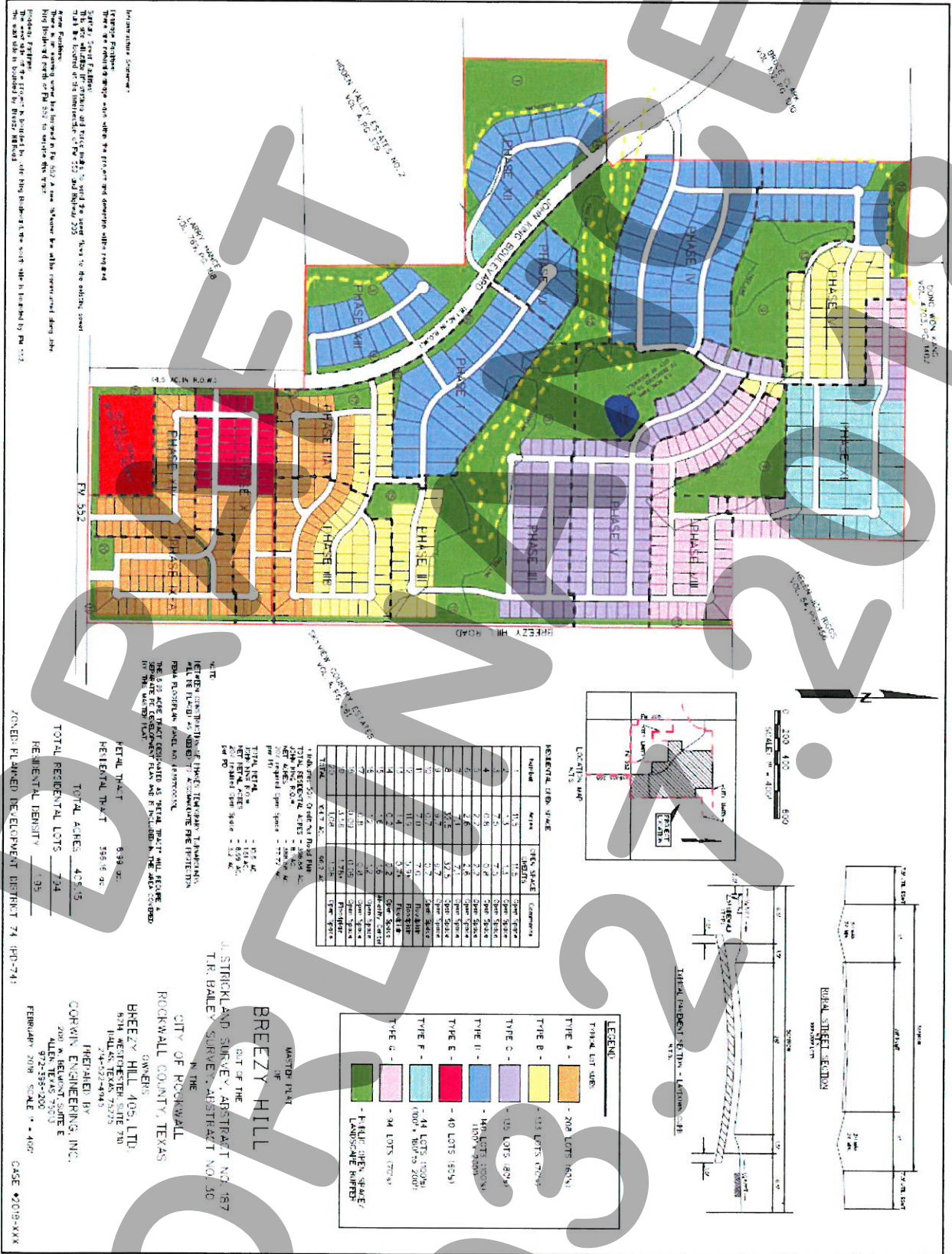


Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

- a. *Residential uses.* Uses permitted of right or by special use permit for the (SF-10) Single Family Residential District, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (GR) General Retail District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the GR District Regulations; provided, however, that the following uses are expressly prohibited:

- Animal Hospital, Clinic
- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (Outside)
- Gun Club, Skeet or Target Range (indoor)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service*
- Service Station*
- Mining and Extraction (Sand, Gravel, Oil & other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

* Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.

The following additional use shall be permitted of right in the PD District:

- Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.
- c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

Exhibit 'C':
PD Development Standards

- d. *Density and lot composition.* If the retail develops in accordance with the attached Concept Plan, no more than **750** single-family residential dwelling units may be constructed within the Property. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

| Lot Type | Lot Size Minimum | Lot SF Minimum | Driveway Access | Total Units | Total Dwelling Units (%) |
|-------------------------------------|------------------|----------------|-----------------|-------------|--------------------------|
| A | 60' x 120' | 7,200 | Front | 208 | 26.19% |
| B | 70' x 120' | 8,400 | Front | 133 | 16.75% |
| C | 80' x 125' | 10,000 | Front | 135 | 17.00% |
| D | 100' x 200' | 20,000 | Front | 140 | 17.64% |
| E | 60' x 120' | 7,200 | Front | 40 | 5.04% |
| F | 100' x 180' | 18,000 | Front | 44 | 5.54% |
| G | 70' x 120' | 8,400 | Front | 94 | 11.84% |
| AVERAGE LOT SIZE: | | 11,314 | | | |
| MAXIMUM ALLOWED TOTAL UNITS: | | | | 794 | 100% |

2. *Development Standards Applicable.* Except as may be modified by these Development Standards, residential uses shall be subject to the development standards for a (SF-10) Single Family Residential District, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

Exhibit 'C':
PD Development Standards

B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses*

Table 2: Lot Type Matrix

| Lot Types | A | B | C | D | E | F | G |
|--|------------------|-------|--------------------|------------------|------------------|------------------|-------|
| Maximum Building Height | 36' | 36' | 36' | 36' | 36' | 36' | 36' |
| Minimum Air Conditioned Square Footage | 2,200 | 2,400 | 2,600 ² | 3,000 | 2,200 | 3,000 | 2,400 |
| Minimum Front Yard Building Setback | 20' ⁴ | 20' | 20' | 40' ³ | 20' ⁴ | 40' ³ | 20' |
| Minimum Rear Yard Building Setback | 10' | 10' | 15' | 15' | 10' | 15' | 10' |
| Minimum Side Yard (<i>Interior</i>) | 5' | 5' | 6' | 7' | 5' | 7' | 5' |
| Minimum Side Yard Adjacent to a Street | 15' | 15' | 15' | 15' | 15' | 15' | 15' |
| Minimum Distance of Driveway (<i>from Property Line</i>) | 20' | 20' | 20' | 40' | 20' | 40' | 20' |
| Minimum Lot Area (<i>Square Feet</i>) | 7,200 | 8,400 | 10,000 | 20,000 | 7,200 | 18,000 | 8,400 |
| Minimum Lot Frontage ¹ | 60' | 70' | 80' | 100' | 60' | 100' | 70' |

Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within *Table 1*.
- ²: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.
- ³: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.
- ⁴: Front porch may encroach to within 10-feet of the front property line.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

| Development Standards | |
|--|---|
| Minimum Lot Size | 7,200 SF |
| Minimum Lot Width (@ Front Building Line) | 60' |
| Minimum Lot Depth | 110' |
| Minimum Lot Width (Corner Lot) | 65' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,200 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages. |
| Maximum Lot Coverage | 65% |

Exhibit 'C':
PD Development Standards

b. Detached Single Family Lot Type B

Development Standards

| | |
|--|-------------------------------------|
| Minimum Lot Size | 8,400 SF |
| Minimum Lot Width (@ Front Building Line) | 70' |
| Minimum Lot Depth | 120' |
| Minimum Lot Width (Corner Lot) | 75' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,400 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |

Garage Orientation

Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3-car garages.

Maximum Lot Coverage

65%

c. Detached Single Family Lot Type C

Development Standards

| | |
|--|-------------------------------------|
| Minimum Lot Size | 10,000 SF |
| Minimum Lot Width (@ Front Building Line) | 80' |
| Minimum Lot Depth | 125' |
| Minimum Lot Width (Corner Lot) | 85' |
| Minimum Side Yard Setback | 6' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 2,600 SF ¹ |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |

Garage Orientation

Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.

Maximum Lot Coverage

65%

Notes:

¹: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

d. Detached Single Family Lot Type D

Development Standards

Exhibit 'C':
PD Development Standards

| | |
|--|---|
| Minimum Lot Size | 20,000 SF |
| Minimum Lot Width (@ Front Building Line) | 100' |
| Minimum Lot Depth | 175' |
| Minimum Lot Width (Corner Lot) | 100' |
| Minimum Side Yard Setback | 7' |
| Minimum Front Yard Building Setback | 40' ¹ |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 3,000 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages. |
| Maximum Lot Coverage | 70% |

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

e. *Detached Single Family Lot Type E*

Development Standards

| | |
|--|---|
| Minimum Lot Size | 7,200 SF |
| Minimum Lot Width (@ Front Building Line) | 60' |
| Minimum Lot Depth | 110' |
| Minimum Lot Width (Corner Lot) | 65' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' (Front porch may encroach to within 10-feet of the front property line) ¹ |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,200 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure. |
| Maximum Lot Coverage | 65% |

Notes:

¹: The driveways for Lot Type E shall be front-entry facing the street. Swing garages shall not be required for this Lot Type.

Exhibit 'C':
PD Development Standards

f. *Detached Single Family Lot Type F*

| Development Standards | |
|--|---|
| Minimum Lot Size | 18,000 SF |
| Minimum Lot Width (@ Front Building Line) | 100' |
| Minimum Lot Depth | 175' |
| Minimum Lot Width (Corner Lot) | 100' |
| Minimum Side Yard Setback | 7' |
| Minimum Front Yard Building Setback | 40' ¹ |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 3,000 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type F lots shall have a minimum of 3 car garages. |
| Maximum Lot Coverage | 70% |

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

g. *Detached Single Family Lot Type G*

| Development Standards | |
|--|---|
| Minimum Lot Size | 8,400 SF |
| Minimum Lot Width (@ Front Building Line) | 70' |
| Minimum Lot Depth | 120' |
| Minimum Lot Width (Corner Lot) | 75' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,400 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure. |
| Maximum Lot Coverage | 65% |

Exhibit 'C':
PD Development Standards

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

| Lot Type | Lot Size (Approx.) | Elevation Features |
|-----------------|---------------------------|---------------------------|
| A | 60' x 120' | i., ii., iii. |
| B | 70' x 120' | i., ii., iii. |
| C | 80' x 125' | i., ii., iii. |
| D | 100' x 200' | i., ii., iii. |
| E | 60' x 120' | i., ii. |
| F | 100' x 175' | i., ii., iii. |
| G | 70' x 120' | i., ii. |

- i. Exterior façade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
 - ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
 - iii. For front entry driveway access a traditional "swing" or "J" drive will be used, except for Lot Type E and Lot Type G Lots. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. The driveways for Lot Type E and Lot Type G shall be front-entry facing the street. Swing garages shall not be required for Lot-Type E and Lot Type G.
5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.
 - (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.

Exhibit 'C':
PD Development Standards

- (3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
 - a. *Buffer-Strip and Sidewalks (John King Boulevard Overlay District).* The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
 - b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
 - c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
 - d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
 - e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
 - f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
 - g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
 - h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.

Exhibit 'C':
PD Development Standards

2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. *Curbing.* Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
 - a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
 - b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
 - c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for

Exhibit 'C':
PD Development Standards

- approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
- d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.
7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Figure 1 (below).



Figure 1: Retention Pond with Hardedge.

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PD Development Standards

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.

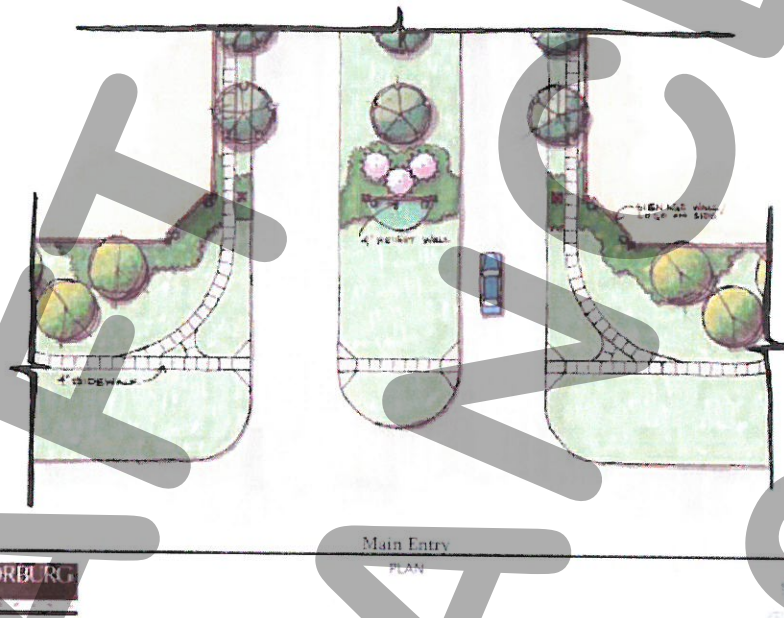


Figure 2: Example of Subdivision Signage Locations

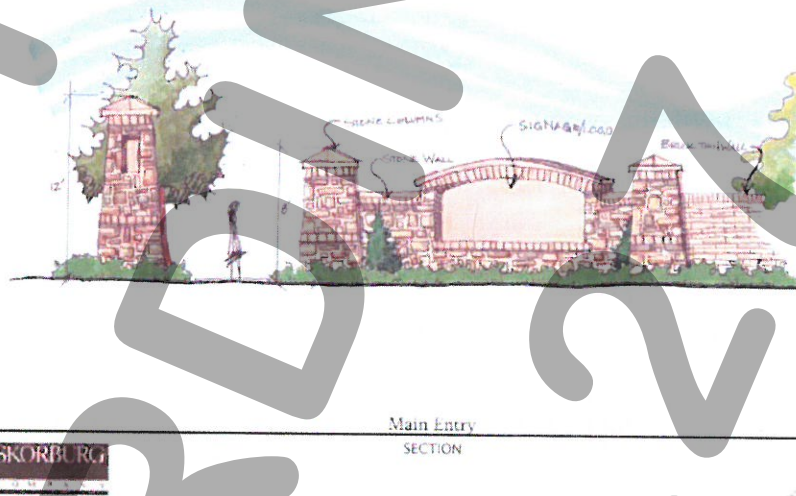


Figure 3: Example of Subdivision Signage Design Standard

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.

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11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

DRAFT
ORDINANCE
03.27.2018

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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**Exhibit 'D':
Capital Facilities Agreement**

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

- c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.
4. *Road Improvements.* The Developer shall make the following road improvements.
- a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.
 - b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.
 - c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
 - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087
2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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Exhibit 'D':
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15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL



By: [Signature]

Name: DAVID SWEET

Title: MAYOR

STATE OF TEXAS

COUNTY OF ROCKWALL

§
§
§

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October 2012, certify witness my hand and seal of office.

[Signature]
Notary Public in and for the State of Texas

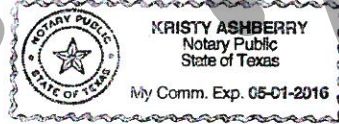


Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, ^{ATXAS LIMITED PARTNERSHIP}
^{BREEZY HILL 405 GP CORPORATION, ATXAS CORPORATION}
^{13 CENTRE DRIVE}

By: [Signature]

Name: RICHARD M. SKOBAK

Title: PRESIDENT

STATE OF TEXAS
COUNTY OF ROCKWALL

§
§
§

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKOBAK, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.

[Signature]
Notary Public in and for the State of Texas



City of Rockwall Project Plan Review History




| | | |
|--|---------------------------------------|-----------------------------|
| Project Number Z2018-013 | Owner BREEZY HILL 405, LTD | Applied 3/13/2018 LM |
| Project Name Amendment to PD-74 | Applicant BREEZY HILL 405, LTD | Approved |
| Type ZONING | | Closed |
| Subtype PD | | Expired |
| Status Staff Review | | Status |

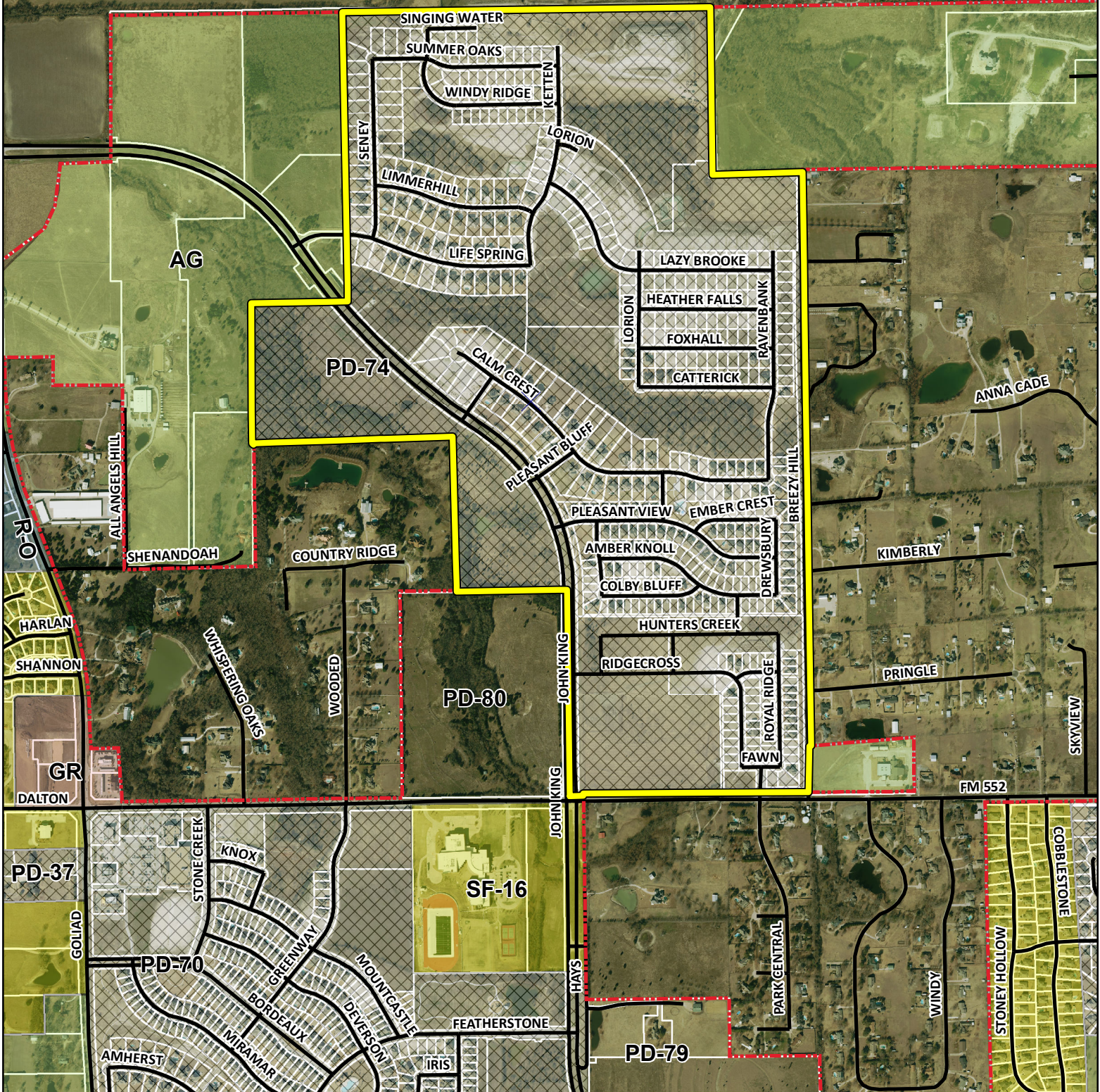
| | | |
|--|--|---------------|
| Site Address BREEZY HILLS ROAD | City, State Zip ROCKWALL, TX | Zoning |
|--|--|---------------|

| | | | | | |
|--------------------|--------------|--------------|---------------|------------------|---------------------|
| Subdivision | Tract | Block | Lot No | Parcel No | General Plan |
|--------------------|--------------|--------------|---------------|------------------|---------------------|

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|--|-----------------|-----------|-----------|-----------|---------|----------|--------------|
| ENGINEERING (3/20/2018 3:06 PM AW) Prior to any rezoning Engineering needs the following: Need an infrastructure study due to the change of use Need to show detention Need to submit a driveway exhibit for the commercial tract and proposed residential that meets all State and City required spacing. | Amy Williams | 3/13/2018 | 3/20/2018 | 3/20/2018 | 7 | COMMENTS | See Comments |
| FIRE | Ariana Hargrove | 3/13/2018 | 3/20/2018 | | | | |
| PLANNING Z2018-013 Amendment to PD-74 Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road. I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2018-013) in the lower right hand corner of all pages on future submittals. M.4 Submitted PD-does not match approved PD. Please ensure that you have the latest PD-Amendment. Specifically, Section A.1.d references a subsection (e) which does not exist. The reference is for B.2.e. Please include the main section (B.2) if the reference to subsection (e) is to remain in the ordinance. M.5 Please look at the overall number in section A.1.d. The ordinance states(no more than 750 single-family...) however the overall number is now 794. I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by April 3. The Planning and Zoning Worksession for this case is March 23. The Planning and Zoning Meeting for this case is April 10, 2018. I.7 The projected City Council meeting date and subsequent approval for this request is April 19, 2018 and May 7, 2018. | Korey Brooks | 3/13/2018 | 3/20/2018 | 3/23/2018 | 10 | COMMENTS | Comments |

0 330 660 1,320 1,980 2,640 Feet

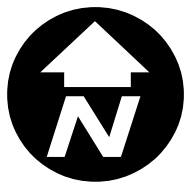
Z2018-013 - AMENDMENT TO PD-74
 ZONING - LOCATION MAP = 



City of Rockwall

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

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

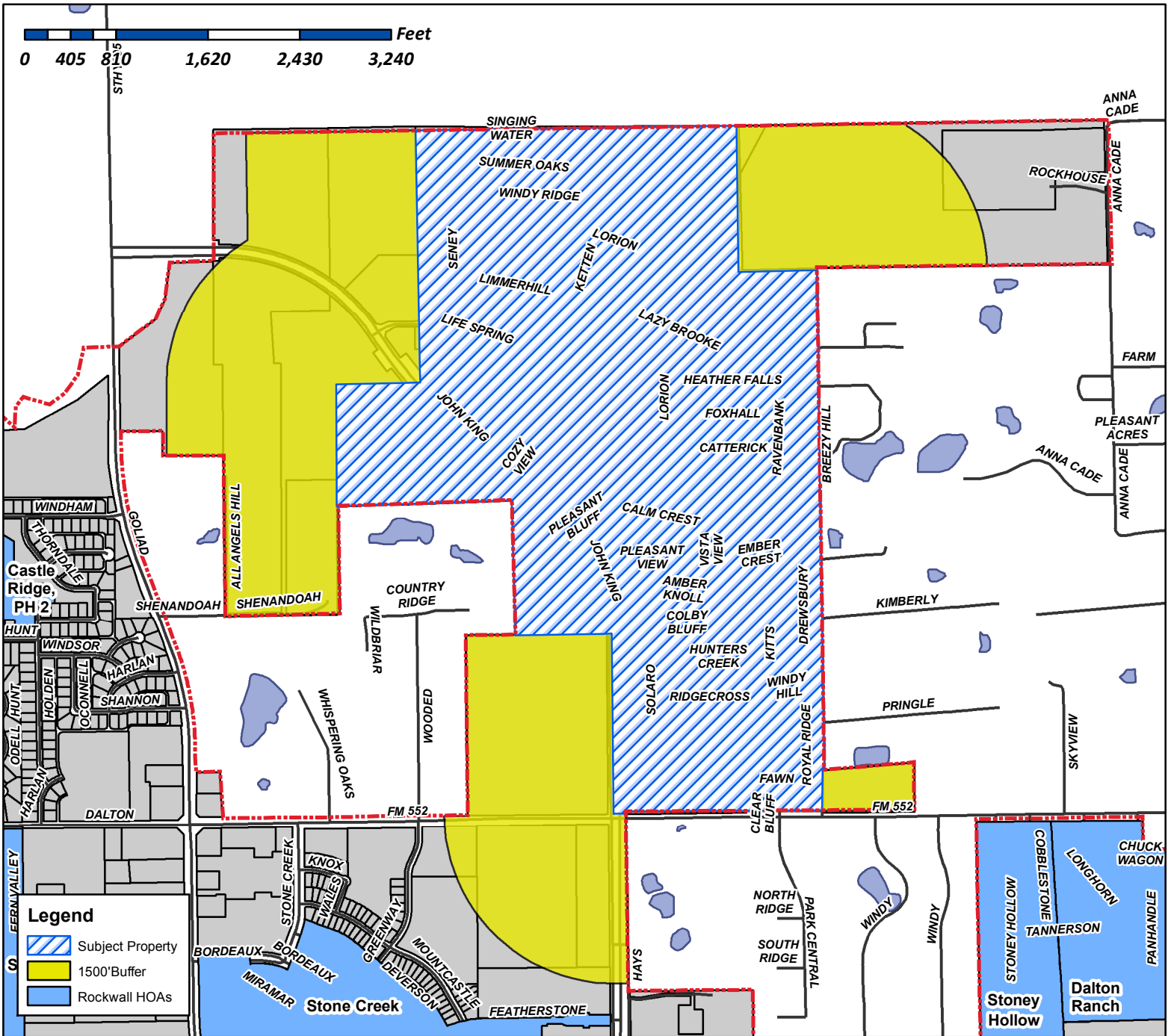




City of Rockwall

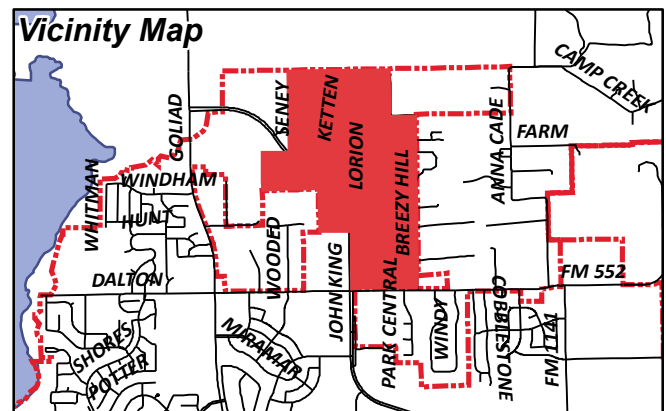
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2018-013
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: PD-74
Case Address: NEC of John King Blvd. & FM 552

Date Created: 03/14/2018
For Questions on this Case Call (972) 771-7745





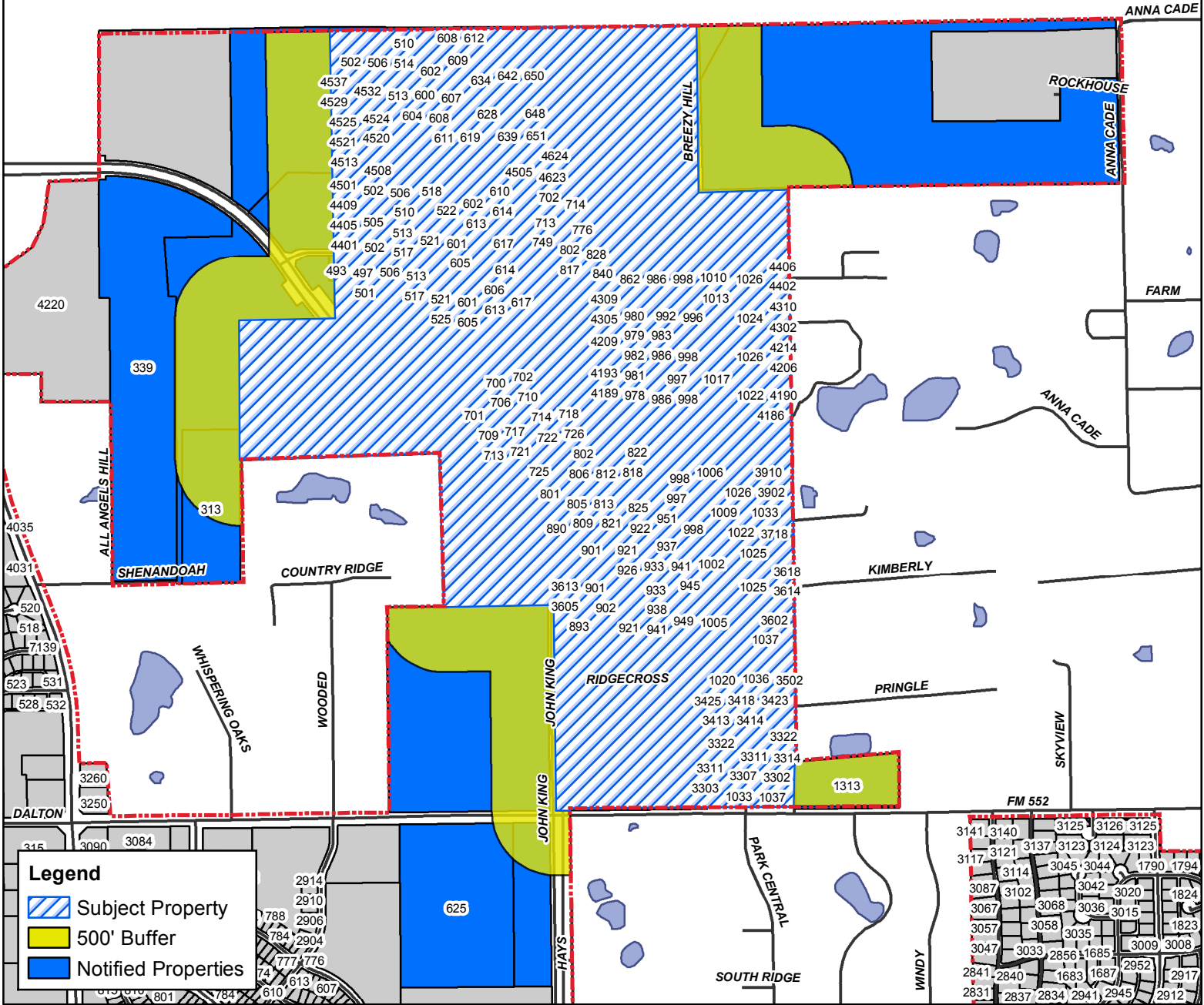
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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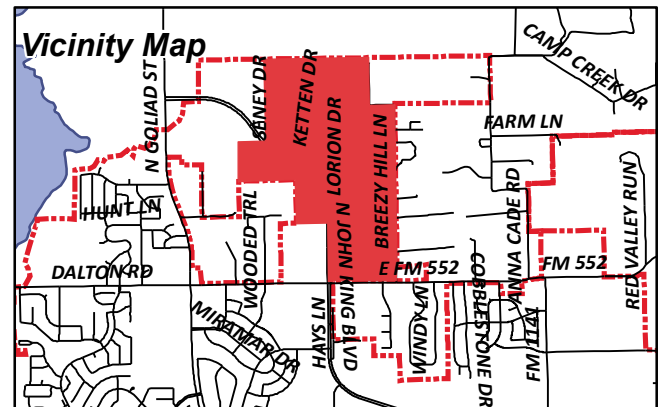
0 365 730 1,460 2,190 2,920 Feet



Legend

- Subject Property
- 500' Buffer
- Notified Properties

Case Number: Z2018-013
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: PD-74
Case Address: NEC of John King Blvd. & FM552



Date Created: 03/14/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1000 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 LAZY BROOKE DR
ROCKWALL, TX 75087

WIGINGTON CHAD W AND HANNAH L
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

SLAUGHTER GREGORY TODD & KATRINA
HINSON
1001 EMBER CREST DRIVE
ROCKWALL, TX 75087

DOUGLAS GRETCHEN
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 AMBER KNOLL DR
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CURRENT RESIDENT
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ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 LAZY BROOKE DR
ROCKWALL, TX 75087

RAMSEY JON R AND ROBIN E
1002 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 LAZY BROOKE DR
ROCKWALL, TX 75087

GOODWIN ALLAN AND JULIE
1005 EMBER CREST DR
ROCKWALL, TX 75087

DUNWODY MARGARET & DAVID LEE
1005 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 LAZY BROOKE DR
ROCKWALL, TX 75087

HOOVER BRIAN B & CHRISTINA L
1009 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CHINN GEOFFREY MICHAEL AND
1009 EMBER CREST DR
ROCKWALL, TX 75087

ALSUP DENNIS AND ANGELA
1009 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 PLEASANT VIEW DR
ROCKWALL, TX 75087

AGOSTINI MICHAEL AND RAELENE FAITH
1010 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1011 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 PLEASANT VIEW DR
ROCKWALL, TX 75087

NOBLES DALLAS A AND KRISTEN L
1013 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 LAZY BROOKE DR
ROCKWALL, TX 75087

ROBISON CHELSEY BYRON AND DALE K O'DAY
1014 21ST STREET SOUTH
ARLINGTON, VA 22202

RAMSER DAVID
1014 CALM CREST DR
ROCKWALL, TX 75087

DAVILA ARMANDO
1014 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1016 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 PLEASANT VIEW DR
ROCKWALL, TX 75087

RAMDHAN RENATE E & BYRON B
1017 EMBER CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 LAZY BROOKE DR
ROCKWALL, TX 75087

CHRISTOPHER CATHY J
1018 CALM CREST DRIVE
ROCKWALL, TX 75087

RUDDIS BECKY AND MARK
1018 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 HEATHER FALLS DR
ROCKWALL, TX 75087

SOWA RYAN & DAWN RENEE
1020 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 PLEASANT VIEW DR
ROCKWALL, TX 75087

GRANT TYRONE D & LYNN JONES
1021 EMBER CREST DR
ROCKWALL, TX 75087

LARI SAISTA YASMIN
1021 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 LAZY BROOKE DR
ROCKWALL, TX 75087

MILLER JASON & DESIREE
1022 CALM CREST DR
ROCKWALL, TX 75087

BIANCO DIEGO L
1022 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1023 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 WINDY HILL LN
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE
DALLAS, TX 75002

CURRENT RESIDENT
1025 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 PLEASANT VIEW DR
ROCKWALL, TX 75087

ROBINSON PATRICK & AIMEE RAE
1025 CALM CREST DRIVE
ROCKWALL, TX 75087

KOETJE TIMOTHY JON
1025 EMBER CREST DR
ROCKWALL, TX 75087

SINGH KRISHNABEN H & HARPREET
1025 FOXHALL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 LAZY BROOKE DR
ROCKWALL, TX 75087

EDWARDS VERNON LAJUN & ETTA MICHELLE
1026 CALM CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1028 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1029 AMBER KNOLL DR
ROCKWALL, TX 75087

LEDBETTER TOM EDWARD AND LYLY KARINE
1029 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 AMBER KNOLL DR
ROCKWALL, TX 75087

NEWBERRY RANDY FRANK JR AND KAREN
ELIZABETH
1030 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1032 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 AMER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 FAWN TRAIL DR
ROCKWALL, TX 75087

KNIGHT ELIZABETH O
1033 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1036 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

BARNEY MICHELLE AND ROBERT JR
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

GRIFFITH SARAH KRISTIN AND JESSE JOHN
1210 EAST MICHIGAN AVE
JACKSON, MI 49201

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
17950 PRESTON ROAD O
DALLAS, TX 75252

MEGATEL HOMES INC
1800 VALLEY VIEW LANE 0
FARMERS BRANCH, TX 75234

MEGATEL HOMES INC
1800 VALLEY VIEW LN 0
DALLAS, TX 75234

MEGATEL HOMES INC
1801 CROSS TIMBERS RD
FLOWER MOUND, TX 75028

KNOWLTON COREY D
1915 KINGS PASS
HEATH, TX 75032

CURRENT RESIDENT
313 SHENNENDOAH
ROCKWALL, TX 75087

CLARK BRUCE A & ROSE R
313 SHENNENDOAH LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3303 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

FLYNN JASON HAROLD & KENNY RAY
WENTWORTH
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

SWXES INVESTMENTS LLC
3362 CASTLEWOOD BLVD
HIGHLAND VILLAGE, TX 75077

CURRENT RESIDENT
339 ALL ANGELS HILL
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGE CROSS LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3423 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3425 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3426 RIDGE CROSS LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

AUGUSTINE LAWRENCE L AND GUADALUPE
CARRANZA-AUGUSTINE
3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3510 ROYAL RIDGE DR
ROCKWALL, TX 75087

WILLIAMS GREGORY D AND CARRIE L
3602 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3605 NOAH CREST DR
ROCKWALL, TX 75087

BURMASTER BARRY S & LORI A
3606 DREWSBURY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3609 NOAH CREST DR
ROCKWALL, TX 75087

BERRYMAN PATRICK AND LAURA
3610 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3613 NOAH CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3614 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3617 NOAH CREST DR
ROCKWALL, TX 75087

CORNWELL AMY AND JEFFERY
3618 DREWSBURY DR
ROCKWALL, TX 75087

REEVES STEPHEN M AND SHANNON K
3621 NOAH CREST DR
ROCKWALL, TX 75087

CHELLBERG MARK AND JEAN
3702 DREWSBURY DR
ROCKWALL, TX 75087

THARP JOHN AND RITCHEY MARY
3706 DREWBURY DR
ROCKWALL, TX 75087

KREPPS JERIMY GUSTAV AND KARA PARKER
3710 DREWSBURY DR
ROCKWALL, TX 75087

JONES RICHARD B JR & KATHERINE L
3714 DREWSBURG DRIVE
ROCKWALL, TX 75087

PARKES DAVID A AND NANCY J
3718 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3902 RAVENBANK DR
ROCKWALL, TX 75087

CONFIDENTIAL
3906 RAVENBANK DRIVE
ROCKWALL, TX 75087

THUESON KEVIN AND VIRGINIA
3910 RAVENBANK DR
ROCKWALL, TX 75087

HAURY NORMAN L & SHANNON
4186 RAVENBANK DRIVE
ROCKWALL, TX 75087

NORI KELLI ANN
4189 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4190 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4193 LORION DR
ROCKWALL, TX 75087

MONK CHRISTOPHER E AND
4193 LORION DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4194 RAVENBANK DR
ROCKWALL, TX 75087

MARSHALL CHRISTOPHER ROSS AND AMBER
BECK
4197 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4198 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4201 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4202 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4205 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4206 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4209 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4210 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4213 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4214 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4301 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4302 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4305 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4306 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4309 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4310 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4314 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4401 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4402 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4405 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4406 RAVENBANK DR
ROCKWALL, TX 75087

RILEY MICHAEL BRANDON AND TRACY DENISE
4409 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4413 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4451 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4455 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4501 KETTEN DR
ROCKWALL, TX 75087

PARKER RUSSELL HALBERT & KRISTY KAY
4501 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4505 KETTEN DR
ROCKWALL, TX 75087

WILEY JAMAL KENYATTA & CHERESE MARIE
4505 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4508 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4512 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4516 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4520 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4521 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4524 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4525 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4528 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4529 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4532 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4533 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4537 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4623 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4624 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
493 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
497 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 SUMMER OAKS DR
ROCKWALL, TX 75087

SEAWRIGHT HAROLD KEITH AND SHERI
502 LIFE SPRING DR
ROCKWALL, TX 75087

JONES QUEENETH ONUNWA
502 LIMMERHILL DRIVE
ROCKWALL, TX 75087

PEREZ MARK AND JENNIFER
505 LIFE SPRING DR
ROCKWALL, TX 75087

ARRAMBIDE MICHAEL & MELISSA GUERRERO
505 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 SUMMER OAKS DR
ROCKWALL, TX 75087

ROSENWASSER SAMUEL C & KAY K
506 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MARTINEZ JOSEPH ROMAN & SAMANTHA KAY
506 LIMMERHILL DRIVE
ROCKWALL, TX 75087

NORTHCUTT JOHN PAUL & MELANIE R
509 LIFE SPRINGS DR
ROCKWALL, TX 75087

WARRINGTON JASON LAMAR
509 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
510 SUMMER OAKS DR
ROCKWALL, TX 75087

SMITH GREGORY SCOTT & JOANNA RENEE
510 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PRICE DANIEL JONATHAN AND DANIELLE
510 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 SUMMER OAKS DR
ROCKWALL, TX 75087

BRYAN JEFFREY M AND JULIE
513 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 SUMMER OAKS DR
ROCKWALL, TX 75087

SCHEDER VALERIE SUE AND FRANK MICHAEL
514 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
517 LIFE SPRING DR
ROCKWALL, TX 75087

ROSNER MELANIE AMANDA
0
517 LIMMERHILL DRIVE
ROCKWALL, TX 75087

ESTRADA LUIS III & JOSEFINA VARGAS
518 LIFE SPRING DR
ROCKWALL, TX 75087

WILLIAMS STEVEN AND ANA
518 LIMMERHILL DR
ROCKWALL, TX 75087

MUSSELL GLORIA BERNADETTE
521 LIFE SPRING DRIVE
ROCKWALL, TX 75087

GIAMPIETRO DAVID JOHN AND MARIA KRISTIN
521 LIMMERHILL DR
ROCKWALL, TX 75087

GOODEN BRETT J & AMY
522 LIFE SPRING DR
ROCKWALL, TX 75087

MOORE CHRISTOPHER SAMUEL & HOLLY
GARRETT
522 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 LIFE SPRING DR
ROCKWALL, TX 75087

CRUZ NIEVES JR AND DORA VALLEJO
526 LIFE SPRING DR
ROCKWALL, TX 75087

MEGATEL HOMES INC
5512 W PLANO PARKWAY 0
PLANO, TX 75093

SINKS CHARLES WILLIAM II & SANDRA LYNN
555 SINKS ROAD
ROCKWALL, TX 75032

CURRENT RESIDENT
600 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
601 SINGING WATER DR
ROCKWALL, TX 75087

MCGEE HOWARD RANDALL AND LINDA SUE
MCGEE
601 LIFE SPRING DR
ROCKWALL, TX 75087

DENT TODD ALAN & KRISTI MICHELLE
601 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
602 SUMMER OAKS DR
ROCKWALL, TX 75087

SKINNER CHRISTOPHER JASON & AMANDA G
602 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PETERS RICHARD PAUL AND CYNTHIA ELIZABETH
602 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
605 SINGING WATER DR
ROCKWALL, TX 75087

BERRY JAMES & BETTYE D
605 LIFE SPRING DR
ROCKWALL, TX 75087

MCELROY MICHAEL WHITNEY AND
605 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 SUMMER OAKS DR
ROCKWALL, TX 75087

FAVROT MICHAEL THOMAS & TANIA STRONZA
606 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PESTA LAURA ALLISON & MATTHEW DAVID
606 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
609 SINGING WATER DR
ROCKWALL, TX 75087

ALT MELISSA ANN & WILLIAM
609 LIFE SPRING DR
ROCKWALL, TX 75087

CONFIDENTIAL
609 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 SUMMER OAKS DR
ROCKWALL, TX 75087

NORVILLE SHEILA AND NICK
610 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MYERS TERRENCE SHANE AND EBONEY
JOURNET
610 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
611 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
612 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SUMMER OAKS DR
ROCKWALL, TX 75087

STAHL JAMES W
613 LIFE SPRING DRIVE
ROCKWALL, TX 75087

HAYNES PAUL J AND TONIQUA
613 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 SUMMER OAKS DR
ROCKWALL, TX 75087

CAUTHRON DAVID M & JENNIFER A
614 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
615 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
616 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
617 SUMMER OAKS DR
ROCKWALL, TX 75087

DAVENPORT MARK JOSEPH & JENNIFER LEIGH
617 LIFE SPRING DRIVE
ROCKWALL, TX 75087

KLUTTS BEN III AND ANGELA
617 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
618 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
619 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
620 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
621 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 SUMMER OAKS DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

BH 60'S POD LTD
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

CURRENT RESIDENT
623 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
624 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

CURRENT RESIDENT
625 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
627 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
628 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
629 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
631 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
632 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
633 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
635 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
636 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
637 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
638 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
639 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
640 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
641 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
642 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
643 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
644 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
645 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
646 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
647 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
648 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
649 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
650 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
651 WINDY RIDGE LN
ROCKWALL, TX 75087

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX 75087

EISAMAN KELLY JOE AND KELLY RENEE
701 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
702 LAZY BROOKE DR
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX 75087

JONES ELOISE AND
705 CALM CREST DR
ROCKWALL, TX 75087

ULLOM BRETT AND LORI
706 CALM CREST DR
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS
709 CALM CREST DR
ROCKWALL, TX 75087

BERRY STEVEN E AND KATHERINE E
710 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
713 LAZY BROOKE DR
ROCKWALL, TX 75087

RANKIN TIERRE SANTEZ AND YOSHIKA
DAVENPORT
713 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
714 LAZY BROOKE DR
ROCKWALL, TX 75087

BATES SOPHIE THU
714 CALM CREST DR
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J
717 CALM CREST DR
ROCKWALL, TX 75087

WEIDENBACH MYRON
718 CALM CREST DR
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON
721 CALM CREST DR
ROCKWALL, TX 75087

ROGERS DAMIAN W AND JESSICA L
722 CALM CREST DR
ROCKWALL, TX 75087

STEED RYAN JAY AND BROOKE A
725 CALM CREST
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
738 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
749 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
764 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
775 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
776 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
801 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
802 LAZY BROOKE DR
ROCKWALL, TX 75087

DOUANGDARA KIMGPHETH B AND JOSEFINA H
802 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
805 LAZY BROOKE DR
ROCKWALL, TX 75087

FONTAINE NORMAN F AND NANCY C
805 CALM CREST DR
ROCKWALL, TX 75087

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX 75087

ROBERTS RYAN LLOYD AND NATALIE
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE
812 CALM CREST DR
ROCKWALL, TX 75087

MEHDIZADEGAN MEHRDAD AND ANGELA
813 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
816 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
817 LAZY BROOKE DR
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL
817 CALM CREST
ROCKWALL, TX 75087

CARIKER KEVIN L AND LESLIE J
818 CALM CREST DR
ROCKWALL, TX 75087

CAMP JOSEPH RICHARD AND
821 CALM CREST DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER SUITE 710
DALLAS, TX 75225

BH 60'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH PHASE V 80'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH PHASE VI SF LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH BALANCE III LLC
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IIB SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IIA SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE III SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH BALANCE IV LLC
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IV SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DRIVE #710
DALLAS, TX 75225

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX 75087

WEBB JOHN DAVID AND CAROLYN PARKER
825 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
828 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
840 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
862 LAZY BROOKE DR
ROCKWALL, TX 75087

WARNER AMANDA CARTWRIGHT & STEPHEN
KYLE WARNER
890 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE
ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX 75087

PEREZ LUIS ENRIQUE AND MARIA A
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

JONES ANDRA W AND TERRIAN L
898 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 COLBY BLUFF DR
ROCKWALL, TX 75087

TYNER KEVIN AND MELISSA J
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

JULES JANOUSKA BETHLY & JAY
902 AMBERKNOLL DRIVE
ROCKWALL, TX 75087

SMITH SHANE AND AMY COOPER
902 COLBY BLUFF
ROCKWALL, TX 75087

HUNT RICHARD M AND JUDITH K
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

RELYEA BARBARA J
905 AMBER KNOLL DR
ROCKWALL, TX 75087

SMITH KELLY L & MICHAEL D
905 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND
906 AMBER KNOLL DR
ROCKWALL, TX 75087

BROOKS STEPHEN A & CAROL R
906 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MULL RESSIE JR AND LIVIA
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 COLBY BLUFF DR
ROCKWALL, TX 75087

WOO PRESTON AND JENNIFER
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 PLEASANT VIEW DR
ROCKWALL, TX 75087

BECTION COREY AND JESSIKA
910 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBBINS THOMAS V AND MARCIA L
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 COLBY BLUFF DR
ROCKWALL, TX 75087

VANDERPOEL LUKE S AND BROOKE
914 AMBER KNOLL DR
ROCKWALL, TX 75087

VARGHESE RINU & ANCY KURIAN
914 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
917 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 PLEASANT VIEW DR
ROCKWALL, TX 75087

BEAN MARC ALAN AND
918 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 COLBY BLUFF DR
ROCKWALL, TX 75087

LOCKETT DAVID
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

FAST NATHANIEL W
922 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
925 COLBY BLUFF DR
ROCKWALL, TX 75087

COZART ROBERT C JR AND ALICE
925 AMBER KNOLL DR
ROCKWALL, TX 75087

BATTS JOHN L AND FRITZE H
925 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 COLBY BLUFF DR
ROCKWALL, TX 75087

GALITZ DEAN AND NICOLE
926 AMBER KNOLL DR
ROCKWALL, TX 75087

BECKSTROM LILLIAN C
929 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN
TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 COLBY BLUFF DR
ROCKWALL, TX 75087

STEPHENS QUANDRELL ALTAM AND MELVONA
PHALISA
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
937 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE
937 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
938 AMBER KNOLL DR
ROCKWALL, TX 75087

GONZALEZ DONNA AND BRYANT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

WHITWORTH DONALD C AND KARI J
941 COLBY BLUFF DR
ROCKWALL, TX 75087

ENGLISH WILLIAM C AND ROBYN K
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
942 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 COLBY BLUFF DR
ROCKWALL, TX 75087

MILLICE DAVID J & SARAH S
945 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
946 AMBER KNOLL DR
ROCKWALL, TX 75087

HAYCRAFT TYLER AND KRISTIN
949 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
951 CALM CREST DR
ROCKWALL, TX 75087

ELNITSKY KRISTINE A AND JAMES
978 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
979 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
980 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
981 LAZY BROOKE DR
ROCKWALL, TX 75087

MCKEE DAVID R AND SU MAY
981 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
983 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
984 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 LAZY BROOKE DR
ROCKWALL, TX 75087

BELL THOMAS PATRICK AND KRISTINA RENEE
986 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
987 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
988 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 LAZY BROOKE DR
ROCKWALL, TX 75087

JOSEPH BINU ARIYAPPALLIL & REENA
990 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
991 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
992 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 LAZY BROOKE DR
ROCKWALL, TX 75087

WENTZEL SCOTT WILLIAM & JANSY JO
994 CATTERICK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
995 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
996 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 LAZY BROOKE DR
ROCKWALL, TX 75087

PARKS STANLEY AND PAMELA
998 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
999 HEATHER FALLS DR
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
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CITY OF ROCKWALL

ORDINANCE NO. 16-59

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 16-59] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the City has received a request by the Noah Flabiano of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [specifically contained within *Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-59*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

approval of the amended zoning classification for the *Subject Property*;

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

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan, (Open Space Master Plan)* shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 1. Open Space Master Plan
 2. Master plat
 3. PD development plans (*required for retail areas only*)
 4. PD site plans
 5. Preliminary plats
 6. Final plats
- (c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.
- (e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'D'*, attached hereto and incorporated herein by reference as *Exhibit 'D'*, shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2015.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 20, 2016

2nd Reading: July 5, 2016

Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 1593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

Exhibit 'A':
Legal Description

FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

- a. *Residential uses.* Uses permitted of right or by special use permit for the (SF-10) Single Family Residential District, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (GR) General Retail District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the GR District Regulations; provided, however, that the following uses are expressly prohibited:

- Animal Hospital, Clinic
- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (Outside)
- Gun Club, Skeet or Target Range (indoor)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service*
- Service Station*
- Mining and Extraction (Sand, Gravel, Oil & other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

* Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.

The following additional use shall be permitted of right in the PD District:

- Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.
- c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

Exhibit 'C':
PD Development Standards

- d. *Density and lot composition.* If the retail develops in accordance with the attached Concept Plan, no more than **750** single-family residential dwelling units may be constructed within the Property. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

| Lot Type | Lot Size Minimum | Lot SF Minimum | Driveway Access | Total Units | Total Dwelling Units (%) |
|-------------------------------------|------------------|----------------|-----------------|-------------|--------------------------|
| A | 60' x 120' | 7,200 | Front | 208 | 26.19% |
| B | 70' x 120' | 8,400 | Front | 133 | 16.75% |
| C | 80' x 125' | 10,000 | Front | 135 | 17.00% |
| D | 100' x 200' | 20,000 | Front | 140 | 17.64% |
| E | 60' x 120' | 7,200 | Front | 40 | 5.04% |
| F | 100' x 180' | 18,000 | Front | 44 | 5.54% |
| G | 70' x 120' | 8,400 | Front | 94 | 11.84% |
| AVERAGE LOT SIZE: | | 11,314 | | | |
| MAXIMUM ALLOWED TOTAL UNITS: | | | | 794 | 100% |

2. *Development Standards Applicable.* Except as may be modified by these Development Standards, residential uses shall be subject to the development standards for a (SF-10) Single Family Residential District, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

Exhibit 'C':
PD Development Standards

B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses*

Table 2: Lot Type Matrix

| Lot Types | A | B | C | D | E | F | G |
|--|------------------|-------|--------------------|------------------|------------------|------------------|-------|
| Maximum Building Height | 36' | 36' | 36' | 36' | 36' | 36' | 36' |
| Minimum Air Conditioned Square Footage | 2,200 | 2,400 | 2,600 ² | 3,000 | 2,200 | 3,000 | 2,400 |
| Minimum Front Yard Building Setback | 20' ⁴ | 20' | 20' | 40' ³ | 20' ⁴ | 40' ³ | 20' |
| Minimum Rear Yard Building Setback | 10' | 10' | 15' | 15' | 10' | 15' | 10' |
| Minimum Side Yard (<i>Interior</i>) | 5' | 5' | 6' | 7' | 5' | 7' | 5' |
| Minimum Side Yard Adjacent to a Street | 15' | 15' | 15' | 15' | 15' | 15' | 15' |
| Minimum Distance of Driveway (<i>from Property Line</i>) | 20' | 20' | 20' | 40' | 20' | 40' | 20' |
| Minimum Lot Area (<i>Square Feet</i>) | 7,200 | 8,400 | 10,000 | 20,000 | 7,200 | 18,000 | 8,400 |
| Minimum Lot Frontage ¹ | 60' | 70' | 80' | 100' | 60' | 100' | 70' |

Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within *Table 1*.
- ²: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.
- ³: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.
- ⁴: Front porch may encroach to within 10-feet of the front property line.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

| Development Standards | |
|--|---|
| Minimum Lot Size | 7,200 SF |
| Minimum Lot Width (@ Front Building Line) | 60' |
| Minimum Lot Depth | 110' |
| Minimum Lot Width (Corner Lot) | 65' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,200 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages. |
| Maximum Lot Coverage | 65% |

Exhibit 'C':
PD Development Standards

b. Detached Single Family Lot Type B

Development Standards

| | |
|--|-------------------------------------|
| Minimum Lot Size | 8,400 SF |
| Minimum Lot Width (@ Front Building Line) | 70' |
| Minimum Lot Depth | 120' |
| Minimum Lot Width (Corner Lot) | 75' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,400 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |

Garage Orientation

Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3-car garages.

Maximum Lot Coverage

65%

c. Detached Single Family Lot Type C

Development Standards

| | |
|--|-------------------------------------|
| Minimum Lot Size | 10,000 SF |
| Minimum Lot Width (@ Front Building Line) | 80' |
| Minimum Lot Depth | 125' |
| Minimum Lot Width (Corner Lot) | 85' |
| Minimum Side Yard Setback | 6' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 2,600 SF ¹ |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |

Garage Orientation

Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.

Maximum Lot Coverage

65%

Notes:

¹: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

d. Detached Single Family Lot Type D

Development Standards

Exhibit 'C':
PD Development Standards

| | |
|--|---|
| Minimum Lot Size | 20,000 SF |
| Minimum Lot Width (@ Front Building Line) | 100' |
| Minimum Lot Depth | 175' |
| Minimum Lot Width (Corner Lot) | 100' |
| Minimum Side Yard Setback | 7' |
| Minimum Front Yard Building Setback | 40' ¹ |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 3,000 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages. |
| Maximum Lot Coverage | 70% |

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

e. *Detached Single Family Lot Type E*

Development Standards

| | |
|--|---|
| Minimum Lot Size | 7,200 SF |
| Minimum Lot Width (@ Front Building Line) | 60' |
| Minimum Lot Depth | 110' |
| Minimum Lot Width (Corner Lot) | 65' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' (Front porch may encroach to within 10-feet of the front property line) ¹ |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,200 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure. |
| Maximum Lot Coverage | 65% |

Notes:

¹: The driveways for Lot Type E shall be front-entry facing the street. Swing garages shall not be required for this Lot Type.

Exhibit 'C':
PD Development Standards

f. *Detached Single Family Lot Type F*

| Development Standards | |
|--|---|
| Minimum Lot Size | 18,000 SF |
| Minimum Lot Width (@ Front Building Line) | 100' |
| Minimum Lot Depth | 175' |
| Minimum Lot Width (Corner Lot) | 100' |
| Minimum Side Yard Setback | 7' |
| Minimum Front Yard Building Setback | 40' ¹ |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 3,000 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type F lots shall have a minimum of 3 car garages. |
| Maximum Lot Coverage | 70% |

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

g. *Detached Single Family Lot Type G*

| Development Standards | |
|--|---|
| Minimum Lot Size | 8,400 SF |
| Minimum Lot Width (@ Front Building Line) | 70' |
| Minimum Lot Depth | 120' |
| Minimum Lot Width (Corner Lot) | 75' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,400 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure. |
| Maximum Lot Coverage | 65% |

Exhibit 'C':
PD Development Standards

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½” thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the “public side” facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45’) off center spacing that begins at the rear property line corner and terminates ten feet (10’) behind the front yard building setback line. A maximum six (6’) foot solid board on board “panel” cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5’). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

| Lot Type | Lot Size (Approx.) | Elevation Features |
|-----------------|---------------------------|---------------------------|
| A | 60' x 120' | i., ii., iii. |
| B | 70' x 120' | i., ii., iii. |
| C | 80' x 125' | i., ii., iii. |
| D | 100' x 200' | i., ii., iii. |
| E | 60' x 120' | i., ii. |
| F | 100' x 175' | i., ii., iii. |
| G | 70' x 120' | i., ii. |

- i. Exterior façade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
 - ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
 - iii. For front entry driveway access a traditional “swing” or “J” drive will be used, except for Lot Type E and Lot Type G Lots. Second single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only. The driveways for Lot Type E and Lot Type G shall be front-entry facing the street. Swing garages shall not be required for Lot-Type E and Lot Type G.
5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.
 - (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.

Exhibit 'C':
PD Development Standards

- (3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
 - a. *Buffer-Strip and Sidewalks (John King Boulevard Overlay District).* The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
 - b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
 - c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
 - d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
 - e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
 - f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
 - g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
 - h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.

Exhibit 'C':
PD Development Standards

2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. *Curbing.* Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
 - a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
 - b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
 - c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for

Exhibit 'C':
PD Development Standards

- approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
- d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.
7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Figure 1 (below).



Figure 1: Retention Pond with Hardedge.

Exhibit 'C':
PD Development Standards

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.

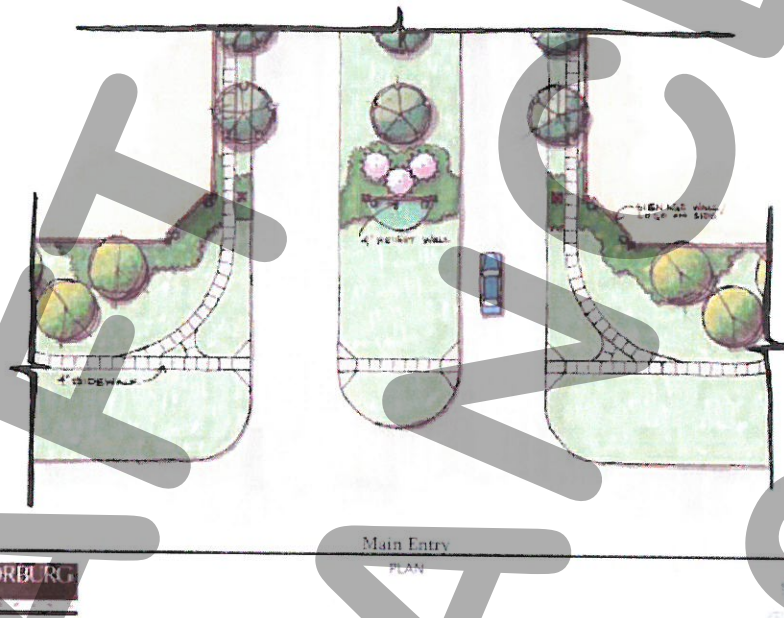


Figure 2: Example of Subdivision Signage Locations

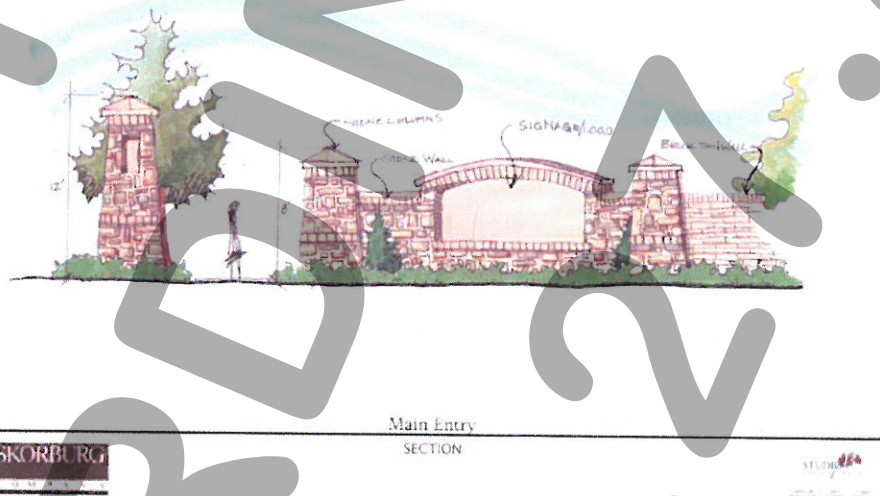


Figure 3: Example of Subdivision Signage Design Standard

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.

Exhibit 'C':
PD Development Standards

11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

DRAFT
ORDINANCE
03.27.2018

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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Exhibit 'D':
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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversized costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

- c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.
4. *Road Improvements.* The Developer shall make the following road improvements.
- a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.
 - b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.
 - c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

**Exhibit 'D':
Capital Facilities Agreement**

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
 - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087
2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL



By: [Signature]

Name: DAVID SWEET

Title: MAYOR

STATE OF TEXAS

COUNTY OF ROCKWALL

§
§
§

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October 2012, certify witness my hand and seal of office.

[Signature]
Notary Public in and for the State of Texas

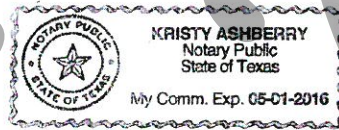


Exhibit 'D':
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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, ^{ATXAS LIMITED PARTNERSHIP}
^{BREEZY HILL 405 GP CORPORATION, ATXAS CORPORATION}
^{13 CENTRE PARKWAY}

By: [Signature]

Name: RICHARD M. SKOBAK

Title: PRESIDENT

STATE OF TEXAS
COUNTY OF ROCKWALL

§
§
§

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKOBAK, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.

[Signature]
Notary Public in and for the State of Texas



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 04/10/2018

APPLICANT: John Arnold, *Skorburg Company*

AGENDA ITEM: **Z2018-013**; *Amendments to PD-74 (Breezy Hill Subdivision)*

SUMMARY:

Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

BACKGROUND:

The property was annexed in 2008 after three (3) years of litigation that lead to the execution of a Chapter 212 Development Agreement. In accordance with this agreement, the property was zoned to Planned Development District 74 (PD-74) on April 20, 2009 with the intention of being a master planned residential community that offered tracts of land designated for retail/office, residential, and institutional land uses. The approval of this zoning change altered the existing 212 Development Agreement -- *which originally permitted 810 single-family residential lots and did not contain any retail acreage* -- to include 658 single-family residential lots and a 59-acre tract of land designated for general retail land uses. The retail tract of land is located at the northeast corner of the intersection of FM-552 and John King Boulevard.

On October 1, 2012 the City Council approved an amendment to Planned Development District 74 (PD-74) modifying the concept plan to remove the school sites that were originally required by the *Facilities Agreement* and to adjust the lot mix accordingly [*i.e. increasing the number of lots from 658 to 691*]. The lot mix was again increased on July 7, 2014 from 691 lots to 742 lots for the purpose of incorporating two (2) additional phases (*i.e. Phases IXA & IXB*) and to reduce the land designated as commercial/retail from 59.4-acres to 33.7-acres. On November 7, 2017, the City Council approved another amendment to Planned Development District 74 (PD-74) modifying the concept plan to further reduce the commercial/retail land from 33.7-acres to 19.49-acres for the purpose of adding 40, 60' x 120' lots and increasing the overall lot count from 742 to 776. As part of this amendment, the applicant was granted entitlement to allow 50%, of the additional 40 lots (*i.e. 20 lots*), to incorporate a flat front entry garage (*i.e. garage doors even with the front façade of the home*). Subsequently, on November 6 2017, the City Council approved an amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] reducing the number of lots in the subdivision from 776 to 750 for the purpose of allowing additional 100' x 200' lots and 100' x 180' lots. As part of this request, the applicant was also requested to allow 50% of the remaining 94, 70' x 120' lots be allowed to incorporate flat front entry garages.

PURPOSE:

On March 16, 2018, the applicant submitted an application requesting to amend Planned Development District 74 (PD-74) to approve an alternate concept plan and development standards. Specifically, the applicant is requesting to increase the number of lots in the subdivision from 750 to 794 for the purpose of constructing additional 60' x 120' lots [i.e. Type 'E' lots].

CHARACTERISTICS OF THE REQUEST:

Currently, Planned Development District 74 (PD-74) [Ordinance No. 17-60] allows the applicant to construct 164, 60' x 120' [i.e. Type 'E'] lots. The applicant is requesting to increase this to 208, 60' x 120' lots for the purpose of adding 44 lots and decreasing the commercial tract from 19.4-acres to 8.99-acres. These changes will increase the overall lot count from 750 lots to 794 lots, increasing the overall density of the development from ~1.85-units/acre to ~1.95-units/acre. Additionally, Type 'E' lots allow for a maximum of 50% flat-front entry garages. The proposed changes will increase the maximum number of allowable flat-front entry garages for Type 'E' lots from 20 lots to 42 [i.e. 22 additional allowable flat-front entry] lots. A summary of the resulting lot mix is as follows:

| Lot Types | A | B | C | D | E | F | G |
|-----------------------------|----------|----------|-----------|-----------|----------|-----------|----------|
| Typical Lot Frontage (Feet) | 60' | 70' | 80' | 100' | 60' | 100' | 70' |
| Typical Lot Depth (Feet) | 120' | 120' | 125' | 200' | 110' | 180' | 120' |
| Minimum Lot Size (Sq. Ft.) | 7,200 SF | 8,400 SF | 10,000 SF | 20,000 SF | 7,200 SF | 18,000 SF | 8,400 SF |
| Number of Units | 164 | 131 | 137 | 140 | 84 | 44 | 94 |
| Dwelling Unit % | 20.65% | 16.50% | 17.25% | 17.63% | 10.58% | 5.55% | 11.84% |

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the subject property for Commercial land uses. If approved, this request would necessitate an amendment to the Future Land use map from Commercial land uses to Commercial and Low-Density land uses.

NOTIFICATION:

On March 23, 2018, staff mailed 539 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Breezy Hill Homeowner's Association (HOA's), which is the only HOA located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of FM-552 and John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received four (4) notices and one (1) email in opposition of this request.

RECOMMENDATIONS:

If the Planning and Zoning Commission recommends approval of the applicant's request to amend Planned Development District 74 (PD-74) then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- 2) Any construction resulting from the approval of this *zoning amendment* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall Project Plan Review History




| | | |
|--|---------------------------------------|-----------------------------|
| Project Number Z2018-013 | Owner BREEZY HILL 405, LTD | Applied 3/13/2018 LM |
| Project Name Amendment to PD-74 | Applicant BREEZY HILL 405, LTD | Approved |
| Type ZONING | | Closed |
| Subtype PD | | Expired |
| Status Staff Review | | Status |

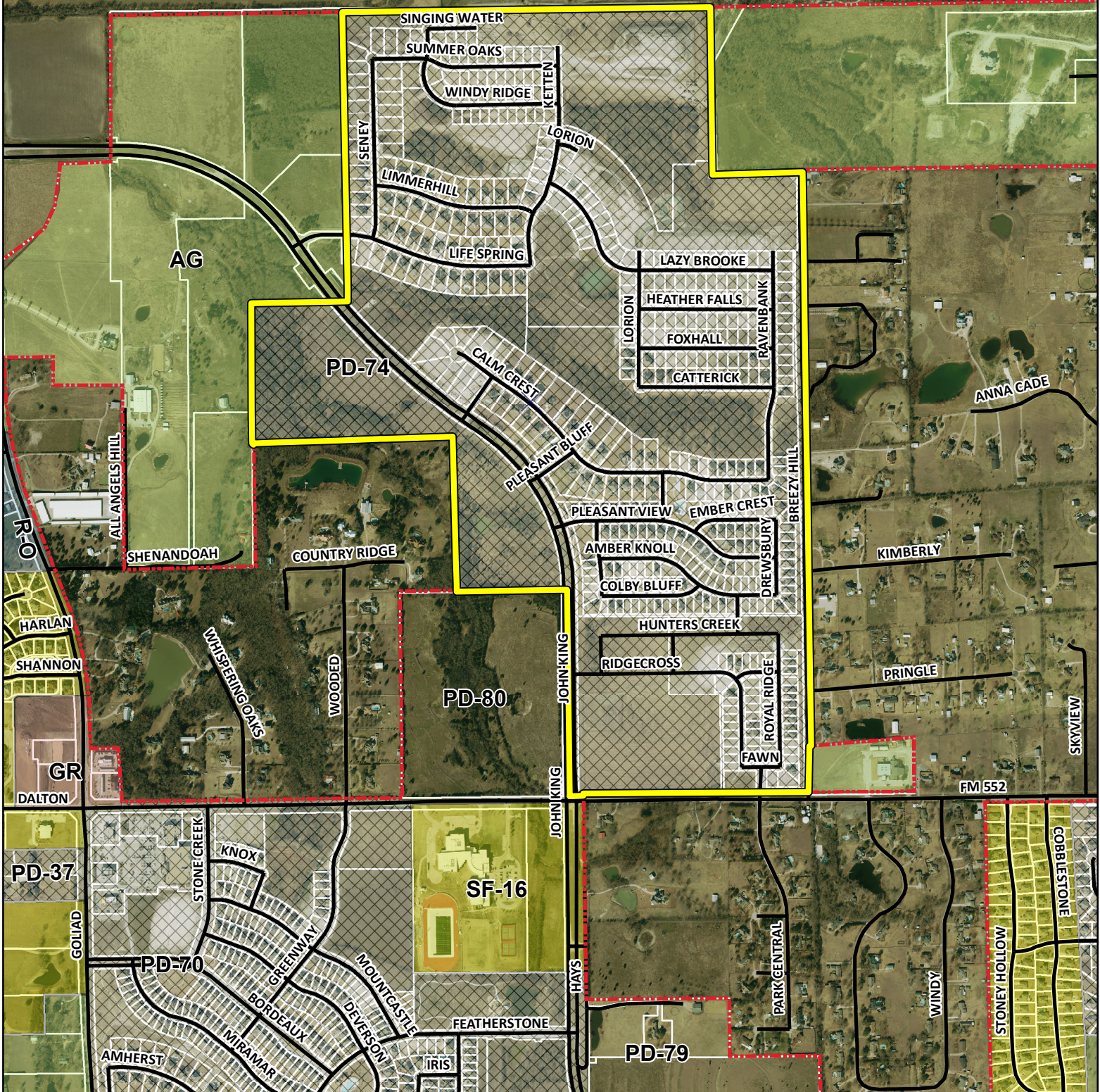
| | | |
|--|--|---------------|
| Site Address BREEZY HILLS ROAD | City, State Zip ROCKWALL, TX | Zoning |
|--|--|---------------|

| | | | | | |
|--------------------|--------------|--------------|---------------|------------------|---------------------|
| Subdivision | Tract | Block | Lot No | Parcel No | General Plan |
|--------------------|--------------|--------------|---------------|------------------|---------------------|

| Type of Review / Notes | Contact | Sent | Due | Received | Elapsed | Status | Remarks |
|--|-----------------|-----------|-----------|-----------|---------|----------|--------------|
| ENGINEERING (3/20/2018 3:06 PM AW) Prior to any rezoning Engineering needs the following: Need an infrastructure study due to the change of use Need to show detention Need to submit a driveway exhibit for the commercial tract and proposed residential that meets all State and City required spacing. | Amy Williams | 3/13/2018 | 3/20/2018 | 3/20/2018 | 7 | COMMENTS | See Comments |
| FIRE | Ariana Hargrove | 3/13/2018 | 3/20/2018 | | | | |
| PLANNING Z2018-013 Amendment to PD-74 Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road. I.2 For questions or comments concerning this case, please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (Z2018-013) in the lower right hand corner of all pages on future submittals. M.4 Submitted PD-does not match approved PD. Please ensure that you have the latest PD-Amendment. Specifically, Section A.1.d references a subsection (e) which does not exist. The reference is for B.2.e. Please include the main section (B.2) if the reference to subsection (e) is to remain in the ordinance. M.5 Please look at the overall number in section A.1.d. The ordinance states(no more than 750 single-family...) however the overall number is now 794. I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested by April 3. The Planning and Zoning Worksession for this case is March 23. The Planning and Zoning Meeting for this case is April 10, 2018. I.7 The projected City Council meeting date and subsequent approval for this request is April 19, 2018 and May 7, 2018. | Korey Brooks | 3/13/2018 | 3/20/2018 | 3/23/2018 | 10 | COMMENTS | Comments |

0 330 660 1,320 1,980 2,640 Feet

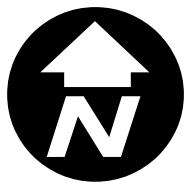
Z2018-013 - AMENDMENT TO PD-74
ZONING - LOCATION MAP = 



City of Rockwall

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

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

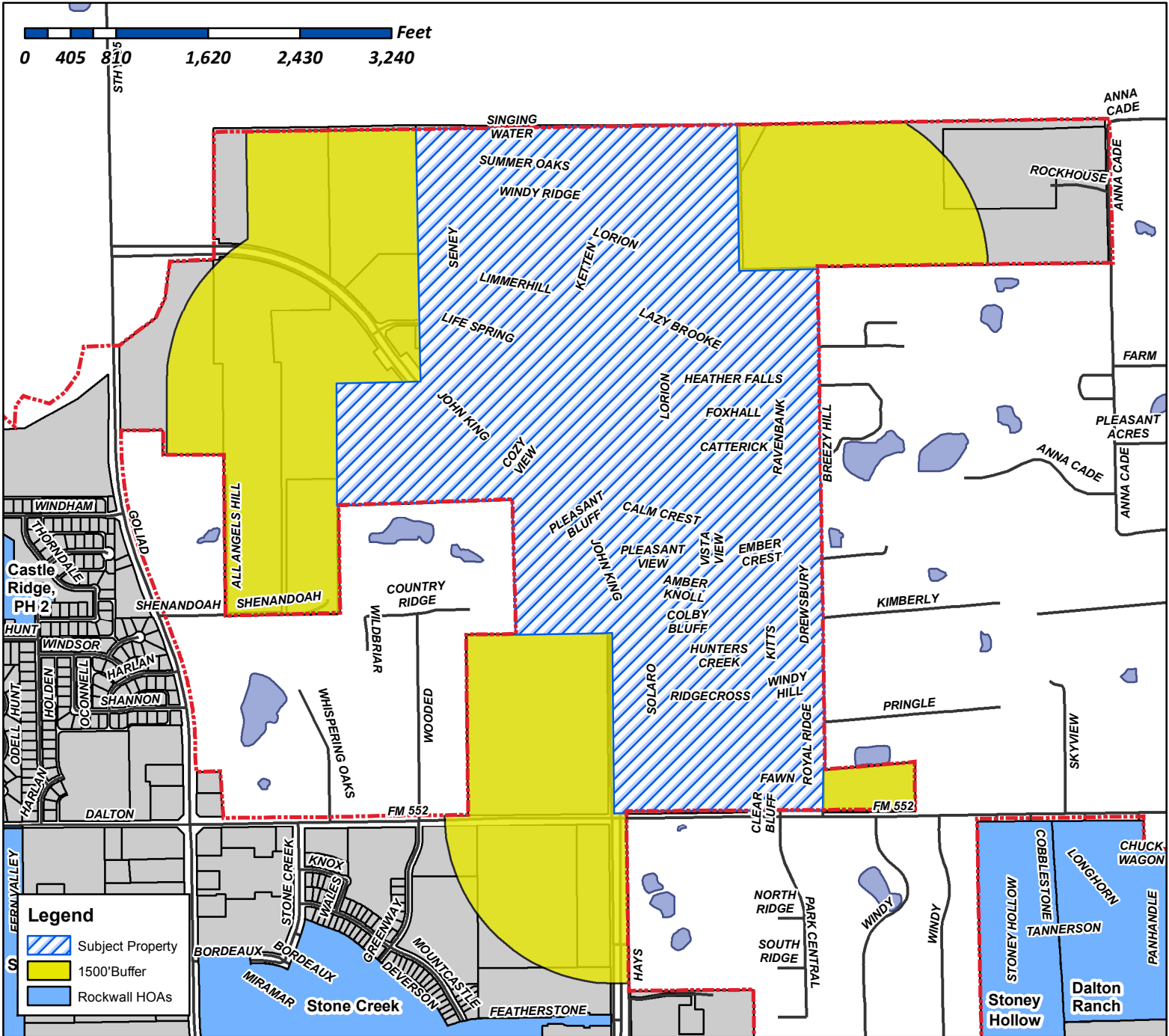




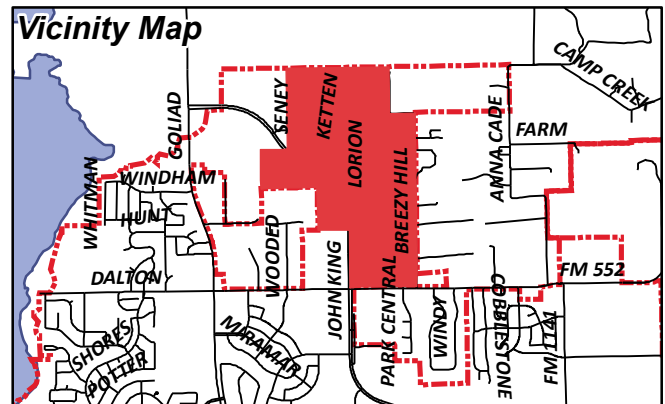
City of Rockwall

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

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Case Number: Z2018-013
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: PD-74
Case Address: NEC of John King Blvd. & FM 552



Date Created: 03/14/2018
For Questions on this Case Call (972) 771-7745

From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, March 23, 2018 4:43:04 PM
Attachments: [Z2018-013 HOA Map.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **March 23, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 4/10/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases/03162018>

Z2018-013- Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

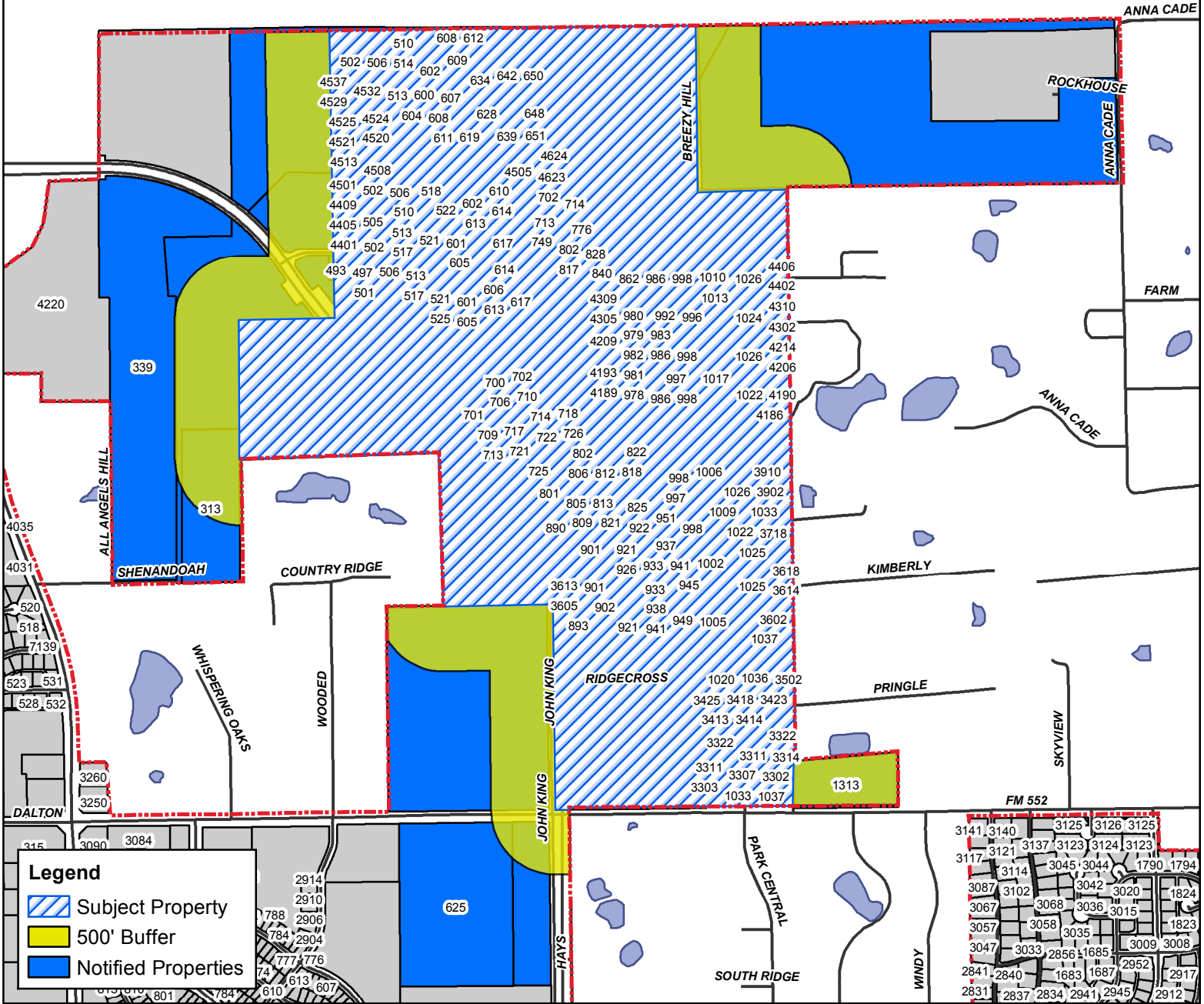
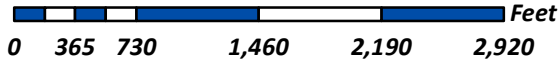
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com>



City of Rockwall

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

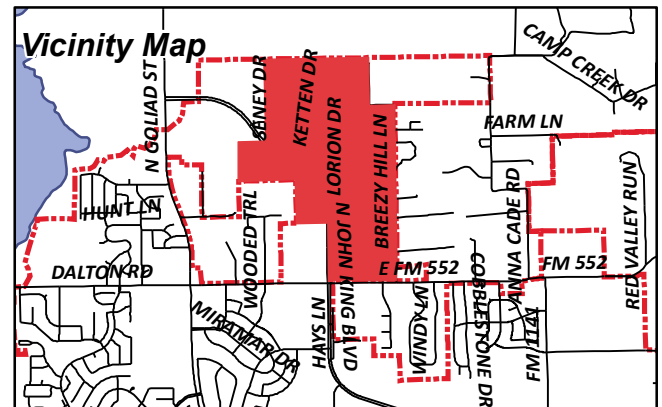
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Legend

- Subject Property
- 500' Buffer
- Notified Properties

Case Number: Z2018-013
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: PD-74
Case Address: NEC of John King Blvd. & FM552



Date Created: 03/14/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1000 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 LAZY BROOKE DR
ROCKWALL, TX 75087

WIGINGTON CHAD W AND HANNAH L
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

SLAUGHTER GREGORY TODD & KATRINA
HINSON
1001 EMBER CREST DRIVE
ROCKWALL, TX 75087

DOUGLAS GRETCHEN
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 LAZY BROOKE DR
ROCKWALL, TX 75087

RAMSEY JON R AND ROBIN E
1002 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 LAZY BROOKE DR
ROCKWALL, TX 75087

GOODWIN ALLAN AND JULIE
1005 EMBER CREST DR
ROCKWALL, TX 75087

DUNWODY MARGARET & DAVID LEE
1005 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 LAZY BROOKE DR
ROCKWALL, TX 75087

HOOVER BRIAN B & CHRISTINA L
1009 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CHINN GEOFFREY MICHAEL AND
1009 EMBER CREST DR
ROCKWALL, TX 75087

ALSUP DENNIS AND ANGELA
1009 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 PLEASANT VIEW DR
ROCKWALL, TX 75087

AGOSTINI MICHAEL AND RAELENE FAITH
1010 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1011 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 PLEASANT VIEW DR
ROCKWALL, TX 75087

NOBLES DALLAS A AND KRISTEN L
1013 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 LAZY BROOKE DR
ROCKWALL, TX 75087

ROBISON CHELSEY BYRON AND DALE K O'DAY
1014 21ST STREET SOUTH
ARLINGTON, VA 22202

RAMSER DAVID
1014 CALM CREST DR
ROCKWALL, TX 75087

DAVILA ARMANDO
1014 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1016 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 PLEASANT VIEW DR
ROCKWALL, TX 75087

RAMDHAN RENATE E & BYRON B
1017 EMBER CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 LAZY BROOKE DR
ROCKWALL, TX 75087

CHRISTOPHER CATHY J
1018 CALM CREST DRIVE
ROCKWALL, TX 75087

RUDDIS BECKY AND MARK
1018 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 HEATHER FALLS DR
ROCKWALL, TX 75087

SOWA RYAN & DAWN RENEE
1020 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 PLEASANT VIEW DR
ROCKWALL, TX 75087

GRANT TYRONE D & LYNN JONES
1021 EMBER CREST DR
ROCKWALL, TX 75087

LARI SAISTA YASMIN
1021 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 LAZY BROOKE DR
ROCKWALL, TX 75087

MILLER JASON & DESIREE
1022 CALM CREST DR
ROCKWALL, TX 75087

BIANCO DIEGO L
1022 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1023 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 WINDY HILL LN
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE
DALLAS, TX 75002

CURRENT RESIDENT
1025 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 PLEASANT VIEW DR
ROCKWALL, TX 75087

ROBINSON PATRICK & AIMEE RAE
1025 CALM CREST DRIVE
ROCKWALL, TX 75087

KOETJE TIMOTHY JON
1025 EMBER CREST DR
ROCKWALL, TX 75087

SINGH KRISHNABEN H & HARPREET
1025 FOXHALL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 LAZY BROOKE DR
ROCKWALL, TX 75087

EDWARDS VERNON LAJUIN & ETTA MICHELLE
1026 CALM CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1028 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1029 AMBER KNOLL DR
ROCKWALL, TX 75087

LEDBETTER TOM EDWARD AND LYLY KARINE
1029 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 AMBER KNOLL DR
ROCKWALL, TX 75087

NEWBERRY RANDY FRANK JR AND KAREN
ELIZABETH
1030 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1032 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 AMER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 FAWN TRAIL DR
ROCKWALL, TX 75087

KNIGHT ELIZABETH O
1033 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1036 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

BARNEY MICHELLE AND ROBERT JR
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

GRIFFITH SARAH KRISTIN AND JESSE JOHN
1210 EAST MICHIGAN AVE
JACKSON, MI 49201

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
17950 PRESTON ROAD O
DALLAS, TX 75252

MEGATEL HOMES INC
1800 VALLEY VIEW LANE 0
FARMERS BRANCH, TX 75234

MEGATEL HOMES INC
1800 VALLEY VIEW LN 0
DALLAS, TX 75234

MEGATEL HOMES INC
1801 CROSS TIMBERS RD
FLOWER MOUND, TX 75028

KNOWLTON COREY D
1915 KINGS PASS
HEATH, TX 75032

CURRENT RESIDENT
313 SHENNENDOAH
ROCKWALL, TX 75087

CLARK BRUCE A & ROSE R
313 SHENNENDOAH LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3303 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

FLYNN JASON HAROLD & KENNY RAY
WENTWORTH
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

SWXES INVESTMENTS LLC
3362 CASTLEWOOD BLVD
HIGHLAND VILLAGE, TX 75077

CURRENT RESIDENT
339 ALL ANGELS HILL
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGE CROSS LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3423 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3425 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3426 RIDGE CROSS LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

AUGUSTINE LAWRENCE L AND GUADALUPE
CARRANZA-AUGUSTINE
3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3510 ROYAL RIDGE DR
ROCKWALL, TX 75087

WILLIAMS GREGORY D AND CARRIE L
3602 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3605 NOAH CREST DR
ROCKWALL, TX 75087

BURMASTER BARRY S & LORI A
3606 DREWSBURY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3609 NOAH CREST DR
ROCKWALL, TX 75087

BERRYMAN PATRICK AND LAURA
3610 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3613 NOAH CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3614 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3617 NOAH CREST DR
ROCKWALL, TX 75087

CORNWELL AMY AND JEFFERY
3618 DREWSBURY DR
ROCKWALL, TX 75087

REEVES STEPHEN M AND SHANNON K
3621 NOAH CREST DR
ROCKWALL, TX 75087

CHELLBERG MARK AND JEAN
3702 DREWSBURY DR
ROCKWALL, TX 75087

THARP JOHN AND RITCHEY MARY
3706 DREWBURY DR
ROCKWALL, TX 75087

KREPPS JERIMY GUSTAV AND KARA PARKER
3710 DREWSBURY DR
ROCKWALL, TX 75087

JONES RICHARD B JR & KATHERINE L
3714 DREWSBURG DRIVE
ROCKWALL, TX 75087

PARKES DAVID A AND NANCY J
3718 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3902 RAVENBANK DR
ROCKWALL, TX 75087

CONFIDENTIAL
3906 RAVENBANK DRIVE
ROCKWALL, TX 75087

THUESON KEVIN AND VIRGINIA
3910 RAVENBANK DR
ROCKWALL, TX 75087

HAURY NORMAN L & SHANNON
4186 RAVENBANK DRIVE
ROCKWALL, TX 75087

NORI KELLI ANN
4189 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4190 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4193 LORION DR
ROCKWALL, TX 75087

MONK CHRISTOPHER E AND
4193 LORION DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4194 RAVENBANK DR
ROCKWALL, TX 75087

MARSHALL CHRISTOPHER ROSS AND AMBER
BECK
4197 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4198 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4201 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4202 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4205 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4206 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4209 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4210 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4213 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4214 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4301 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4302 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4305 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4306 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4309 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4310 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4314 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4401 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4402 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4405 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4406 RAVENBANK DR
ROCKWALL, TX 75087

RILEY MICHAEL BRANDON AND TRACY DENISE
4409 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4413 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4451 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4455 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4501 KETTEN DR
ROCKWALL, TX 75087

PARKER RUSSELL HALBERT & KRISTY KAY
4501 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4505 KETTEN DR
ROCKWALL, TX 75087

WILEY JAMAL KENYATTA & CHERESE MARIE
4505 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4508 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4512 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4516 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4520 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4521 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4524 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4525 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4528 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4529 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4532 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4533 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4537 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4623 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4624 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
493 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
497 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 SUMMER OAKS DR
ROCKWALL, TX 75087

SEAWRIGHT HAROLD KEITH AND SHERI
502 LIFE SPRING DR
ROCKWALL, TX 75087

JONES QUEENETH ONUNWA
502 LIMMERHILL DRIVE
ROCKWALL, TX 75087

PEREZ MARK AND JENNIFER
505 LIFE SPRING DR
ROCKWALL, TX 75087

ARRAMBIDE MICHAEL & MELISSA GUERRERO
505 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 SUMMER OAKS DR
ROCKWALL, TX 75087

ROSENWASSER SAMUEL C & KAY K
506 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MARTINEZ JOSEPH ROMAN & SAMANTHA KAY
506 LIMMERHILL DRIVE
ROCKWALL, TX 75087

NORTHCUTT JOHN PAUL & MELANIE R
509 LIFE SPRINGS DR
ROCKWALL, TX 75087

WARRINGTON JASON LAMAR
509 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
510 SUMMER OAKS DR
ROCKWALL, TX 75087

SMITH GREGORY SCOTT & JOANNA RENEE
510 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PRICE DANIEL JONATHAN AND DANIELLE
510 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 SUMMER OAKS DR
ROCKWALL, TX 75087

BRYAN JEFFREY M AND JULIE
513 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 SUMMER OAKS DR
ROCKWALL, TX 75087

SCHEDER VALERIE SUE AND FRANK MICHAEL
514 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
517 LIFE SPRING DR
ROCKWALL, TX 75087

ROSNER MELANIE AMANDA
0
517 LIMMERHILL DRIVE
ROCKWALL, TX 75087

ESTRADA LUIS III & JOSEFINA VARGAS
518 LIFE SPRING DR
ROCKWALL, TX 75087

WILLIAMS STEVEN AND ANA
518 LIMMERHILL DR
ROCKWALL, TX 75087

MUSSELL GLORIA BERNADETTE
521 LIFE SPRING DRIVE
ROCKWALL, TX 75087

GIAMPIETRO DAVID JOHN AND MARIA KRISTIN
521 LIMMERHILL DR
ROCKWALL, TX 75087

GOODEN BRETT J & AMY
522 LIFE SPRING DR
ROCKWALL, TX 75087

MOORE CHRISTOPHER SAMUEL & HOLLY
GARRETT
522 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 LIFE SPRING DR
ROCKWALL, TX 75087

CRUZ NIEVES JR AND DORA VALLEJO
526 LIFE SPRING DR
ROCKWALL, TX 75087

MEGATEL HOMES INC
5512 W PLANO PARKWAY 0
PLANO, TX 75093

SINKS CHARLES WILLIAM II & SANDRA LYNN
555 SINKS ROAD
ROCKWALL, TX 75032

CURRENT RESIDENT
600 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
601 SINGING WATER DR
ROCKWALL, TX 75087

MCGEE HOWARD RANDALL AND LINDA SUE
MCGEE
601 LIFE SPRING DR
ROCKWALL, TX 75087

DENT TODD ALAN & KRISTI MICHELLE
601 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
602 SUMMER OAKS DR
ROCKWALL, TX 75087

SKINNER CHRISTOPHER JASON & AMANDA G
602 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PETERS RICHARD PAUL AND CYNTHIA ELIZABETH
602 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
605 SINGING WATER DR
ROCKWALL, TX 75087

BERRY JAMES & BETTYE D
605 LIFE SPRING DR
ROCKWALL, TX 75087

MCELROY MICHAEL WHITNEY AND
605 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 SUMMER OAKS DR
ROCKWALL, TX 75087

FAVROT MICHAEL THOMAS & TANIA STRONZA
606 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PESTA LAURA ALLISON & MATTHEW DAVID
606 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
609 SINGING WATER DR
ROCKWALL, TX 75087

ALT MELISSA ANN & WILLIAM
609 LIFE SPRING DR
ROCKWALL, TX 75087

CONFIDENTIAL
609 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 SUMMER OAKS DR
ROCKWALL, TX 75087

NORVILLE SHEILA AND NICK
610 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MYERS TERRENCE SHANE AND EBONEY
JOURNET
610 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
611 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
612 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SUMMER OAKS DR
ROCKWALL, TX 75087

STAHL JAMES W
613 LIFE SPRING DRIVE
ROCKWALL, TX 75087

HAYNES PAUL J AND TONIQUA
613 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 SUMMER OAKS DR
ROCKWALL, TX 75087

CAUTHRON DAVID M & JENNIFER A
614 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
615 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
616 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
617 SUMMER OAKS DR
ROCKWALL, TX 75087

DAVENPORT MARK JOSEPH & JENNIFER LEIGH
617 LIFE SPRING DRIVE
ROCKWALL, TX 75087

KLUTTS BEN III AND ANGELA
617 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
618 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
619 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
620 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
621 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 SUMMER OAKS DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

BH 60'S POD LTD
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

CURRENT RESIDENT
623 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
624 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

CURRENT RESIDENT
625 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
627 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
628 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
629 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
631 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
632 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
633 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
635 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
636 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
637 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
638 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
639 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
640 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
641 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
642 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
643 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
644 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
645 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
646 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
647 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
648 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
649 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
650 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
651 WINDY RIDGE LN
ROCKWALL, TX 75087

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX 75087

EISAMAN KELLY JOE AND KELLY RENEE
701 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
702 LAZY BROOKE DR
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX 75087

JONES ELOISE AND
705 CALM CREST DR
ROCKWALL, TX 75087

ULLOM BRETT AND LORI
706 CALM CREST DR
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS
709 CALM CREST DR
ROCKWALL, TX 75087

BERRY STEVEN E AND KATHERINE E
710 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
713 LAZY BROOKE DR
ROCKWALL, TX 75087

RANKIN TIERRE SANTEZ AND YOSHIKA
DAVENPORT
713 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
714 LAZY BROOKE DR
ROCKWALL, TX 75087

BATES SOPHIE THU
714 CALM CREST DR
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J
717 CALM CREST DR
ROCKWALL, TX 75087

WEIDENBACH MYRON
718 CALM CREST DR
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON
721 CALM CREST DR
ROCKWALL, TX 75087

ROGERS DAMIAN W AND JESSICA L
722 CALM CREST DR
ROCKWALL, TX 75087

STEED RYAN JAY AND BROOKE A
725 CALM CREST
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
738 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
749 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
764 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
775 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
776 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
801 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
802 LAZY BROOKE DR
ROCKWALL, TX 75087

DOUANGDARA KIMGPHETH B AND JOSEFINA H
802 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
805 LAZY BROOKE DR
ROCKWALL, TX 75087

FONTAINE NORMAN F AND NANCY C
805 CALM CREST DR
ROCKWALL, TX 75087

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX 75087

ROBERTS RYAN LLOYD AND NATALIE
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE
812 CALM CREST DR
ROCKWALL, TX 75087

MEHDIZADEGAN MEHRDAD AND ANGELA
813 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
816 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
817 LAZY BROOKE DR
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL
817 CALM CREST
ROCKWALL, TX 75087

CARIKER KEVIN L AND LESLIE J
818 CALM CREST DR
ROCKWALL, TX 75087

CAMP JOSEPH RICHARD AND
821 CALM CREST DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER SUITE 710
DALLAS, TX 75225

BH 60'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH PHASE V 80'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH PHASE VI SF LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH BALANCE III LLC
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IIB SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IIA SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE III SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH BALANCE IV LLC
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IV SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DRIVE #710
DALLAS, TX 75225

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX 75087

WEBB JOHN DAVID AND CAROLYN PARKER
825 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
828 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
840 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
862 LAZY BROOKE DR
ROCKWALL, TX 75087

WARNER AMANDA CARTWRIGHT & STEPHEN
KYLE WARNER
890 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE
ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX 75087

PEREZ LUIS ENRIQUE AND MARIA A
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

JONES ANDRA W AND TERRIAN L
898 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 COLBY BLUFF DR
ROCKWALL, TX 75087

TYNER KEVIN AND MELISSA J
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

JULES JANOUSKA BETHLY & JAY
902 AMBERKNOLL DRIVE
ROCKWALL, TX 75087

SMITH SHANE AND AMY COOPER
902 COLBY BLUFF
ROCKWALL, TX 75087

HUNT RICHARD M AND JUDITH K
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

RELYEA BARBARA J
905 AMBER KNOLL DR
ROCKWALL, TX 75087

SMITH KELLY L & MICHAEL D
905 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND
906 AMBER KNOLL DR
ROCKWALL, TX 75087

BROOKS STEPHEN A & CAROL R
906 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MULL RESSIE JR AND LIVIA
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 COLBY BLUFF DR
ROCKWALL, TX 75087

WOO PRESTON AND JENNIFER
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 PLEASANT VIEW DR
ROCKWALL, TX 75087

BECTION COREY AND JESSIKA
910 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBBINS THOMAS V AND MARCIA L
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 COLBY BLUFF DR
ROCKWALL, TX 75087

VANDERPOEL LUKE S AND BROOKE
914 AMBER KNOLL DR
ROCKWALL, TX 75087

VARGHESE RINU & ANCY KURIAN
914 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
917 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 PLEASANT VIEW DR
ROCKWALL, TX 75087

BEAN MARC ALAN AND
918 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 COLBY BLUFF DR
ROCKWALL, TX 75087

LOCKETT DAVID
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

FAST NATHANIEL W
922 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
925 COLBY BLUFF DR
ROCKWALL, TX 75087

COZART ROBERT C JR AND ALICE
925 AMBER KNOLL DR
ROCKWALL, TX 75087

BATTS JOHN L AND FRITZE H
925 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 COLBY BLUFF DR
ROCKWALL, TX 75087

GALITZ DEAN AND NICOLE
926 AMBER KNOLL DR
ROCKWALL, TX 75087

BECKSTROM LILLIAN C
929 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN
TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 COLBY BLUFF DR
ROCKWALL, TX 75087

STEPHENS QUANDRELL ALTAM AND MELVONA
PHALISA
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
937 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE
937 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
938 AMBER KNOLL DR
ROCKWALL, TX 75087

GONZALEZ DONNA AND BRYANT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

WHITWORTH DONALD C AND KARI J
941 COLBY BLUFF DR
ROCKWALL, TX 75087

ENGLISH WILLIAM C AND ROBYN K
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
942 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 COLBY BLUFF DR
ROCKWALL, TX 75087

MILLICE DAVID J & SARAH S
945 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
946 AMBER KNOLL DR
ROCKWALL, TX 75087

HAYCRAFT TYLER AND KRISTIN
949 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
951 CALM CREST DR
ROCKWALL, TX 75087

ELNITSKY KRISTINE A AND JAMES
978 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
979 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
980 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
981 LAZY BROOKE DR
ROCKWALL, TX 75087

MCKEE DAVID R AND SU MAY
981 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
983 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
984 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 LAZY BROOKE DR
ROCKWALL, TX 75087

BELL THOMAS PATRICK AND KRISTINA RENEE
986 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
987 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
988 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 LAZY BROOKE DR
ROCKWALL, TX 75087

JOSEPH BINU ARIYAPPALLIL & REENA
990 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
991 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
992 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 LAZY BROOKE DR
ROCKWALL, TX 75087

WENTZEL SCOTT WILLIAM & JANSY JO
994 CATTERICK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
995 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
996 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 LAZY BROOKE DR
ROCKWALL, TX 75087

PARKS STANLEY AND PAMELA
998 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
999 HEATHER FALLS DR
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

ANDINO JULIO JOSE &
PO BOX 1779
ROCKWALL, TX 75087

WACK LINDSEY AND DONNETTE
PO BOX 2545
ROCKWALL, TX 75087

WOODLIFF KAREN M AND JASON
PO BOX 472
ROCKWALL, TX 75087

SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX 75094

From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Case #Z2018-013: Amendment to PD74
Date: Thursday, April 05, 2018 5:47:32 PM

From Planning@rockwall.com

From: Karen McLaughlin [REDACTED]
Sent: Thursday, April 5, 2018 2:12 PM
To: Planning <planning@rockwall.com>
Subject: Case #Z2018-013: Amendment to PD74

My name is Karen McLaughlin. I live at 525 Life Spring in Rockwall - Breezy Hill Addition. I strongly disagree with proposed amendment to change the concept plan and changes to the lot composition and land uses stipulated by the development standard.

Karen McLaughlin

PLEASE RETURN THE BELOW FORM

Case No. Z2018-013: Amendment to PD-74

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.

DECREASED PROPERTY VALUE FOR ALL INVOLVED

Name: NATHAN FAST

Address: 922 AMBER KNOLL DR, 75087

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

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

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748

Case No. Z2018-013: Amendment to PD-74

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

NO RETAIL IN AREA - Hurts Property Values

Name: JACK MCALLISTER

Address: 764 LAZY BROOK DR ROCKWALL TX 75087

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

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



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2018-013: Amendment to PD-74

Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/10/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087**

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

Your comments must be received by **4/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2018-013: Amendment to PD-74

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.

It would have a negative impact on property values for current homes. The change would only benefit the developer

Name: *Ben Kiatts*

Address: *617 Limmerhill*

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

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**NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

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

To Whom It May Concern:

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Case No. Z2018-013: Amendment to PD-74

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**Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087**

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2018-013: Amendment to PD-74

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.

*Den't want property values of homes in Breezy Hill to go down
Den't need need extra traffic on John King*

Name: *James W Berry & Bettye Darlene Berry*

Address: *605 Life Spring Dr Rockwall TX 75087*

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

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

From: [Garrett Benefiel](#)
To: [Miller, Ryan](#); [Brooks, Korey](#)
Cc: [Adam Buczek](#)
Subject: Letter to Rockwall Commissioners
Date: Thursday, April 05, 2018 3:21:04 PM
Attachments: [Wicker Associates letter to City of Rockwall.pdf](#)

Hey guys,

I know Ryan and I spoke on the phone earlier about me trying to get in touch with the P&Z commissioners via email – and I was wondering if perhaps you could forward my email to them so that you wouldn't be giving out their personal information. I really just wanted to share with them a little information on the current retail market and a letter from our current broker for our Breezy Hill Commercial property. I would also like to see if we could put this in their packets as well. Let me know if this is something you would be able to do.

Attached is the letter from our broker, and below is the email I want to share:

Dear Commissioners,

I hope you are doing well. In follow up to our work session meeting last week regarding our Breezy Hill Estates zoning request, we would like to share the link below to CNN Money discussing the bankruptcy and closing of all Toys "R" Us stores (735 total closings in just the United States). This is yet another current example of how Amazon and other online retailers are taking over the retail industry, and severely hindering brick and mortar real estate.

<http://money.cnn.com/2018/03/14/news/companies/toys-r-us-closing-stores/index.html>

As explained at last week's P&Z work session, 20 acres of commercial land remains too much commercial land at this location. In spite of a strong economy, we have been unsuccessful in selling any or all of this commercial land for years. We currently have the property listed with one of the most respected and reputable commercial brokers in DFW (Wicker & Associates) who agrees and explains in the attached letter that our best course of action to attract "Grade A" retailers is to reduce the size of the commercial tract.

Our proposed zoning change will leave an ideal and well-configured +/- 8.7 acres of commercial property at the hard corner of John King Boulevard and FM 552 – an ideal size to attract quality retailers, and will provide an additional +/- 11 acres of high quality residential to add to the Breezy Hill Estates community.

We look forward to presenting to you at the Planning & Zoning Commission meeting next Tuesday. In the meantime, please let us know if you have any questions.

Best,

Garrett Benefiel | Skorburg Company
Financial Analyst
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
O: 214.888.8845 | C: 251.680.8989



April 5, 2018

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

To whom it may concern:

It is our professional opinion that the Breezy Hill commercial site would be more viable as a smaller retail corner with several pads, as opposed to a large 20-acre site. The more condensed area will allow us to attract smaller targeted retail, medical office and daycare facilities.

As much as we would like to, it is not feasible to pursue large grocers or larger retail users for this site. All the active traders have already entered the market. For example, Tom Thumb, Kroger and Aldi have already located stores in this trade market leaving little to no demand for a grocer on this site. All other larger retail players (i.e. Home Depot, Lowes and Walmart) will be focused along Highway 30 on the main retail corridor.

With the smaller tract of land, we will be able to attract grade A tenants to fill a limited number of pad sites. We believe this will be a perfect fit as the market demand for retail space has been declining.

We hope this letter finds you well and appreciate the opportunity to work with you on this project.

Sincerely,

A handwritten signature in blue ink that reads "Randy Church". The signature is written in a cursive style.

Randy Church

CITY OF ROCKWALL

ORDINANCE NO. 16-59

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 16-59] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the City has received a request by the Noah Flabiano of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [specifically contained within *Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-59*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

approval of the amended zoning classification for the *Subject Property*;

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

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 1. Open Space Master Plan
 2. Master plat
 3. PD development plans (*required for retail areas only*)
 4. PD site plans
 5. Preliminary plats
 6. Final plats
- (c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.
- (e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'D'*, attached hereto and incorporated herein by reference as *Exhibit 'D'*, shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2015.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 20, 2016

2nd Reading: July 5, 2016

Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN AN ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 1593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

Exhibit 'A':
Legal Description

FOUND FOR A CORNER OF THIS TRACT;

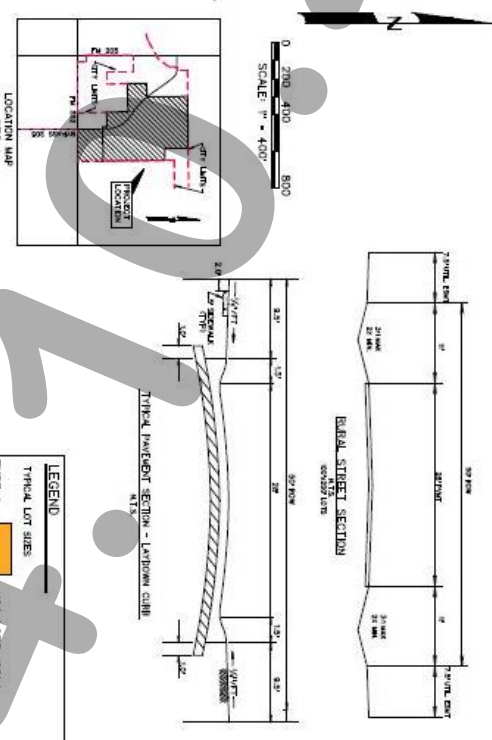
THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

Exhibit 'B': Concept Plan



| Number | Area | Open Space | Comments |
|--------|------|------------|------------|
| 1 | 11.5 | 11.5 | Open Space |
| 2 | 1.3 | 1.3 | Open Space |
| 3 | 7.5 | 7.5 | Open Space |
| 4 | 0.8 | 0.8 | Open Space |
| 5 | 2.2 | 2.2 | Open Space |
| 6 | 2.2 | 2.2 | Open Space |
| 7 | 7.1 | 7.1 | Open Space |
| 8 | 32.5 | 32.5 | Open Space |
| 9 | 9.7 | 9.7 | Open Space |
| 10 | 0.7 | 0.7 | Open Space |
| 11 | 1.6 | 1.6 | Open Space |
| 12 | 11.9 | 11.9 | Open Space |
| 13 | 1.4 | 1.4 | Open Space |
| 14 | 0.2 | 0.2 | Open Space |
| 15 | 1.6 | 1.6 | Open Space |
| 16 | 0.8 | 0.8 | Open Space |
| 17 | 0.8 | 0.8 | Open Space |
| 18 | 0.09 | 0.09 | Open Space |
| 19 | 3.56 | 1.78 | Open Space |
| 20 | 1.08 | 1.08 | Open Space |
| TOTAL | | 147.2 AC | 88.2 AC |

| Legend | Typical Lot Sizes |
|--------------|--------------------------------------|
| [Orange Box] | TYPE A - 164 LOTS (460%) |
| [Yellow Box] | TYPE B - 31 LOTS (70%) |
| [Purple Box] | TYPE C - 137 LOTS (380%) |
| [Blue Box] | TYPE D - 140 LOTS (100%) |
| [Red Box] | TYPE E - 84 LOTS (60%) |
| [Cyan Box] | TYPE F - 44 LOTS (100%) |
| [Pink Box] | TYPE G - 94 LOTS (70%) |
| [Green Box] | PUBLIC OPEN SPACE / LANDSCAPE BUFFER |

RESIDENTIAL OPEN SPACE

NOTE: BETWEEN CONSTRUCTION OF PHASES THROUGH SUBSEQUENTS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION. FUTURE FLOORPLAN PENDING NO. 4839700333.

THE BASE AGE TRACT DESIGNATED AS "RESIDENTIAL TRACT" WILL REQUIRE A SEPARATE FIRE DEVELOPMENT PLAN AND BE INCLUDED IN THE AREA COVERED BY THE MASTER PLAN.

TOTAL ACRES: 405.15
 TOTAL RESIDENTIAL LOTS: 794
 RESIDENTIAL DENSITY: 1.95

ZONED-PLANNED DEVELOPMENT DISTRICT 74 (PD-74)

BREEZY HILL
 MASTER PLAN
 OF THE
 J. STRICKLAND SURVEY, ABSTRACT NO. 187
 T.R. BAILEY SURVEY, ABSTRACT NO. 30
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNERS
 BREEZY HILL 405, LTD.
 6274 DENNIS LANE, SUITE 770
 DALLAS, TEXAS 75225
 214-352-4945

PREPARED BY
 CORWIN ENGINEERING, INC.
 2008 REYNOLDS DRIVE E
 ALLEN, TEXAS 75015
 972-356-1200
 MARCH 2018 SCALE: 1" = 400'

CASE #2018-XXX

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

- a. *Residential uses.* Uses permitted of right or by special use permit for the (SF-10) Single Family Residential District, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (GR) General Retail District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the GR District Regulations; provided, however, that the following uses are expressly prohibited:

- Animal Hospital, Clinic
- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (Outside)
- Gun Club, Skeet or Target Range (indoor)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service*
- Service Station*
- Mining and Extraction (Sand, Gravel, Oil & other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

* *Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.*

The following additional use shall be permitted of right in the PD District:

- Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

- c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

Exhibit 'C':
PD Development Standards

- d. *Density and lot composition.* ~~If the retail develops in accordance with the attached Concept Plan, No~~ more than **79450** single-family residential dwelling units may be constructed within the Subject Property. ~~The Except as provided in subsection (e),~~ single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

| Lot Type | Lot Size Minimum | Lot SF Minimum | Driveway Access | Total Units | Total Dwelling Units (%) |
|-------------------------------------|------------------|----------------|-----------------|--------------------|--------------------------|
| A | 60' x 120' | 7,200 | Front | 164 164 | 20.65 1.86% |
| B | 70' x 120' | 8,400 | Front | 131 | 16.50 17.46% |
| C | 80' x 125' | 10,000 | Front | 137 | 17.25 8.27% |
| D | 100' x 200' | 20,000 | Front | 140 | 17.63 8.67% |
| E | 60' x 120' | 7,200 | Front | 844 0 | 10.58 5.34% |
| F | 100' x 180' | 18,000 | Front | 44 | 5.55 87% |
| G | 70' x 120' | 8,400 | Front | 94 | 11.84 2.53% |
| AVERAGE LOT SIZE: | | | | 10,878 | 11,314 |
| MAXIMUM ALLOWED TOTAL UNITS: | | | | 79,450 | 100% |

2. *Development Standards Applicable.* Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a (SF-10) Single Family Residential District, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

Exhibit 'C':
PD Development Standards

B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses*

Table 2: Lot Type Matrix

| Lot Types | A | B | C | D | E | F | G |
|--|------------------|-------|--------------------|------------------|------------------|------------------|-------|
| Maximum Building Height | 36' | 36' | 36' | 36' | 36' | 36' | 36' |
| Minimum Air Conditioned Square Footage | 2,200 | 2,400 | 2,600 ² | 3,000 | 2,200 | 3,000 | 2,400 |
| Minimum Front Yard Building Setback | 20' ⁴ | 20' | 20' | 40' ³ | 20' ⁴ | 40' ³ | 20' |
| Minimum Rear Yard Building Setback | 10' | 10' | 15' | 15' | 10' | 15' | 10' |
| Minimum Side Yard (<i>Interior</i>) | 5' | 5' | 6' | 7' | 5' | 7' | 5' |
| Minimum Side Yard Adjacent to a Street | 15' | 15' | 15' | 15' | 15' | 15' | 15' |
| Minimum Distance of Driveway (<i>from Property Line</i>) | 20' | 20' | 20' | 40' | 20' | 40' | 20' |
| Minimum Lot Area (<i>Square Feet</i>) | 7,200 | 8,400 | 10,000 | 20,000 | 7,200 | 18,000 | 8,400 |
| Minimum Lot Frontage ¹ | 60' | 70' | 80' | 100' | 60' | 100' | 70' |

Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within *Table 1*.
- ²: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.
- ³: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.
- ⁴: Front porch may encroach to within 10-feet of the front property line.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards

| | |
|--|---|
| Minimum Lot Size | 7,200 SF |
| Minimum Lot Width (@ Front Building Line) | 60' |
| Minimum Lot Depth | 110' |
| Minimum Lot Width (Corner Lot) | 65' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,200 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages. |
| Maximum Lot Coverage | 65% |

Exhibit 'C':
PD Development Standards

b. Detached Single Family Lot Type B

| Development Standards | |
|--|---|
| Minimum Lot Size | 8,400 SF |
| Minimum Lot Width (@ Front Building Line) | 70' |
| Minimum Lot Depth | 120' |
| Minimum Lot Width (Corner Lot) | 75' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,400 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3-car garages. |
| Maximum Lot Coverage | 65% |

c. Detached Single Family Lot Type C

| Development Standards | |
|--|--|
| Minimum Lot Size | 10,000 SF |
| Minimum Lot Width (@ Front Building Line) | 80' |
| Minimum Lot Depth | 125' |
| Minimum Lot Width (Corner Lot) | 85' |
| Minimum Side Yard Setback | 6' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 2,600 SF ¹ |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages. |
| Maximum Lot Coverage | 65% |

Notes:

¹: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

d. Detached Single Family Lot Type D

| Development Standards | |
|-----------------------|--|
|-----------------------|--|

Exhibit 'C':
PD Development Standards

| | |
|--|---|
| Minimum Lot Size | 20,000 SF |
| Minimum Lot Width (@ Front Building Line) | 100' |
| Minimum Lot Depth | 175' |
| Minimum Lot Width (Corner Lot) | 100' |
| Minimum Side Yard Setback | 7' |
| Minimum Front Yard Building Setback | 40' ¹ |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 3,000 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages. |
| Maximum Lot Coverage | 70% |

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

e. Detached Single Family Lot Type E

Development Standards

| | |
|--|---|
| Minimum Lot Size | 7,200 SF |
| Minimum Lot Width (@ Front Building Line) | 60' |
| Minimum Lot Depth | 110' |
| Minimum Lot Width (Corner Lot) | 65' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' (Front porch may encroach to within 10-feet of the front property line) ¹ |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,200 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure. |
| Maximum Lot Coverage | 65% |

Notes:

¹: The driveways for Lot Type E shall be front-entry facing the street. Swing garages shall not be required for this Lot Type.

Exhibit 'C':
PD Development Standards

f. Detached Single Family Lot Type F

| Development Standards | |
|--|---|
| Minimum Lot Size | 18,000 SF |
| Minimum Lot Width (@ Front Building Line) | 100' |
| Minimum Lot Depth | 175' |
| Minimum Lot Width (Corner Lot) | 100' |
| Minimum Side Yard Setback | 7' |
| Minimum Front Yard Building Setback | 40' ¹ |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 3,000 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type F lots shall have a minimum of 3 car garages. |
| Maximum Lot Coverage | 70% |

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

g. Detached Single Family Lot Type G

| Development Standards | |
|--|---|
| Minimum Lot Size | 8,400 SF |
| Minimum Lot Width (@ Front Building Line) | 70' |
| Minimum Lot Depth | 120' |
| Minimum Lot Width (Corner Lot) | 75' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,400 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure. |
| Maximum Lot Coverage | 65% |

Exhibit 'C':
PD Development Standards

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½” thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the “public side” facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45’) off center spacing that begins at the rear property line corner and terminates ten feet (10’) behind the front yard building setback line. A maximum six (6’) foot solid board on board “panel” cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5’). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

| Lot Type | Lot Size (Approx.) | Elevation Features |
|-----------------|---------------------------|---------------------------|
| A | 60’ x 120’ | i., ii., iii. |
| B | 70’ x 120’ | i., ii., iii. |
| C | 80’ x 125’ | i., ii., iii. |
| D | 100’ x 200’ | i., ii., iii. |
| E | 60’ x 120’ | i., ii. |
| F | 100’ x 175’ | i , ii., iii. |
| G | 70’ x 120’ | i., ii. |

- i. Exterior façade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
- ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
- iii. For front entry driveway access a traditional “swing” or “J” drive will be used, except for Lot Type E and Lot Type G Lots. Second single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only. The driveways for Lot Type E and Lot Type G shall be front-entry facing the street. Swing garages shall not be required for Lot Type E and Lot Type G.

5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.

- (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
- (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.

Exhibit 'C':
PD Development Standards

- (3) For purposes of this section only, the term “front yard” includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
 - a. *Buffer-Strip and Sidewalks (John King Boulevard Overlay District).* The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
 - b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
 - c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
 - d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
 - e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
 - f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
 - g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. “Collector streets” with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within “front yard” landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
 - h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.

Exhibit 'C':
PD Development Standards

2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. *Curbing.* Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
 - a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
 - b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
 - c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for

Exhibit 'C':
PD Development Standards

- approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
- d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.
7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Figure 1 (below).



Figure 1: *Retention Pond with Hardedge.*

Exhibit 'C':
PD Development Standards

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.



Figure 2: Example of Subdivision Signage Locations

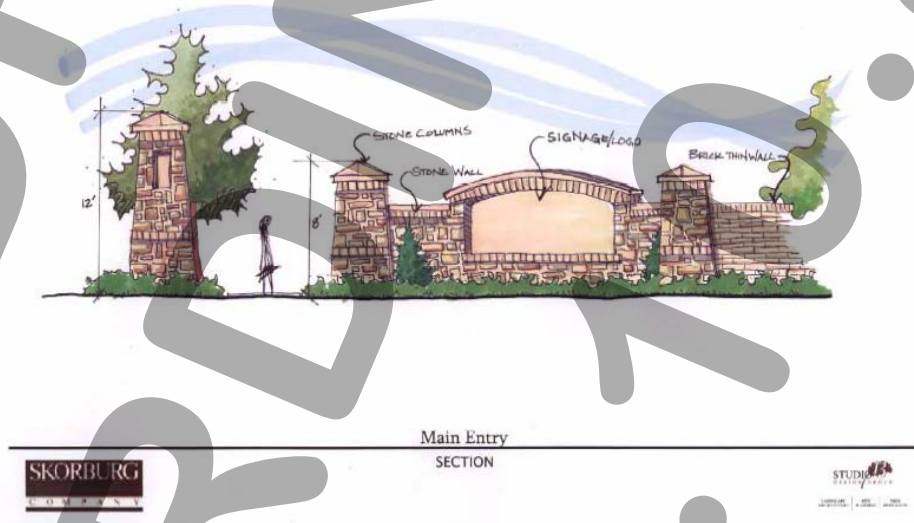


Figure 3: Example of Subdivision Signage Design Standard

9. *Variations.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variations to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.

Exhibit 'C':
PD Development Standards

11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

DRAFT
ORDINANCE
04.10.2018

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services. Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments. The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. Wastewater Services.

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. Water Services

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

PLS

**Exhibit 'D':
Capital Facilities Agreement**

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

4. *Road Improvements.* The Developer shall make the following road improvements.

a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.

b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.

c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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**Exhibit 'D':
Capital Facilities Agreement**

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
 - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL

By: 

Name: DAVID SWEET

Title: MAYOR




STATE OF TEXAS

COUNTY OF ROCKWALL

§
§
§

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October, 2012, certify witness my hand and seal of office.


Notary Public in and for the State of Texas

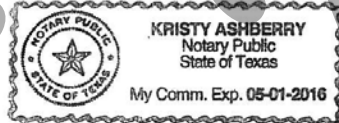


Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, ^{TEXAS LIMITED PARTNERSHIP}
^{BREEZY HILL 405 GP CORPORATION, TEXAS CORPORATION,}
^{13 CENTRAL PARKWAY}

By: 

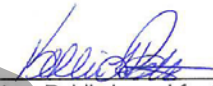
Name: RICHARD M. SKOLBERG

Title: PRESIDENT

STATE OF TEXAS
COUNTY OF ROCKWALL

§
§
§

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKOLBERG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.


Notary Public in and for the State of Texas



CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 04/16/2018

APPLICANT: John Arnold, *Skorburg Company*

AGENDA ITEM: **Z2018-013**; *Amendments to PD-74 (Breezy Hill Subdivision)*

SUMMARY:

Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

BACKGROUND:

The property was annexed in 2008 after three (3) years of litigation that lead to the execution of a Chapter 212 Development Agreement. In accordance with this agreement, the property was zoned to Planned Development District 74 (PD-74) on April 20, 2009 with the intention of being a master planned residential community that offered tracts of land designated for retail/office, residential, and institutional land uses. The approval of this zoning change altered the existing 212 Development Agreement -- *which originally permitted 810 single-family residential lots and did not contain any retail acreage* -- to include 658 single-family residential lots and a 59-acre tract of land designated for general retail land uses. The retail tract of land is located at the northeast corner of the intersection of FM-552 and John King Boulevard.

On October 1, 2012 the City Council approved an amendment to Planned Development District 74 (PD-74) modifying the concept plan to remove the school sites that were originally required by the *Facilities Agreement* and to adjust the lot mix accordingly [*i.e. increasing the number of lots from 658 to 691*]. The lot mix was again increased on July 7, 2014 from 691 lots to 742 lots for the purpose of incorporating two (2) additional phases (*i.e. Phases IXA & IXB*) and to reduce the land designated as commercial/retail from 59.4-acres to 33.7-acres. On November 7, 2017, the City Council approved another amendment to Planned Development District 74 (PD-74) modifying the concept plan to further reduce the commercial/retail land from 33.7-acres to 19.49-acres for the purpose of adding 40, 60' x 120' lots and increasing the overall lot count from 742 to 776. As part of this amendment, the applicant was granted entitlement to allow 50%, of the additional 40 lots (*i.e. 20 lots*), to incorporate a flat front entry garage (*i.e. garage doors even with the front façade of the home*). Subsequently, on November 6 2017, the City Council approved an amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] reducing the number of lots in the subdivision from 776 to 750 for the purpose of allowing additional 100' x 200' lots and 100' x 180' lots. As part of this request, the applicant was also requested to allow 50% of the remaining 94, 70' x 120' lots be allowed to incorporate flat front entry garages.

PURPOSE:

On March 16, 2018, the applicant submitted an application requesting to amend Planned Development District 74 (PD-74) to approve an alternate concept plan and development standards. Specifically, the applicant is requesting to increase the number of lots in the subdivision from 750 to 794 for the purpose of constructing additional 60' x 120' lots [i.e. Type 'E' lots].

CHARACTERISTICS OF THE REQUEST:

Currently, Planned Development District 74 (PD-74) [Ordinance No. 17-60] allows the applicant to construct 40, 60' x 120' [i.e. Type 'E'] lots. The applicant is requesting to increase this to 84, 60' x 120' lots for the purpose of adding 44 lots and decreasing the commercial tract from 19.4-acres to 8.99-acres. These changes will increase the overall lot count from 750 lots to 794 lots, increasing the overall density of the development from ~1.85-units/acre to ~1.95-units/acre. Additionally, Type 'E' lots allow for a maximum of 50% flat-front entry garages. The proposed changes will increase the maximum number of allowable flat-front entry garages for Type 'E' lots from 20 lots to 42 [i.e. 22 additional allowable flat-front entry] lots. A summary of the resulting lot mix is as follows:

| Lot Types | A | B | C | D | E | F | G |
|-----------------------------|----------|----------|-----------|-----------|----------|-----------|----------|
| Typical Lot Frontage (Feet) | 60' | 70' | 80' | 100' | 60' | 100' | 70' |
| Typical Lot Depth (Feet) | 120' | 120' | 125' | 200' | 110' | 180' | 120' |
| Minimum Lot Size (Sq. Ft.) | 7,200 SF | 8,400 SF | 10,000 SF | 20,000 SF | 7,200 SF | 18,000 SF | 8,400 SF |
| Number of Units | 164 | 131 | 137 | 140 | 84 | 44 | 94 |
| Dwelling Unit % | 20.65% | 16.50% | 17.25% | 17.63% | 10.58% | 5.55% | 11.84% |

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Map contained within the Comprehensive Plan designates the subject property for Commercial land uses. If approved, this request would necessitate an amendment to the Future Land use map from Commercial land uses to Commercial and Low-Density land uses.

NOTIFICATION:

On March 23, 2018, staff mailed 539 notices to property owners and residents within 500-feet of the subject property. Staff also emailed a notice to the Breezy Hill Homeowner's Association (HOA's), which is the only HOA located within 1,500 feet of the subject property. Additionally, staff posted a sign at the corner of FM-552 and John King Boulevard, and advertised the public hearings in the Rockwall Harold Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted staff had received four (4) notices and seven (7) emails in opposition of this request and one (1) notice and nine (9) emails in favor of the request.

RECOMMENDATIONS:

Should the City Council approve the applicant's request to amend Planned Development District 74 (PD-74) then staff would propose the following conditions of approval:


- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- 2) Any construction resulting from the approval of this *zoning amendment* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire

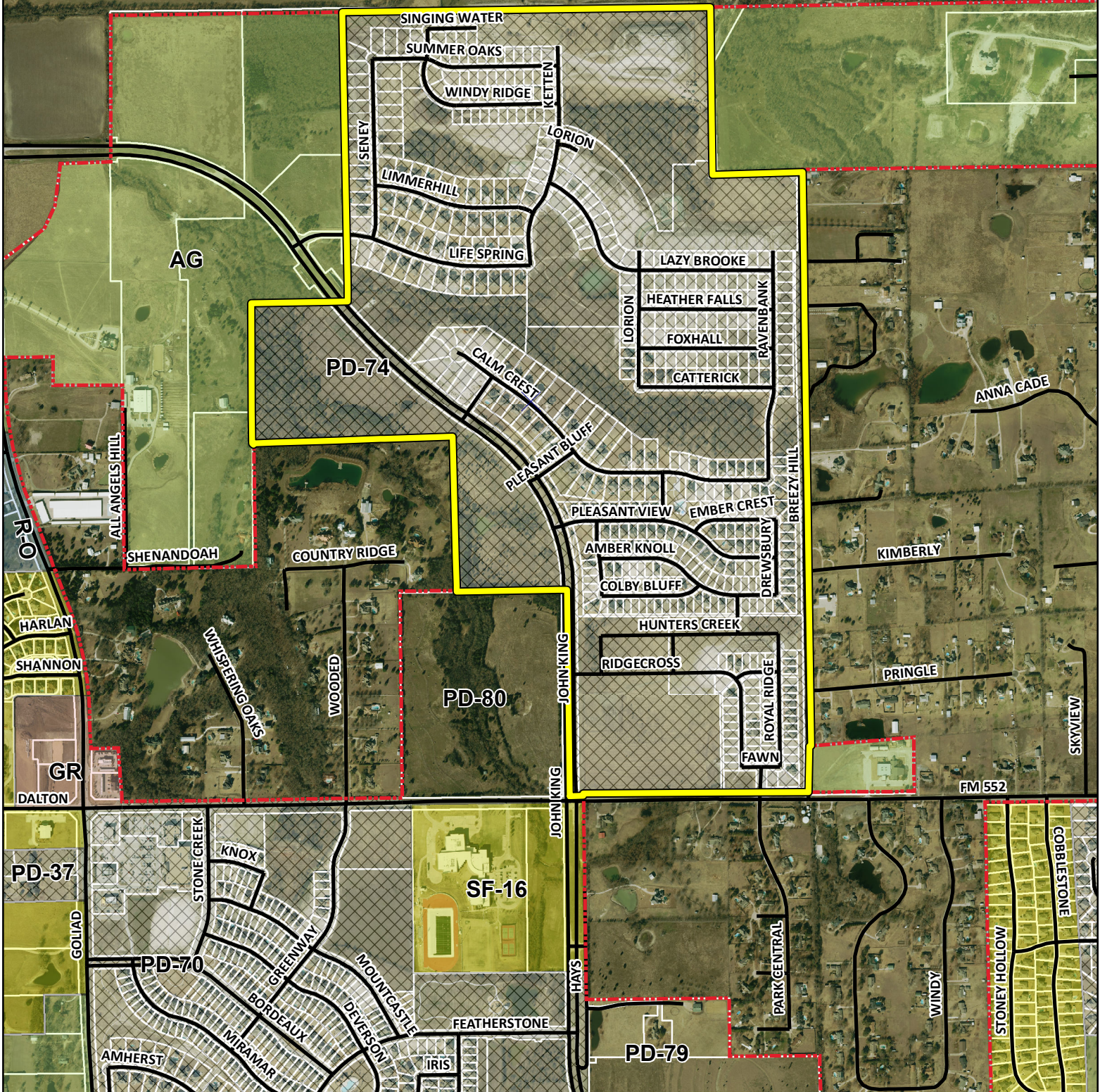
codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On April 10, 2018, the Planning and Zoning Commission's motion to recommend approval of the amendment to Planned Development District 74 (PD-74) passed by a vote of 3-2 with Commissioners Trowbridge and Logan dissenting.

0 330 660 1,320 1,980 2,640 Feet

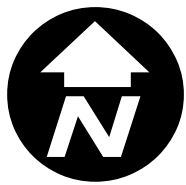
Z2018-013 - AMENDMENT TO PD-74
ZONING - LOCATION MAP = 



City of Rockwall

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

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



From: [Morales, Laura](#)
To: [REDACTED]
Cc: [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)
Subject: Neighborhood Notification Program: Notice of zoning request
Date: Friday, March 23, 2018 4:43:04 PM
Attachments: [Z2018-013 HOA Map.pdf](#)

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **March 23, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 4/10/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases/03162018>

Z2018-013- Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com>



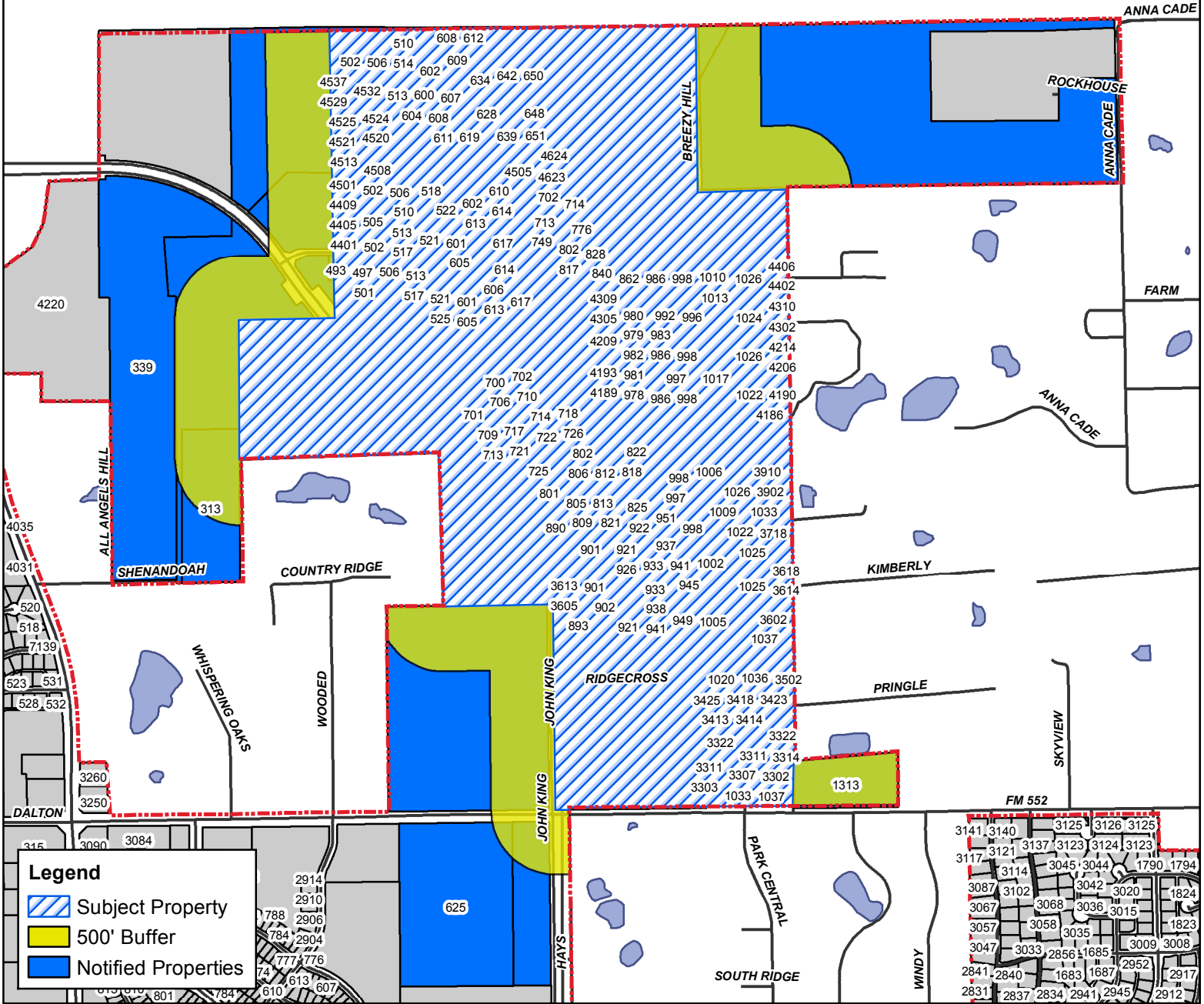
City of Rockwall

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

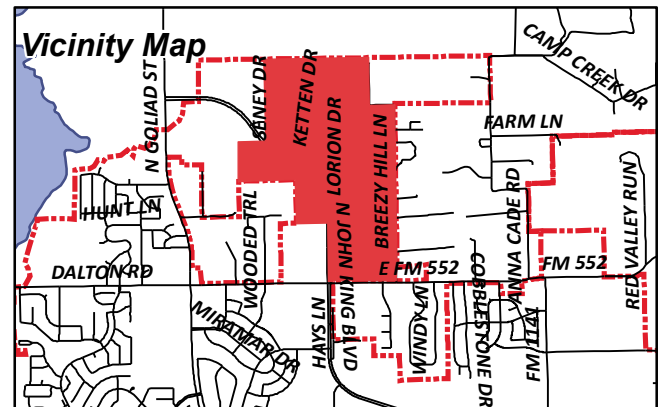
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0 365 730 1,460 2,190 2,920 Feet



Case Number: Z2018-013
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: PD-74
Case Address: NEC of John King Blvd. & FM552



Date Created: 03/14/2018
For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT
1000 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 LAZY BROOKE DR
ROCKWALL, TX 75087

WIGINGTON CHAD W AND HANNAH L
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

SLAUGHTER GREGORY TODD & KATRINA
HINSON
1001 EMBER CREST DRIVE
ROCKWALL, TX 75087

DOUGLAS GRETCHEN
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 LAZY BROOKE DR
ROCKWALL, TX 75087

RAMSEY JON R AND ROBIN E
1002 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1003 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1004 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 LAZY BROOKE DR
ROCKWALL, TX 75087

GOODWIN ALLAN AND JULIE
1005 EMBER CREST DR
ROCKWALL, TX 75087

DUNWODY MARGARET & DAVID LEE
1005 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1006 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1008 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1009 LAZY BROOKE DR
ROCKWALL, TX 75087

HOOVER BRIAN B & CHRISTINA L
1009 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CHINN GEOFFREY MICHAEL AND
1009 EMBER CREST DR
ROCKWALL, TX 75087

ALSUP DENNIS AND ANGELA
1009 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1010 PLEASANT VIEW DR
ROCKWALL, TX 75087

AGOSTINI MICHAEL AND RAELENE FAITH
1010 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1011 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 PLEASANT VIEW DR
ROCKWALL, TX 75087

NOBLES DALLAS A AND KRISTEN L
1013 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1014 LAZY BROOKE DR
ROCKWALL, TX 75087

ROBISON CHELSEY BYRON AND DALE K O'DAY
1014 21ST STREET SOUTH
ARLINGTON, VA 22202

RAMSER DAVID
1014 CALM CREST DR
ROCKWALL, TX 75087

DAVILA ARMANDO
1014 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1016 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1017 PLEASANT VIEW DR
ROCKWALL, TX 75087

RAMDHAN RENATE E & BYRON B
1017 EMBER CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1018 LAZY BROOKE DR
ROCKWALL, TX 75087

CHRISTOPHER CATHY J
1018 CALM CREST DRIVE
ROCKWALL, TX 75087

RUDDIS BECKY AND MARK
1018 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1019 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1020 HEATHER FALLS DR
ROCKWALL, TX 75087

SOWA RYAN & DAWN RENEE
1020 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1021 PLEASANT VIEW DR
ROCKWALL, TX 75087

GRANT TYRONE D & LYNN JONES
1021 EMBER CREST DR
ROCKWALL, TX 75087

LARI SAISTA YASMIN
1021 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1022 LAZY BROOKE DR
ROCKWALL, TX 75087

MILLER JASON & DESIREE
1022 CALM CREST DR
ROCKWALL, TX 75087

BIANCO DIEGO L
1022 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1023 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1024 WINDY HILL LN
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE
DALLAS, TX 75002

CURRENT RESIDENT
1025 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1025 PLEASANT VIEW DR
ROCKWALL, TX 75087

ROBINSON PATRICK & AIMEE RAE
1025 CALM CREST DRIVE
ROCKWALL, TX 75087

KOETJE TIMOTHY JON
1025 EMBER CREST DR
ROCKWALL, TX 75087

SINGH KRISHNABEN H & HARPREET
1025 FOXHALL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1026 LAZY BROOKE DR
ROCKWALL, TX 75087

EDWARDS VERNON LAJUN & ETTA MICHELLE
1026 CALM CREST DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
1028 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1029 AMBER KNOLL DR
ROCKWALL, TX 75087

LEDBETTER TOM EDWARD AND LYLY KARINE
1029 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1030 AMBER KNOLL DR
ROCKWALL, TX 75087

NEWBERRY RANDY FRANK JR AND KAREN
ELIZABETH
1030 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1032 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 AMER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1033 FAWN TRAIL DR
ROCKWALL, TX 75087

KNIGHT ELIZABETH O
1033 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1036 WINDY HILL LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1037 FAWN TRAIL DR
ROCKWALL, TX 75087

BARNEY MICHELLE AND ROBERT JR
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

GRIFFITH SARAH KRISTIN AND JESSE JOHN
1210 EAST MICHIGAN AVE
JACKSON, MI 49201

CURRENT RESIDENT
1313 FM552
ROCKWALL, TX 75087

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

PAUL TAYLOR HOMES LIMITED
17950 PRESTON ROAD O
DALLAS, TX 75252

MEGATEL HOMES INC
1800 VALLEY VIEW LANE 0
FARMERS BRANCH, TX 75234

MEGATEL HOMES INC
1800 VALLEY VIEW LN 0
DALLAS, TX 75234

MEGATEL HOMES INC
1801 CROSS TIMBERS RD
FLOWER MOUND, TX 75028

KNOWLTON COREY D
1915 KINGS PASS
HEATH, TX 75032

CURRENT RESIDENT
313 SHENNENDOAH
ROCKWALL, TX 75087

CLARK BRUCE A & ROSE R
313 SHENNENDOAH LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3303 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3306 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3307 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3310 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3311 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3314 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3315 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3318 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3319 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

FLYNN JASON HAROLD & KENNY RAY
WENTWORTH
3322 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

SWXES INVESTMENTS LLC
3362 CASTLEWOOD BLVD
HIGHLAND VILLAGE, TX 75077

CURRENT RESIDENT
339 ALL ANGELS HILL
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3405 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3409 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3410 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGE CROSS LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3423 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3425 RIDGE CROSS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3426 RIDGE CROSS LN
ROCKWALL, TX 75087

CURRENT RESIDENT
3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

AUGUSTINE LAWRENCE L AND GUADALUPE
CARRANZA-AUGUSTINE
3502 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3510 ROYAL RIDGE DR
ROCKWALL, TX 75087

WILLIAMS GREGORY D AND CARRIE L
3602 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3605 NOAH CREST DR
ROCKWALL, TX 75087

BURMASTER BARRY S & LORI A
3606 DREWSBURY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
3609 NOAH CREST DR
ROCKWALL, TX 75087

BERRYMAN PATRICK AND LAURA
3610 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3613 NOAH CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3614 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3617 NOAH CREST DR
ROCKWALL, TX 75087

CORNWELL AMY AND JEFFERY
3618 DREWSBURY DR
ROCKWALL, TX 75087

REEVES STEPHEN M AND SHANNON K
3621 NOAH CREST DR
ROCKWALL, TX 75087

CHELLBERG MARK AND JEAN
3702 DREWSBURY DR
ROCKWALL, TX 75087

THARP JOHN AND RITCHEY MARY
3706 DREWBURY DR
ROCKWALL, TX 75087

KREPPS JERIMY GUSTAV AND KARA PARKER
3710 DREWSBURY DR
ROCKWALL, TX 75087

JONES RICHARD B JR & KATHERINE L
3714 DREWSBURG DRIVE
ROCKWALL, TX 75087

PARKES DAVID A AND NANCY J
3718 DREWSBURY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
3902 RAVENBANK DR
ROCKWALL, TX 75087

CONFIDENTIAL
3906 RAVENBANK DRIVE
ROCKWALL, TX 75087

THUESON KEVIN AND VIRGINIA
3910 RAVENBANK DR
ROCKWALL, TX 75087

HAURY NORMAN L & SHANNON
4186 RAVENBANK DRIVE
ROCKWALL, TX 75087

NORI KELLI ANN
4189 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4190 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4193 LORION DR
ROCKWALL, TX 75087

MONK CHRISTOPHER E AND
4193 LORION DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4194 RAVENBANK DR
ROCKWALL, TX 75087

MARSHALL CHRISTOPHER ROSS AND AMBER
BECK
4197 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4198 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4201 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4202 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4205 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4206 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4209 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4210 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4213 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4214 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4301 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4302 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4305 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4306 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4309 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4310 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4314 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4401 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4402 RAVENBANK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4405 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4406 RAVENBANK DR
ROCKWALL, TX 75087

RILEY MICHAEL BRANDON AND TRACY DENISE
4409 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4413 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4451 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4455 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4501 KETTEN DR
ROCKWALL, TX 75087

PARKER RUSSELL HALBERT & KRISTY KAY
4501 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4505 KETTEN DR
ROCKWALL, TX 75087

WILEY JAMAL KENYATTA & CHERESE MARIE
4505 SENEY DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
4508 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4509 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4512 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4513 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4516 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 KETTEN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4517 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4520 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4521 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4524 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4525 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4528 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4529 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4532 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4533 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4537 SENEY DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4623 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
4624 LORION DR
ROCKWALL, TX 75087

CURRENT RESIDENT
493 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
497 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
501 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
502 SUMMER OAKS DR
ROCKWALL, TX 75087

SEAWRIGHT HAROLD KEITH AND SHERI
502 LIFE SPRING DR
ROCKWALL, TX 75087

JONES QUEENETH ONUNWA
502 LIMMERHILL DRIVE
ROCKWALL, TX 75087

PEREZ MARK AND JENNIFER
505 LIFE SPRING DR
ROCKWALL, TX 75087

ARRAMBIDE MICHAEL & MELISSA GUERRERO
505 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
506 SUMMER OAKS DR
ROCKWALL, TX 75087

ROSENWASSER SAMUEL C & KAY K
506 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MARTINEZ JOSEPH ROMAN & SAMANTHA KAY
506 LIMMERHILL DRIVE
ROCKWALL, TX 75087

NORTHCUTT JOHN PAUL & MELANIE R
509 LIFE SPRINGS DR
ROCKWALL, TX 75087

WARRINGTON JASON LAMAR
509 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
510 SUMMER OAKS DR
ROCKWALL, TX 75087

SMITH GREGORY SCOTT & JOANNA RENEE
510 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PRICE DANIEL JONATHAN AND DANIELLE
510 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
513 SUMMER OAKS DR
ROCKWALL, TX 75087

BRYAN JEFFREY M AND JULIE
513 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
514 SUMMER OAKS DR
ROCKWALL, TX 75087

SCHEDER VALERIE SUE AND FRANK MICHAEL
514 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
517 LIFE SPRING DR
ROCKWALL, TX 75087

ROSNER MELANIE AMANDA
0
517 LIMMERHILL DRIVE
ROCKWALL, TX 75087

ESTRADA LUIS III & JOSEFINA VARGAS
518 LIFE SPRING DR
ROCKWALL, TX 75087

WILLIAMS STEVEN AND ANA
518 LIMMERHILL DR
ROCKWALL, TX 75087

MUSSELL GLORIA BERNADETTE
521 LIFE SPRING DRIVE
ROCKWALL, TX 75087

GIAMPIETRO DAVID JOHN AND MARIA KRISTIN
521 LIMMERHILL DR
ROCKWALL, TX 75087

GOODEN BRETT J & AMY
522 LIFE SPRING DR
ROCKWALL, TX 75087

MOORE CHRISTOPHER SAMUEL & HOLLY
GARRETT
522 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
525 LIFE SPRING DR
ROCKWALL, TX 75087

CRUZ NIEVES JR AND DORA VALLEJO
526 LIFE SPRING DR
ROCKWALL, TX 75087

MEGATEL HOMES INC
5512 W PLANO PARKWAY 0
PLANO, TX 75093

SINKS CHARLES WILLIAM II & SANDRA LYNN
555 SINKS ROAD
ROCKWALL, TX 75032

CURRENT RESIDENT
600 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
601 SINGING WATER DR
ROCKWALL, TX 75087

MCGEE HOWARD RANDALL AND LINDA SUE
MCGEE
601 LIFE SPRING DR
ROCKWALL, TX 75087

DENT TODD ALAN & KRISTI MICHELLE
601 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
602 SUMMER OAKS DR
ROCKWALL, TX 75087

SKINNER CHRISTOPHER JASON & AMANDA G
602 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PETERS RICHARD PAUL AND CYNTHIA ELIZABETH
602 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
604 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
605 SINGING WATER DR
ROCKWALL, TX 75087

BERRY JAMES & BETTYE D
605 LIFE SPRING DR
ROCKWALL, TX 75087

MCELROY MICHAEL WHITNEY AND
605 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
606 SUMMER OAKS DR
ROCKWALL, TX 75087

FAVROT MICHAEL THOMAS & TANIA STRONZA
606 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PESTA LAURA ALLISON & MATTHEW DAVID
606 LIMMERHILL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
607 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
608 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
609 SINGING WATER DR
ROCKWALL, TX 75087

ALT MELISSA ANN & WILLIAM
609 LIFE SPRING DR
ROCKWALL, TX 75087

CONFIDENTIAL
609 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
610 SUMMER OAKS DR
ROCKWALL, TX 75087

NORVILLE SHEILA AND NICK
610 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MYERS TERRENCE SHANE AND EBONEY
JOURNET
610 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
611 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
612 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
612 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SINGING WATER DR
ROCKWALL, TX 75087

CURRENT RESIDENT
613 SUMMER OAKS DR
ROCKWALL, TX 75087

STAHL JAMES W
613 LIFE SPRING DRIVE
ROCKWALL, TX 75087

HAYNES PAUL J AND TONIQUA
613 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 LIFE SPRING DR
ROCKWALL, TX 75087

CURRENT RESIDENT
614 SUMMER OAKS DR
ROCKWALL, TX 75087

CAUTHRON DAVID M & JENNIFER A
614 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
615 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
616 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
617 SUMMER OAKS DR
ROCKWALL, TX 75087

DAVENPORT MARK JOSEPH & JENNIFER LEIGH
617 LIFE SPRING DRIVE
ROCKWALL, TX 75087

KLUTTS BEN III AND ANGELA
617 LIMMERHILL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
618 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
619 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
620 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
621 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
622 SUMMER OAKS DR
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

BH 60'S POD LTD
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

DREES CUSTOM HOMES LP
6225 N STATE HWY 161
IRVING, TX 75038

CURRENT RESIDENT
623 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
624 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
625 FM552
ROCKWALL, TX 75087

CURRENT RESIDENT
625 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
626 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
627 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
628 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
629 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
630 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
631 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
632 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
633 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
634 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
635 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
636 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
637 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
638 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
639 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
640 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
641 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
642 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
643 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
644 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
645 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
646 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
647 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
648 WINDY RIDGE LN
ROCKWALL, TX 75087

CURRENT RESIDENT
649 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
650 SUMMER OAKS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
651 WINDY RIDGE LN
ROCKWALL, TX 75087

CDGT ROCKWALL/2016 LLC
6925 FM 2515
KAUFMAN, TX 75142

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX 75087

EISAMAN KELLY JOE AND KELLY RENEE
701 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
702 LAZY BROOKE DR
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX 75087

JONES ELOISE AND
705 CALM CREST DR
ROCKWALL, TX 75087

ULLOM BRETT AND LORI
706 CALM CREST DR
ROCKWALL, TX 75087

EVANS JEFFREY WILLIAM AND JULIE BONDS
709 CALM CREST DR
ROCKWALL, TX 75087

BERRY STEVEN E AND KATHERINE E
710 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
713 LAZY BROOKE DR
ROCKWALL, TX 75087

RANKIN TIERRE SANTEZ AND YOSHIKA
DAVENPORT
713 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
714 LAZY BROOKE DR
ROCKWALL, TX 75087

BATES SOPHIE THU
714 CALM CREST DR
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE J
717 CALM CREST DR
ROCKWALL, TX 75087

WEIDENBACH MYRON
718 CALM CREST DR
ROCKWALL, TX 75087

CAVALLI DAVID MICHAEL AND JULIE HARRISON
721 CALM CREST DR
ROCKWALL, TX 75087

ROGERS DAMIAN W AND JESSICA L
722 CALM CREST DR
ROCKWALL, TX 75087

STEED RYAN JAY AND BROOKE A
725 CALM CREST
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
738 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
749 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
764 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
775 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
776 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
801 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
802 LAZY BROOKE DR
ROCKWALL, TX 75087

DOUANGDARA KIMGPHETH B AND JOSEFINA H
802 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
805 LAZY BROOKE DR
ROCKWALL, TX 75087

FONTAINE NORMAN F AND NANCY C
805 CALM CREST DR
ROCKWALL, TX 75087

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX 75087

ROBERTS RYAN LLOYD AND NATALIE
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE
812 CALM CREST DR
ROCKWALL, TX 75087

MEHDIZADEGAN MEHRDAD AND ANGELA
813 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
816 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
817 LAZY BROOKE DR
ROCKWALL, TX 75087

LOWDERMILK SHANE AND CHERYL
817 CALM CREST
ROCKWALL, TX 75087

CARIKER KEVIN L AND LESLIE J
818 CALM CREST DR
ROCKWALL, TX 75087

CAMP JOSEPH RICHARD AND
821 CALM CREST DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER SUITE 710
DALLAS, TX 75225

BH 60'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH PHASE V 80'S POD LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH PHASE VI SF LTD
8214 WESTCHESTER DR SUITE 710
DALLAS, TX 75225

BH BALANCE III LLC
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IIB SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IIA SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE III SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH BALANCE IV LLC
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

BH PHASE IV SF LTD
8214 WESTCHESTER DRIVE SUITE 710
DALLAS, TX 75225

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER DRIVE #710
DALLAS, TX 75225

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX 75087

WEBB JOHN DAVID AND CAROLYN PARKER
825 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
828 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
840 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
862 LAZY BROOKE DR
ROCKWALL, TX 75087

WARNER AMANDA CARTWRIGHT & STEPHEN
KYLE WARNER
890 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE
ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX 75087

PEREZ LUIS ENRIQUE AND MARIA A
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

JONES ANDRA W AND TERRIAN L
898 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
901 COLBY BLUFF DR
ROCKWALL, TX 75087

TYNER KEVIN AND MELISSA J
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

JULES JANOUSKA BETHLY & JAY
902 AMBERKNOLL DRIVE
ROCKWALL, TX 75087

SMITH SHANE AND AMY COOPER
902 COLBY BLUFF
ROCKWALL, TX 75087

HUNT RICHARD M AND JUDITH K
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

RELYEA BARBARA J
905 AMBER KNOLL DR
ROCKWALL, TX 75087

SMITH KELLY L & MICHAEL D
905 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

SICILIANO LAURA EDITH AND
906 AMBER KNOLL DR
ROCKWALL, TX 75087

BROOKS STEPHEN A & CAROL R
906 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MULL RESSIE JR AND LIVIA
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
909 COLBY BLUFF DR
ROCKWALL, TX 75087

WOO PRESTON AND JENNIFER
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
910 PLEASANT VIEW DR
ROCKWALL, TX 75087

BECTION COREY AND JESSIKA
910 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
913 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBBINS THOMAS V AND MARCIA L
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
914 COLBY BLUFF DR
ROCKWALL, TX 75087

VANDERPOEL LUKE S AND BROOKE
914 AMBER KNOLL DR
ROCKWALL, TX 75087

VARGHESE RINU & ANCY KURIAN
914 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
917 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
918 PLEASANT VIEW DR
ROCKWALL, TX 75087

BEAN MARC ALAN AND
918 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
921 COLBY BLUFF DR
ROCKWALL, TX 75087

LOCKETT DAVID
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

FAST NATHANIEL W
922 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
925 COLBY BLUFF DR
ROCKWALL, TX 75087

COZART ROBERT C JR AND ALICE
925 AMBER KNOLL DR
ROCKWALL, TX 75087

BATTS JOHN L AND FRITZE H
925 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
926 COLBY BLUFF DR
ROCKWALL, TX 75087

GALITZ DEAN AND NICOLE
926 AMBER KNOLL DR
ROCKWALL, TX 75087

BECKSTROM LILLIAN C
929 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN
TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
930 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
933 COLBY BLUFF DR
ROCKWALL, TX 75087

STEPHENS QUANDRELL ALTAM AND MELVONA
PHALISA
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
934 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
937 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBSON SCOTT WAYNE
937 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
938 AMBER KNOLL DR
ROCKWALL, TX 75087

GONZALEZ DONNA AND BRYANT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

WHITWORTH DONALD C AND KARI J
941 COLBY BLUFF DR
ROCKWALL, TX 75087

ENGLISH WILLIAM C AND ROBYN K
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

CURRENT RESIDENT
942 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
945 COLBY BLUFF DR
ROCKWALL, TX 75087

MILLICE DAVID J & SARAH S
945 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
946 AMBER KNOLL DR
ROCKWALL, TX 75087

HAYCRAFT TYLER AND KRISTIN
949 COLBY BLUFF DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 AMBER KNOLL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
951 CALM CREST DR
ROCKWALL, TX 75087

ELNITSKY KRISTINE A AND JAMES
978 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
979 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
980 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
981 LAZY BROOKE DR
ROCKWALL, TX 75087

MCKEE DAVID R AND SU MAY
981 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
982 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
983 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
984 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
985 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
986 LAZY BROOKE DR
ROCKWALL, TX 75087

BELL THOMAS PATRICK AND KRISTINA RENEE
986 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
987 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
988 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
989 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
990 LAZY BROOKE DR
ROCKWALL, TX 75087

JOSEPH BINU ARIYAPPALLIL & REENA
990 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
991 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
992 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
993 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
994 LAZY BROOKE DR
ROCKWALL, TX 75087

WENTZEL SCOTT WILLIAM & JANSY JO
994 CATTERICK DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
995 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
996 HEATHER FALLS DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
997 LAZY BROOKE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 CATTERICK DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 EMBER CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 FOXHALL DR
ROCKWALL, TX 75087

CURRENT RESIDENT
998 LAZY BROOKE DR
ROCKWALL, TX 75087

PARKS STANLEY AND PAMELA
998 CALM CREST DR
ROCKWALL, TX 75087

CURRENT RESIDENT
999 HEATHER FALLS DR
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

ANDINO JULIO JOSE &
PO BOX 1779
ROCKWALL, TX 75087

WACK LINDSEY AND DONNETTE
PO BOX 2545
ROCKWALL, TX 75087

WOODLIFF KAREN M AND JASON
PO BOX 472
ROCKWALL, TX 75087

SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX 75094

From: [Brooks, Korey](#)
To: [Brooks, Korey](#)
Subject: FW: Breezy Hill Rezoning Proposal
Date: Wednesday, April 11, 2018 8:12:00 AM

From: Sam Rosenwasser [REDACTED]
Sent: Tuesday, April 10, 2018 2:32 PM
Cc: Miller, Ryan; brooks@rockwall.com
Subject: Breezy Hill Rezoning Proposal

Last night, I attended a meeting of my homeowners association to learn more about the re-zoning request that will come before you tonight. After hearing the details of what is behind the request to re-zone 11 acres of land, I believe it is in the best interest of the residents of Breezy Hill to approve this proposal. I hope you will agree and support this re-zoning request.

Respectfully,

Sam Rosenwasser
506 Life Spring Dr
Rockwall, TX 75087
[REDACTED]

From: [Brooks, Korey](#)
To: [Brooks, Korey](#)
Subject: FW: Breezy Hills
Date: Wednesday, April 11, 2018 8:12:11 AM
Attachments: [image004.png](#)

From: Randall Mcgee [REDACTED]
Sent: Tuesday, April 10, 2018 3:01 PM
To: Miller, Ryan
Subject: Breezy Hills

I am in favor of the rezoning.

Thanks.

Randall McGee

From: [Brooks, Korey](#)
To: [Brooks, Korey](#)
Subject: FW: Case#Z2018-013:Amendment to PD-74
Date: Wednesday, April 11, 2018 8:12:21 AM
Attachments: [image009.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image004.png](#)

From: Erin Atkins-Neill [REDACTED]
Sent: Tuesday, April 10, 2018 3:02 PM
To: Planning
Cc: Miller, Ryan; brooks@rockwall.com
Subject: Case#Z2018-013:Amendment to PD-74

Hello-

I am a resident of Breezy Hill. My address is 3410 Ridgecross Drive. My property is adjacent to the proposed zoning change.

I am in support of the developer. I feel that reducing the size of the commercial space and adding additional homes will increase property values in our neighborhood.

Thank you,

Erin Neill, CIC
Principal Agent/Agency Owner



Dave Ramsey Endorsed Local Provider

Direct | Text Message 972-285-0382
Office 972-285-0381
Fax 214-975-1827
Email [REDACTED]
Address 211 W Main St. Mesquite, TX 75149



Member of: **AgentsAlliance**

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 Think before you print.

From: [Brooks, Korey](#)
To: [Brooks, Korey](#)
Subject: FW: Case#Z2018-013:Amendment to PD-74
Date: Wednesday, April 11, 2018 8:21:37 AM
Attachments: [image004.png](#)

From: Ann Fudge Bowerman [REDACTED]
Sent: Wednesday, April 11, 2018 8:16 AM
To: Miller, Ryan
Subject: Case#Z2018-013:Amendment to PD-74

Good afternoon,

As a resident of Breezy Hill at [1006Catterick Drive](#), I would like to be recorded as being in opposition to the upcoming zone change request for Case#Z2018-013:Amendment to PD-74.

Reasons for opposition are:

1- the lot sizes are too small and not desirable for this community.

2- Purchasing my brand new house with the due diligence that I was required to do brought to my attention the convenient fact that 30 acres of retail was zoned to be placed nearby. I feel like you are letting us down by not abiding by your own approvals.

3- Rockwall County needs tax revenue, yes -- but how many rooftops do we really want in what was supposed to be an upscale community? I moved to Breezy Hill thinking it was an upgrade from Stone Creek due to the lot sizes. Now looking directly at Stone Creek against Breezy Hill, Stone Creek Estates sure looks prettier than Breezy Hill. Where is our fancy fountain?

4- Rockwall Independent School District is not equipped to handle the potential students moving into Celia Hays Elementary, Williams Middle School and Rockwall High School. We have multiple new developments already in place that are going to overcrowd even further all these schools. The district paid a lot of money to Templeton Demographics for projection data and they did not foresee Skorburg Company continually changing their plans so that they could cram as many people as possible into each of their developments at Stone Creek and now Breezy Hill. Recent board meetings have already confirmed that the enrollment growth exceeded the projections.

Please side with your residents. This is my third home in Rockwall County since 2002. While I understand growth is inevitable, what Skorburg is doing here is unethical.

Sincerely,

Eric & Ann Bowerman

[1006 Catterick Drive](#)

[Rockwall TX 75087](#)

Breezy Hill Resident, AGAINST the zoning request change for April 10.

From: [Brooks, Korey](#)
To: [Brooks, Korey](#)
Subject: FW: In favor of rezoning acres
Date: Wednesday, April 11, 2018 8:12:57 AM

-----Original Message-----

From: Nathan Sunka [REDACTED]
Sent: Tuesday, April 10, 2018 3:59 PM
To: Miller, Ryan
Subject: In favor of rezoning acres

Please help us accomplish what is best for this community.
That is why we are in favor to rezone acres from commercial to residential.

Thank you
3418 Ridgecross Dr
Rockwall TX 75087

Sent from my iPhone

From: [Brooks, Korey](#)
To: [Brooks, Korey](#)
Subject: FW: Rezoning at corner of John King & #552
Date: Wednesday, April 11, 2018 8:13:17 AM

From: Ronda Gunther [REDACTED]
Sent: Tuesday, April 10, 2018 12:44 PM
To: Miller, Ryan
Cc: [REDACTED]
Subject: Rezoning at corner of John King & #552

Hi Ryan,

My husband and I live in Breezy Hill and are very interested in the impact of the re-zoning for the property at the northeast corner of John King and #552. We would really like to see the amount of retail land reduced and more of it devoted to residential homes.

Please know that we are both in support of the proposed re-zoning and would appreciate your vote for this proposal.

Regards,
Tom and Ronda Gunther
985 Lazy Brooke Drive
Rockwall, TX 75087

(Breezy Hill home owners)

 Virus-free. www.avast.com

From: [Brooks, Korey](#)
To: [Brooks, Korey](#)
Subject: FW: Zoning Change response
Date: Wednesday, April 11, 2018 8:12:32 AM
Attachments: [image004.png](#)

From: Thomas Robbins [REDACTED]
Sent: Tuesday, April 10, 2018 3:50 PM
To: Miller, Ryan; brooks@rockwall.com
Subject: Zoning Change response

This is to inform you of our support for the proposed zoning change being considered tonight for Breezy Hills.

We attended the meeting last night and all our misgivings from rumors heard and seen over the past few weeks were answered. Most of them were not true. Everything explained to us last night about the need for the change made excellent sense. Once again we, Breezy Hills residents, do support the zoning change request.

Tom and Marcia Robbins
913 Pleasant View Drive
Rockwall, TX 75087
m_l_robbins@att.net
(214) 232-2599
(214) 232-2719


From: [DAVID PARKES](#)
To: [Miller, Ryan](#); [Brooks, Korey](#)
Subject: Z2018-013:Amendment to PD-74
Date: Monday, April 09, 2018 7:36:51 PM

Mr Miller and Mr Brooks

My wife Nancy Parkes and I oppose the request for Z2018-013:Amendment to PD-74. When built in Breezy Hill in 2015 we were told that Breezy Hill was a premium development characterized by larger lots, side facing garages and larger homes. That is why we picked Breezy Hill over Stone Creek or other developments. Nancy, real estate agent, has compared the comps for Breezy Hill and Stone Creek and they support these differences. This is the third attempt by Skorburg Company of coming and trying to change the lot composition, lots sizes (to 50'), and to front facing garages. These changes will impact the value of my house and change the feel of the neighborhood. This is not what we were told when we bought our house and it feels like bait and switch. Sold one thing and then they change it on you. Please do not allow Skorburg to do this to us.

Also the corner of John King Blvd and 552 zoned commercial and needs to remain the current size. Any smaller than a larger grocery store or the like will not be able to fit. They will tell you they tried to sell it but can't. But as the number of houses increase along John King Blvd a large store will come into that ideal corner. It may take a few more years but it will happen. It was the City of Rockwall's plan and you should stand firm on that. We will need this and do not want to be short sighted. There are plenty of 50' lots in Rockwall and they can select a different development that has not been promised a development that would remain premium with larger lots and no front facing garages.

Sincerely
Dave and Nancy

David A. Parkes
3718 Drewsbury Dr
Rockwall, TX 75087
Breezy Hill
+1 585-746-4035


From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Amendment to PD-74, Case Z2018-013
Date: Monday, April 09, 2018 12:21:15 PM

From: Nancy Fontaine [REDACTED]
Sent: Monday, April 9, 2018 12:10 PM
To: Planning <planning@rockwall.com>
Subject: Amendment to PD-74, Case Z2018-013

Planning/Zoning Changes

Totally against case number Z2018-013, amendment to PD-74.

Skoberg has tried this request twice before, this making the third time! The neighborhood is totally against this. No higher density housing and smaller square footage in Breezy Hill.

Thank you,

Nancy Fontaine
Norman Fontaine
805 Calm Crest Dr
Rockwall
TX 75087

[Sent from Yahoo Mail on Android](#)

From: [Brooks, Korey](#)
To: [Brooks, Korey](#)
Subject: FW: Breezy Hill Estates - Rezoning
Date: Tuesday, April 10, 2018 12:50:06 PM

-----Original Message-----

From: Jeremy Neill [REDACTED]
Sent: Tuesday, April 10, 2018 12:20 PM
To: Miller, Ryan
Subject: Breezy Hill Estates - Rezoning

Mr Miller

I am a resident of Breezy Hill. I live adjacent to the new zoning change on Ridgecross Dr. I am in favor of the proposed changes.

From: [Brooks, Korey](#)
To: [Brooks, Korey](#)
Subject: FW: Case#Z2018-013:Amendment to PD-74
Date: Tuesday, April 10, 2018 12:50:28 PM

From: Marie Burton [REDACTED]
Sent: Tuesday, April 10, 2018 12:14 PM
To: Miller, Ryan
Subject: Fw: Case#Z2018-013:Amendment to PD-74

Good afternoon,

As a resident of Breezy Hill at 982 Catterick Drive, I would like to be recorded as being in opposition to the upcoming zone change request for Case#Z2018-013:Amendment to PD-74.

Reasons for opposition are:

1- the lot sizes are too small and not desirable for this community.

2- Purchasing my brand new house with the due diligence that I was required to do brought to my attention the convenient fact that 30 acres of retail was zoned to be placed nearby. I feel like you are letting us down by not abiding by your own approvals.

3- Rockwall County needs tax revenue, yes -- but how many rooftops do we really want in what was supposed to be an upscale community? I moved to Breezy Hill thinking it was an upgrade from Stone Creek due to the lot sizes. Now looking directly at Stone Creek against Breezy Hill, Stone Creek Estates sure looks prettier than Breezy Hill. Where is our fancy fountain?

4- Rockwall Independent School District is not equipped to handle the potential students moving into Celia Hays Elementary, Williams Middle School and Rockwall High School. We have multiple new developments already in place that are going to overcrowd even further all these schools. The district paid a lot of money to Templeton Demographics for projection data and they did not foresee Skorburg Company continually changing their plans so that they could cram as many people as possible into each of their developments at Stone Creek and now Breezy Hill. Recent board meetings have already confirmed that the enrollment growth exceeded the projections.

Please side with your residents. This is my third home in Rockwall County since 2002. While I understand growth is inevitable, what Skorburg is doing here is unethical.

Sincerely,
Marie Burton
982 Catterick Drive
Rockwall TX 75087

Breezy Hill Resident, AGAINST the zoning request change for April 10.

From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Case#Z2018-013:Amendment to PD-74
Date: Monday, April 09, 2018 12:20:32 PM

From: Amanda Cartwright [REDACTED]
Sent: Monday, April 9, 2018 12:01 PM
To: Planning <planning@rockwall.com>
Cc: Kyle Warner [REDACTED]
Subject: Case#Z2018-013:Amendment to PD-74

Same as last time, I am opposed to smaller lots in the Breezy Hill subdivision for the fact that it will de-value the rest of the already existing subdivision. I feel like this is a broken record and that Skorborg is NOT listening to it's current homeowners wishes. We have adamantly opposed the idea of smaller lots twice already in 2 years and here we go again with a third argument. I am sorry you could not sell to commercial buyers but what the development was sold to us as was a higher end, larger lot community. Please do not allow this to take place.

Sincerely,

Annoyed for a third time homeowner.

--

Amanda Cartwright-Warner

From: [Planning](#)
To: [Brooks, Korey](#)
Subject: FW: Case #Z2018-013: Amendment to PD74
Date: Thursday, April 05, 2018 5:47:32 PM

From Planning@rockwall.com

From: Karen McLaughlin [REDACTED]
Sent: Thursday, April 5, 2018 2:12 PM
To: Planning <planning@rockwall.com>
Subject: Case #Z2018-013: Amendment to PD74

My name is Karen McLaughlin. I live at 525 Life Spring in Rockwall - Breezy Hill Addition. I strongly disagree with proposed amendment to change the concept plan and changes to the lot composition and land uses stipulated by the development standard.

Karen McLaughlin

From: [Brooks, Korey](#)
To: [Brooks, Korey](#)
Subject: FW: Breezy Hill Estates Rezoning
Date: Tuesday, April 10, 2018 2:19:00 PM
Attachments: [image004.png](#)

From: Zaida Jorai-McCallum [REDACTED]
Sent: Tuesday, April 10, 2018 1:33 PM
To: Miller, Ryan
Cc: Jason McCallum
Subject: Breezy Hill Estates Rezoning

Hi,
We are homeowners in Breezy Hill, and we are in favor of the rezoning request.

Thanks,
Zaida Jorai-Mccallum
Jason McCallum

From: [Brooks, Korey](#)
To: [Brooks, Korey](#)
Subject: FW: Breezy Hill Re-Zoning
Date: Tuesday, April 10, 2018 2:19:11 PM
Attachments: [image004.png](#)

From: Jeff Bryan [REDACTED]
Sent: Tuesday, April 10, 2018 1:31 PM
To: Miller, Ryan; [REDACTED]
Subject: Breezy Hill Re-Zoning

This email is to inform you of my support for the changes that the developer would like to do.

Sincerely,

Jeff Bryan
513 Limmerhill Drive

From: [Brooks, Korey](#)
To: [Brooks, Korey](#)
Subject: FW: Breezy Hill zoning
Date: Tuesday, April 10, 2018 2:19:24 PM

From: hopectx [REDACTED]
Sent: Tuesday, April 10, 2018 1:31 PM
To: Miller, Ryan
Subject: Breezy Hill zoning

I am writing in opposition to the proposed changes to Breezy Hill April 10th.
Please keep the developers to their original plan.
Homes were purchased in the neighborhood based on the plan shown to potential owners - one which included larger lots and homes.
Home values and tax base in Rockwall matter greatly for our schools, and our community.

Your comments must be received by 4/16/2018 to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-](https://sites.google.com/site/rockwallplanning/development)

----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2018-013: Amendment to PD-74

Please place a check mark on the appropriate line below:

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

Name:

TRAVIS & GENNY SALES

Address:

3422 RIDLECROSS DR ROCKWALL TX 75087

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

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



NOTICE OF PUBLIC HEARING
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2018-013: Amendment to PD-74

Hold a public hearing to discuss and consider a request by John Arnold of the Skorburg Company on behalf of BH Balance 405, LTD for the approval of a zoning amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] to amend the concept plan and for the purpose of incorporating changes to the lot composition and land uses stipulated by the development standards and concept plan contained in Exhibits 'B' & 'C' of Ordinance No. 17-60 for a 405.184-acre tract of land identified as the Breezy Hill Subdivision and situated within the J. Strickland Survey, Abstract No. 187, the T. R. Bailey Survey, Abstract No. 30, and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas, generally located north of FM-552 and west of Breezy Hill Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/10/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by **4/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. Z2018-013: Amendment to PD-74

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.

Den't want property values of homes in Breezy Hill to go down
Den't need need extra traffic on John King

Name: *James W Berry & Bettye Darlene Berry*

Address: *605 Life Spring Dr Rockwall TX 75087*

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2018-013: Amendment to PD-74

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.

DECREASED PROPERTY VALUE FOR ALL INVOLVED

Name: NATHAN FAST

Address: 922 AMBER KNOLL DR, 75087

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

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

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2018-013: Amendment to PD-74

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For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 4/10/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 4/16/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Korey Brooks
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087**

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

Your comments must be received by **4/16/2018** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2018-013: Amendment to PD-74

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.

It would have a negative impact on property values for current homes. The change would only benefit the developer

Name: *Ben Kiatts*
Address: *617 Limmerhill*

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

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

Case No. Z2018-013: Amendment to PD-74

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

NO RETAIL IN AREA - Hurts Property Values

Name: JACK MCALLISTER

Address: 764 LAZY BROOK DR ROCKWALL TX 75087

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

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

From: [Garrett Benefiel](#)
To: [Miller, Ryan](#); [Brooks, Korey](#)
Cc: [Adam Buczek](#)
Subject: Letter to Rockwall Commissioners
Date: Thursday, April 05, 2018 3:21:04 PM
Attachments: [Wicker Associates letter to City of Rockwall.pdf](#)

Hey guys,

I know Ryan and I spoke on the phone earlier about me trying to get in touch with the P&Z commissioners via email – and I was wondering if perhaps you could forward my email to them so that you wouldn't be giving out their personal information. I really just wanted to share with them a little information on the current retail market and a letter from our current broker for our Breezy Hill Commercial property. I would also like to see if we could put this in their packets as well. Let me know if this is something you would be able to do.

Attached is the letter from our broker, and below is the email I want to share:

Dear Commissioners,

I hope you are doing well. In follow up to our work session meeting last week regarding our Breezy Hill Estates zoning request, we would like to share the link below to CNN Money discussing the bankruptcy and closing of all Toys "R" Us stores (735 total closings in just the United States). This is yet another current example of how Amazon and other online retailers are taking over the retail industry, and severely hindering brick and mortar real estate.

<http://money.cnn.com/2018/03/14/news/companies/toys-r-us-closing-stores/index.html>

As explained at last week's P&Z work session, 20 acres of commercial land remains too much commercial land at this location. In spite of a strong economy, we have been unsuccessful in selling any or all of this commercial land for years. We currently have the property listed with one of the most respected and reputable commercial brokers in DFW (Wicker & Associates) who agrees and explains in the attached letter that our best course of action to attract "Grade A" retailers is to reduce the size of the commercial tract.

Our proposed zoning change will leave an ideal and well-configured +/- 8.7 acres of commercial property at the hard corner of John King Boulevard and FM 552 – an ideal size to attract quality retailers, and will provide an additional +/- 11 acres of high quality residential to add to the Breezy Hill Estates community.

We look forward to presenting to you at the Planning & Zoning Commission meeting next Tuesday. In the meantime, please let us know if you have any questions.

Best,

Garrett Benefiel | Skorburg Company
Financial Analyst
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
O: 214.888.8845 | C: 251.680.8989



April 5, 2018

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

To whom it may concern:

It is our professional opinion that the Breezy Hill commercial site would be more viable as a smaller retail corner with several pads, as opposed to a large 20-acre site. The more condensed area will allow us to attract smaller targeted retail, medical office and daycare facilities.

As much as we would like to, it is not feasible to pursue large grocers or larger retail users for this site. All the active traders have already entered the market. For example, Tom Thumb, Kroger and Aldi have already located stores in this trade market leaving little to no demand for a grocer on this site. All other larger retail players (i.e. Home Depot, Lowes and Walmart) will be focused along Highway 30 on the main retail corridor.

With the smaller tract of land, we will be able to attract grade A tenants to fill a limited number of pad sites. We believe this will be a perfect fit as the market demand for retail space has been declining.

We hope this letter finds you well and appreciate the opportunity to work with you on this project.

Sincerely,

A handwritten signature in blue ink that reads "Randy Church". The signature is written in a cursive style.

Randy Church

CITY OF ROCKWALL

ORDINANCE NO. 16-59

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 16-59] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the City has received a request by the Noah Flabiano of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [specifically contained within *Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-59*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

approval of the amended zoning classification for the *Subject Property*;

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

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 1. Open Space Master Plan
 2. Master plat
 3. PD development plans (*required for retail areas only*)
 4. PD site plans
 5. Preliminary plats
 6. Final plats
- (c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.
- (e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'D'*, attached hereto and incorporated herein by reference as *Exhibit 'D'*, shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2015.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 20, 2016

2nd Reading: July 5, 2016

Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON);

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN AN ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 1593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

Exhibit 'A':
Legal Description

FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

- a. *Residential uses.* Uses permitted of right or by special use permit for the (SF-10) Single Family Residential District, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (GR) General Retail District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the GR District Regulations; provided, however, that the following uses are expressly prohibited:

- Animal Hospital, Clinic
- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (Outside)
- Gun Club, Skeet or Target Range (indoor)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service*
- Service Station*
- Mining and Extraction (Sand, Gravel, Oil & other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

* *Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.*

The following additional use shall be permitted of right in the PD District:

- Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

- c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

Exhibit 'C':
PD Development Standards

- d. *Density and lot composition.* ~~If the retail develops in accordance with the attached Concept Plan, No~~ more than **79450** single-family residential dwelling units may be constructed within the Subject Property. ~~The Except as provided in subsection (e),~~ single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

| Lot Type | Lot Size Minimum | Lot SF Minimum | Driveway Access | Total Units | Total Dwelling Units (%) |
|-------------------------------------|------------------|----------------|-----------------|--------------------|--------------------------|
| A | 60' x 120' | 7,200 | Front | 164 164 | 20.65 1.86% |
| B | 70' x 120' | 8,400 | Front | 131 | 16.50 17.46% |
| C | 80' x 125' | 10,000 | Front | 137 | 17.25 8.27% |
| D | 100' x 200' | 20,000 | Front | 140 | 17.63 8.67% |
| E | 60' x 120' | 7,200 | Front | 844 0 | 10.58 5.34% |
| F | 100' x 180' | 18,000 | Front | 44 | 5.55 87% |
| G | 70' x 120' | 8,400 | Front | 94 | 11.84 2.53% |
| AVERAGE LOT SIZE: | | | | 10,878 | 11,314 |
| MAXIMUM ALLOWED TOTAL UNITS: | | | | 79,450 | 100% |

2. *Development Standards Applicable.* Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a (SF-10) Single Family Residential District, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

Exhibit 'C':
PD Development Standards

B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses*

Table 2: Lot Type Matrix

| Lot Types | A | B | C | D | E | F | G |
|--|------------------|-------|--------------------|------------------|------------------|------------------|-------|
| Maximum Building Height | 36' | 36' | 36' | 36' | 36' | 36' | 36' |
| Minimum Air Conditioned Square Footage | 2,200 | 2,400 | 2,600 ² | 3,000 | 2,200 | 3,000 | 2,400 |
| Minimum Front Yard Building Setback | 20' ⁴ | 20' | 20' | 40' ³ | 20' ⁴ | 40' ³ | 20' |
| Minimum Rear Yard Building Setback | 10' | 10' | 15' | 15' | 10' | 15' | 10' |
| Minimum Side Yard (<i>Interior</i>) | 5' | 5' | 6' | 7' | 5' | 7' | 5' |
| Minimum Side Yard Adjacent to a Street | 15' | 15' | 15' | 15' | 15' | 15' | 15' |
| Minimum Distance of Driveway (<i>from Property Line</i>) | 20' | 20' | 20' | 40' | 20' | 40' | 20' |
| Minimum Lot Area (<i>Square Feet</i>) | 7,200 | 8,400 | 10,000 | 20,000 | 7,200 | 18,000 | 8,400 |
| Minimum Lot Frontage ¹ | 60' | 70' | 80' | 100' | 60' | 100' | 70' |

Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within *Table 1*.
- ²: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.
- ³: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.
- ⁴: Front porch may encroach to within 10-feet of the front property line.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards

| | |
|--|---|
| Minimum Lot Size | 7,200 SF |
| Minimum Lot Width (@ Front Building Line) | 60' |
| Minimum Lot Depth | 110' |
| Minimum Lot Width (Corner Lot) | 65' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,200 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages. |
| Maximum Lot Coverage | 65% |

Exhibit 'C':
PD Development Standards

b. Detached Single Family Lot Type B

| Development Standards | |
|--|---|
| Minimum Lot Size | 8,400 SF |
| Minimum Lot Width (@ Front Building Line) | 70' |
| Minimum Lot Depth | 120' |
| Minimum Lot Width (Corner Lot) | 75' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,400 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3-car garages. |
| Maximum Lot Coverage | 65% |

c. Detached Single Family Lot Type C

| Development Standards | |
|--|--|
| Minimum Lot Size | 10,000 SF |
| Minimum Lot Width (@ Front Building Line) | 80' |
| Minimum Lot Depth | 125' |
| Minimum Lot Width (Corner Lot) | 85' |
| Minimum Side Yard Setback | 6' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 2,600 SF ¹ |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages. |
| Maximum Lot Coverage | 65% |

Notes:

¹: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

d. Detached Single Family Lot Type D

| Development Standards | |
|-----------------------|--|
|-----------------------|--|

Exhibit 'C':
PD Development Standards

| | |
|--|---|
| Minimum Lot Size | 20,000 SF |
| Minimum Lot Width (@ Front Building Line) | 100' |
| Minimum Lot Depth | 175' |
| Minimum Lot Width (Corner Lot) | 100' |
| Minimum Side Yard Setback | 7' |
| Minimum Front Yard Building Setback | 40' ¹ |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 3,000 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages. |
| Maximum Lot Coverage | 70% |

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

e. Detached Single Family Lot Type E

Development Standards

| | |
|--|---|
| Minimum Lot Size | 7,200 SF |
| Minimum Lot Width (@ Front Building Line) | 60' |
| Minimum Lot Depth | 110' |
| Minimum Lot Width (Corner Lot) | 65' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' (Front porch may encroach to within 10-feet of the front property line) ¹ |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,200 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure. |
| Maximum Lot Coverage | 65% |

Notes:

¹: The driveways for Lot Type E shall be front-entry facing the street. Swing garages shall not be required for this Lot Type.

Exhibit 'C':
PD Development Standards

f. *Detached Single Family Lot Type F*

| Development Standards | |
|--|---|
| Minimum Lot Size | 18,000 SF |
| Minimum Lot Width (@ Front Building Line) | 100' |
| Minimum Lot Depth | 175' |
| Minimum Lot Width (Corner Lot) | 100' |
| Minimum Side Yard Setback | 7' |
| Minimum Front Yard Building Setback | 40' ¹ |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 3,000 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type F lots shall have a minimum of 3 car garages. |
| Maximum Lot Coverage | 70% |

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

g. *Detached Single Family Lot Type G*

| Development Standards | |
|--|---|
| Minimum Lot Size | 8,400 SF |
| Minimum Lot Width (@ Front Building Line) | 70' |
| Minimum Lot Depth | 120' |
| Minimum Lot Width (Corner Lot) | 75' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,400 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure. |
| Maximum Lot Coverage | 65% |

Exhibit 'C':
PD Development Standards

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½” thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the “public side” facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45’) off center spacing that begins at the rear property line corner and terminates ten feet (10’) behind the front yard building setback line. A maximum six (6’) foot solid board on board “panel” cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5’). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

| Lot Type | Lot Size (Approx.) | Elevation Features |
|-----------------|---------------------------|---------------------------|
| A | 60’ x 120’ | i., ii., iii. |
| B | 70’ x 120’ | i., ii., iii. |
| C | 80’ x 125’ | i., ii., iii. |
| D | 100’ x 200’ | i., ii., iii. |
| E | 60’ x 120’ | i., ii. |
| F | 100’ x 175’ | i , ii., iii. |
| G | 70’ x 120’ | i., ii. |

- i. Exterior façade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
- ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
- iii. For front entry driveway access a traditional “swing” or “J” drive will be used, except for Lot Type E and Lot Type G Lots. Second single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only. The driveways for Lot Type E and Lot Type G shall be front-entry facing the street. Swing garages shall not be required for Lot Type E and Lot Type G.

5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.

- (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
- (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.

Exhibit 'C':
PD Development Standards

- (3) For purposes of this section only, the term “front yard” includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
 - a. *Buffer-Strip and Sidewalks (John King Boulevard Overlay District).* The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
 - b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
 - c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
 - d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
 - e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
 - f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
 - g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. “Collector streets” with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within “front yard” landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
 - h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.

Exhibit 'C':
PD Development Standards

2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. *Curbing.* Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
 - a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
 - b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
 - c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for

Exhibit 'C':
PD Development Standards

- approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
- d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.
7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Figure 1 (below).



Figure 1: Retention Pond with Hardedge.

Exhibit 'C':
PD Development Standards

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.



Figure 2: Example of Subdivision Signage Locations

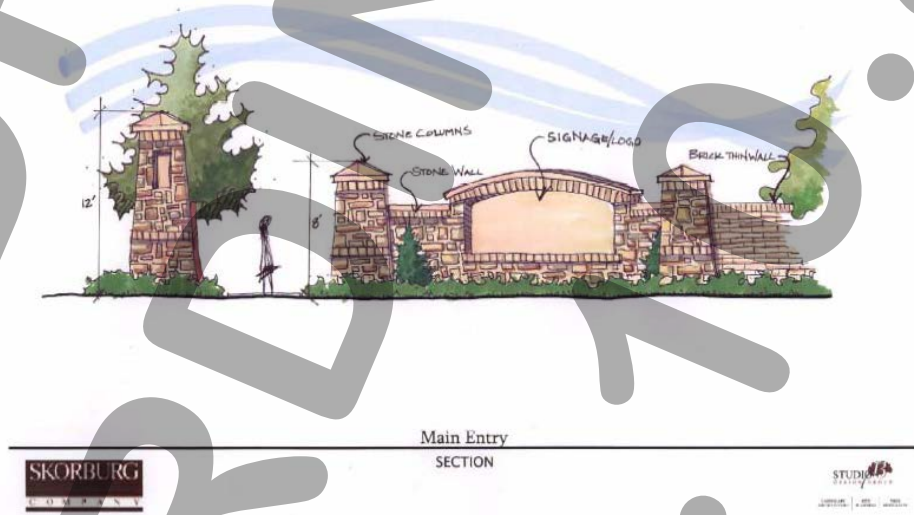


Figure 3: Example of Subdivision Signage Design Standard

9. *Variations.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variations to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.

Exhibit 'C':
PD Development Standards

11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

DRAFT
ORDINANCE
04.10.2018

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services. Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments. The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. Wastewater Services.

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. Water Services

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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**Exhibit 'D':
Capital Facilities Agreement**

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

4. *Road Improvements.* The Developer shall make the following road improvements.

a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.

b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.

c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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**Exhibit 'D':
Capital Facilities Agreement**

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
 - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL

By: 

Name: DAVID SWEET

Title: MAYOR

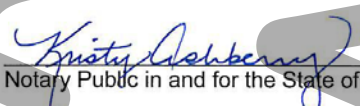


STATE OF TEXAS

COUNTY OF ROCKWALL

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SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October, 2012, certify witness my hand and seal of office.


Notary Public in and for the State of Texas

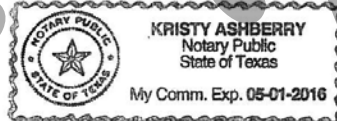


Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, ^{TEXAS LIMITED PARTNERSHIP}
^{BREEZY HILL 405 GP CORPORATION, TEXAS CORPORATION,}
^{13 GENERAL PARTNER}

By: [Signature]

Name: RICHARD M. SKOBERG

Title: PRESIDENT

STATE OF TEXAS
COUNTY OF ROCKWALL

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SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKOBERG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.

[Signature]
Notary Public in and for the State of Texas



CITY OF ROCKWALL

ORDINANCE NO. 16-59

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 16-59] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the City has received a request by the Noah Flabiano of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [specifically contained within *Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 74 [*Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-59*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

approval of the amended zoning classification for the *Subject Property*;

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

Section 5. That a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 1. Open Space Master Plan
 2. Master plat
 3. PD development plans (*required for retail areas only*)
 4. PD site plans
 5. Preliminary plats
 6. Final plats
- (c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.
- (e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'D'*, attached hereto and incorporated herein by reference as *Exhibit 'D'*, shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 10. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF JULY, 2015.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: June 20, 2016

2nd Reading: July 5, 2016

Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 1593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

Exhibit 'A':
Legal Description

FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

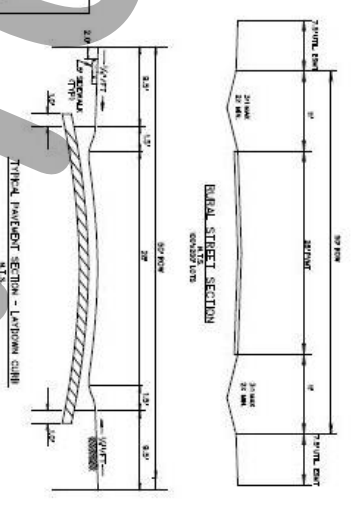
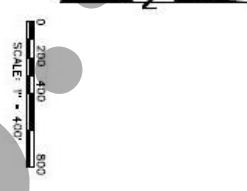
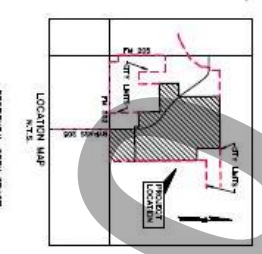
Exhibit 'B': Concept Plan



Infrastructure Statement
 Public Utilities:
 There are no existing water mains with the project and therefore, all the required water mains are to be installed by the applicant.
 Sewer: Street Curbless
 This site is located in an area with no sewer lines and the sewer lines to be installed by the applicant.
 Water: Fire hydrant
 There are no existing water mains located in the area and the water mains are to be installed by the applicant.
 Flood: The site is located in an area with no flood zones and the flood zones are to be installed by the applicant.
 The water side of the project is located by Breezy Hill Road.
 The sewer side of the project is located by Breezy Hill Road.

NOTE:
 BETWEEN CONSTRUCTION OF PHASES THROUGH PHASES XI, THE DEVELOPER SHALL MAINTAIN THE EXISTING TRACT DESIGNATED AS "RESIDENTIAL TRACT" AND SHALL MAINTAIN THE EXISTING TRACT DESIGNATED AS "RESIDENTIAL TRACT" AND SHALL MAINTAIN THE EXISTING TRACT DESIGNATED AS "RESIDENTIAL TRACT".
 THE DATE OF THE TRACT DESIGNATED AS "RESIDENTIAL TRACT" SHALL BE THE DATE OF THE TRACT DESIGNATED AS "RESIDENTIAL TRACT".
 THE DATE OF THE TRACT DESIGNATED AS "RESIDENTIAL TRACT" SHALL BE THE DATE OF THE TRACT DESIGNATED AS "RESIDENTIAL TRACT".

| Number | Area | Open Space | Comments |
|--------------|------|-----------------|-----------------|
| 1 | 11.5 | 11.5 | Open Space |
| 2 | 1.3 | 1.3 | Open Space |
| 3 | 7.5 | 7.5 | Open Space |
| 4 | 0.8 | 0.8 | Open Space |
| 5 | 2.2 | 2.2 | Open Space |
| 6 | 7.1 | 7.1 | Open Space |
| 7 | 9.7 | 9.7 | Open Space |
| 8 | 9.7 | 9.7 | Open Space |
| 9 | 9.7 | 9.7 | Open Space |
| 10 | 0.7 | 0.7 | Open Space |
| 11 | 1.6 | 1.6 | Open Space |
| 12 | 1.9 | 1.9 | Open Space |
| 13 | 1.4 | 1.4 | Open Space |
| 14 | 0.2 | 0.2 | Open Space |
| 15 | 1.6 | 1.6 | Open Space |
| 16 | 0.8 | 0.8 | Open Space |
| 17 | 0.8 | 0.8 | Open Space |
| 18 | 0.99 | 0.99 | Open Space |
| 19 | 3.56 | 1.78 | Open Space |
| 20 | 1.08 | 1.08 | Open Space |
| TOTAL | | 84.7 AC. | 84.7 AC. |



LEGEND

TYPICAL LOT SIZES

- TYPE A - 164 LOTS (400%)
- TYPE B - 31 LOTS (70%)
- TYPE C - 137 LOTS (80%)
- TYPE D - 140 LOTS (100%)
- TYPE E - 84 LOTS (60%)
- TYPE F - 44 LOTS (100%)
- TYPE G - 94 LOTS (70%)

- PUBLIC OPEN SPACE / LANDSCAPE BUFFER

BREEZY HILL
 MASTER PLAN
 OF THE
 J. STRICKLAND SURVEY, ABSTRACT NO. 187
 T.R. BAILEY SURVEY, ABSTRACT NO. 30
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNERS
 BREEZY HILL 405, LTD.
 6241 WESTVIEW, SUITE 770
 DALLAS, TEXAS 75222
 214-352-4945
 PREPARED BY
 CORWIN ENGINEERING, INC.
 2008 REYNOLDS
 ALLEN, TEXAS 75013
 972-356-1200
 MARCH 2018 SCALE 1" = 400'
 CASE #2018-XXX

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

- a. *Residential uses.* Uses permitted of right or by special use permit for the (SF-10) Single Family Residential District, as set forth in Article IV, Permissible Uses, of the City of Rockwall Unified Development Code, shall be allowed for areas designated as Single-Family on the Concept Plan, subject to approval of a Special Use Permit if required by the SF-10 District Regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as Retail on the approved Concept Plan for the District, and are limited to those uses permitted of right or by special use permit for the (GR) General Retail District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations, Article X, Section 2 of the Unified Development Code, and subject to approval of a Special Use Permit if required by the GR District Regulations; provided, however, that the following uses are expressly prohibited:

- Animal Hospital, Clinic
- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary or Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (Outside)
- Gun Club, Skeet or Target Range (indoor)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service*
- Service Station*
- Mining and Extraction (Sand, Gravel, Oil & other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

* *Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.*

The following additional use shall be permitted of right in the PD District:

- Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

- c. *Design of non-residential uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

Exhibit 'C':
PD Development Standards

- d. *Density and lot composition.* ~~If the retail develops in accordance with the attached Concept Plan, No~~ more than **79450** single-family residential dwelling units may be constructed within the Subject Property. ~~The Except as provided in subsection (e),~~ single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

| Lot Type | Lot Size Minimum | Lot SF Minimum | Driveway Access | Total Units | Total Dwelling Units (%) |
|-------------------------------------|------------------|----------------|-----------------|----------------------|--------------------------|
| A | 60' x 120' | 7,200 | Front | 164164 | 20.651.86% |
| B | 70' x 120' | 8,400 | Front | 131 | 16.5017.46% |
| C | 80' x 125' | 10,000 | Front | 137 | 17.258.27% |
| D | 100' x 200' | 20,000 | Front | 140 | 17.638.67% |
| E | 60' x 120' | 7,200 | Front | 8440 | 10.585.34% |
| F | 100' x 180' | 18,000 | Front | 44 | 5.5587% |
| G | 70' x 120' | 8,400 | Front | 94 | 11.842.53% |
| AVERAGE LOT SIZE: | | | | <u>10,878</u> | <u>11.314</u> |
| MAXIMUM ALLOWED TOTAL UNITS: | | | | <u>79450</u> | <u>100%</u> |

2. *Development Standards Applicable.* Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a (SF-10) Single Family Residential District, as set forth in Article V, District Development Standards for Section 3.4 of the City of Rockwall Unified Development Code; to the development standards in the 205 Bypass Overlay District; and to all supplemental standards contained in the Unified Development Code, including but not limited to the tree preservation regulations in the Unified Development Code.

Exhibit 'C':
PD Development Standards

B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses*

Table 2: Lot Type Matrix

| Lot Types | A | B | C | D | E | F | G |
|--|------------------|-------|--------------------|------------------|------------------|------------------|-------|
| Maximum Building Height | 36' | 36' | 36' | 36' | 36' | 36' | 36' |
| Minimum Air Conditioned Square Footage | 2,200 | 2,400 | 2,600 ² | 3,000 | 2,200 | 3,000 | 2,400 |
| Minimum Front Yard Building Setback | 20' ⁴ | 20' | 20' | 40' ³ | 20' ⁴ | 40' ³ | 20' |
| Minimum Rear Yard Building Setback | 10' | 10' | 15' | 15' | 10' | 15' | 10' |
| Minimum Side Yard (<i>Interior</i>) | 5' | 5' | 6' | 7' | 5' | 7' | 5' |
| Minimum Side Yard Adjacent to a Street | 15' | 15' | 15' | 15' | 15' | 15' | 15' |
| Minimum Distance of Driveway (<i>from Property Line</i>) | 20' | 20' | 20' | 40' | 20' | 40' | 20' |
| Minimum Lot Area (<i>Square Feet</i>) | 7,200 | 8,400 | 10,000 | 20,000 | 7,200 | 18,000 | 8,400 |
| Minimum Lot Frontage ¹ | 60' | 70' | 80' | 100' | 60' | 100' | 70' |

Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within *Table 1*.
- ²: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.
- ³: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.
- ⁴: Front porch may encroach to within 10-feet of the front property line.

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

| Development Standards | |
|--|---|
| Minimum Lot Size | 7,200 SF |
| Minimum Lot Width (@ Front Building Line) | 60' |
| Minimum Lot Depth | 110' |
| Minimum Lot Width (Corner Lot) | 65' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,200 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages. |
| Maximum Lot Coverage | 65% |

Exhibit 'C':
PD Development Standards

b. Detached Single Family Lot Type B

| Development Standards | |
|--|---|
| Minimum Lot Size | 8,400 SF |
| Minimum Lot Width (@ Front Building Line) | 70' |
| Minimum Lot Depth | 120' |
| Minimum Lot Width (Corner Lot) | 75' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,400 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3-car garages. |
| Maximum Lot Coverage | 65% |

c. Detached Single Family Lot Type C

| Development Standards | |
|--|--|
| Minimum Lot Size | 10,000 SF |
| Minimum Lot Width (@ Front Building Line) | 80' |
| Minimum Lot Depth | 125' |
| Minimum Lot Width (Corner Lot) | 85' |
| Minimum Side Yard Setback | 6' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 2,600 SF ¹ |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages. |
| Maximum Lot Coverage | 65% |

Notes:

¹: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

d. Detached Single Family Lot Type D

| Development Standards | |
|-----------------------|--|
|-----------------------|--|

Exhibit 'C':
PD Development Standards

| | |
|--|---|
| Minimum Lot Size | 20,000 SF |
| Minimum Lot Width (@ Front Building Line) | 100' |
| Minimum Lot Depth | 175' |
| Minimum Lot Width (Corner Lot) | 100' |
| Minimum Side Yard Setback | 7' |
| Minimum Front Yard Building Setback | 40' ¹ |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 3,000 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages. |
| Maximum Lot Coverage | 70% |

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

e. Detached Single Family Lot Type E

Development Standards

| | |
|--|---|
| Minimum Lot Size | 7,200 SF |
| Minimum Lot Width (@ Front Building Line) | 60' |
| Minimum Lot Depth | 110' |
| Minimum Lot Width (Corner Lot) | 65' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' (Front porch may encroach to within 10-feet of the front property line) ¹ |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,200 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure. |
| Maximum Lot Coverage | 65% |

Notes:

¹: The driveways for Lot Type E shall be front-entry facing the street. Swing garages shall not be required for this Lot Type.

Exhibit 'C':
PD Development Standards

f. Detached Single Family Lot Type F

| Development Standards | |
|--|---|
| Minimum Lot Size | 18,000 SF |
| Minimum Lot Width (@ Front Building Line) | 100' |
| Minimum Lot Depth | 175' |
| Minimum Lot Width (Corner Lot) | 100' |
| Minimum Side Yard Setback | 7' |
| Minimum Front Yard Building Setback | 40' ¹ |
| Minimum Rear Yard Building Setback | 15' |
| Minimum Air Conditioned Square Footage | 3,000 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type F lots shall have a minimum of 3 car garages. |
| Maximum Lot Coverage | 70% |

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

g. Detached Single Family Lot Type G

| Development Standards | |
|--|---|
| Minimum Lot Size | 8,400 SF |
| Minimum Lot Width (@ Front Building Line) | 70' |
| Minimum Lot Depth | 120' |
| Minimum Lot Width (Corner Lot) | 75' |
| Minimum Side Yard Setback | 5' |
| Minimum Front Yard Building Setback | 20' |
| Minimum Rear Yard Building Setback | 10' |
| Minimum Air Conditioned Square Footage | 2,400 SF |
| Minimum Roof Pitch | 8:12 Except for 4:12 on Porch Roofs |
| Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco] | 80% |
| Garage Orientation | Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure. |
| Maximum Lot Coverage | 65% |

Exhibit 'C':
PD Development Standards

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½” thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the “public side” facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45’) off center spacing that begins at the rear property line corner and terminates ten feet (10’) behind the front yard building setback line. A maximum six (6’) foot solid board on board “panel” cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5’). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

| Lot Type | Lot Size (Approx.) | Elevation Features |
|-----------------|---------------------------|---------------------------|
| A | 60’ x 120’ | i., ii., iii. |
| B | 70’ x 120’ | i., ii., iii. |
| C | 80’ x 125’ | i., ii., iii. |
| D | 100’ x 200’ | i., ii., iii. |
| E | 60’ x 120’ | i., ii. |
| F | 100’ x 175’ | i , ii., iii. |
| G | 70’ x 120’ | i., ii. |

- i. Exterior façade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
- ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
- iii. For front entry driveway access a traditional “swing” or “J” drive will be used, except for Lot Type E and Lot Type G Lots. Second single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only. The driveways for Lot Type E and Lot Type G shall be front-entry facing the street. Swing garages shall not be required for Lot Type E and Lot Type G.

5. *Streetscape Landscape.* Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.

- (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
- (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.

Exhibit 'C':
PD Development Standards

- (3) For purposes of this section only, the term “front yard” includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
6. *Master Design Guidelines.* Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares.* All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
 - a. *Buffer-Strip and Sidewalks (John King Boulevard Overlay District).* The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
 - b. *Buffer-Strip (FM 552).* A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.
 - c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
 - d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
 - e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
 - f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
 - g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. “Collector streets” with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within “front yard” landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
 - h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.

Exhibit 'C':
PD Development Standards

2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
4. *Curbing.* Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
6. *Parks and Open Space.*
 - a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
 - b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
 - c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for

Exhibit 'C':
PD Development Standards

approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.

- d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on Figure 1 (below).



Figure 1: Retention Pond with Hardedge.

Exhibit 'C':
PD Development Standards

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in Figure 2 & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.



Figure 2: Example of Subdivision Signage Locations

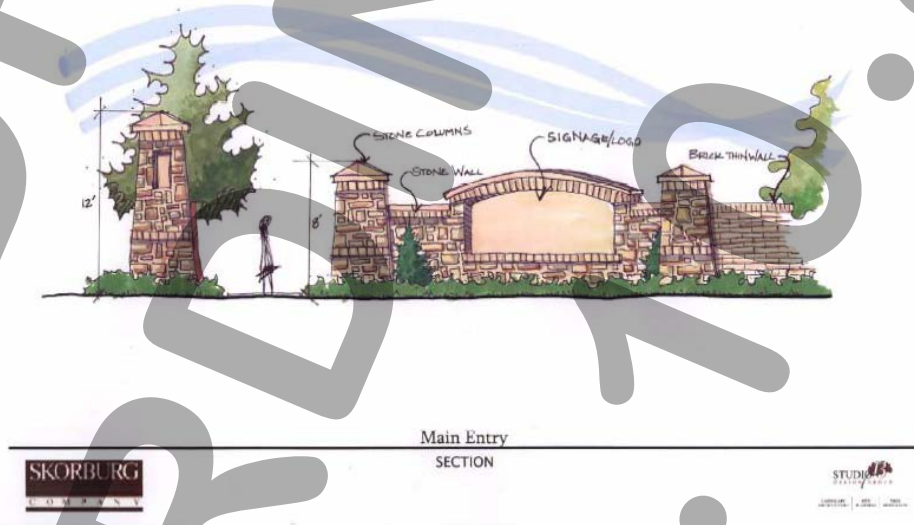


Figure 3: Example of Subdivision Signage Design Standard

9. *Variations.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variations to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.

Exhibit 'C':
PD Development Standards

11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

DRAFT
ORDINANCE
04.10.2018

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services. Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments. The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.

b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. Wastewater Services.

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. Water Services

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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**Exhibit 'D':
Capital Facilities Agreement**

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.

c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

4. *Road Improvements.* The Developer shall make the following road improvements.

a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.

b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.

c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
 - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087
2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

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Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

CITY OF ROCKWALL

By: 

Name: DAVID SWEET

Title: MAYOR

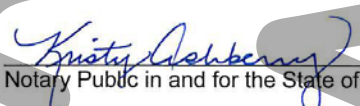


STATE OF TEXAS

COUNTY OF ROCKWALL

§
§
§

SWORN AND SUBSCRIBED TO BEFORE ME, by said DAVID SWEET, who in their capacity as MAYOR for the City of Rockwall, acknowledges that he was authorized to execute the foregoing document this 2nd day of October, 2012, certify witness my hand and seal of office.


Notary Public in and for the State of Texas

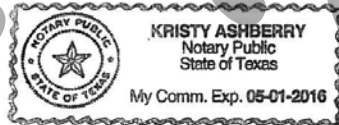


Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, ^{TEXAS LIMITED PARTNERSHIP}
^{BREEZY HILL 405 GP CORPORATION, TEXAS CORPORATION,}
^{13 CENTRAL PARKWAY}

By: 

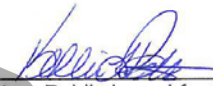
Name: RICHARD M. SKOLBERG

Title: PRESIDENT

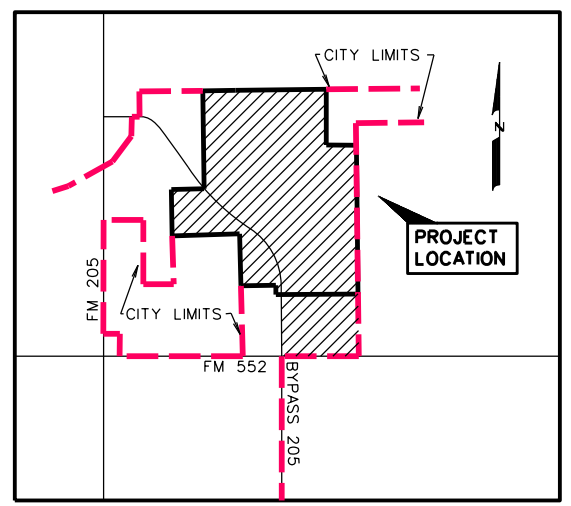
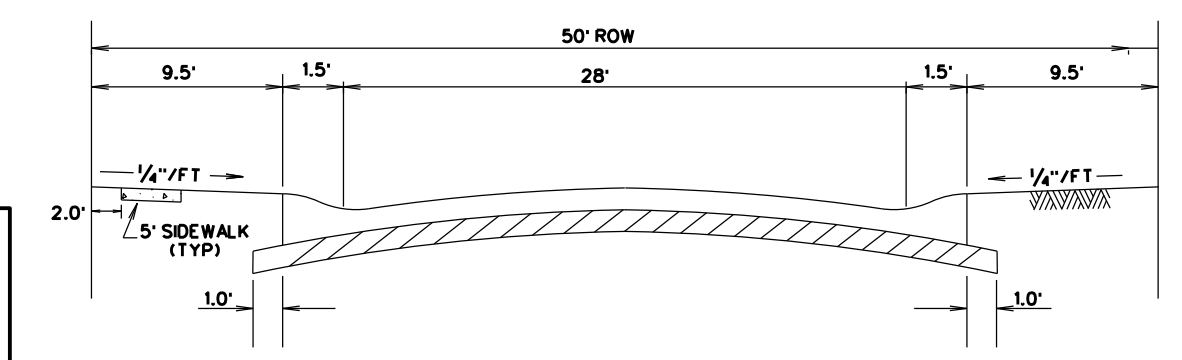
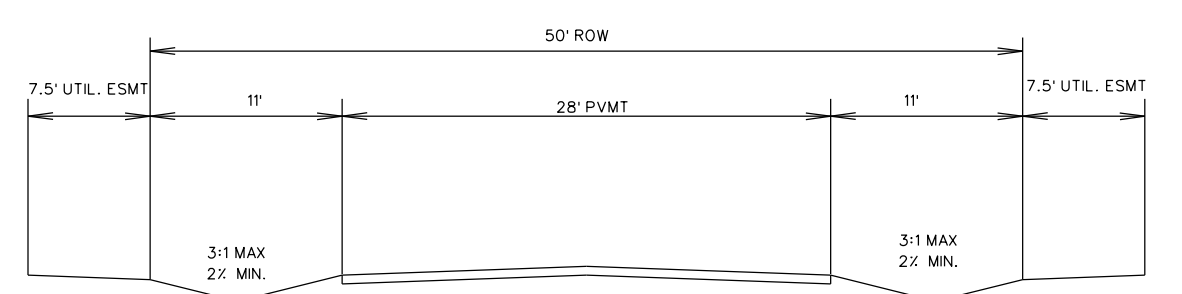
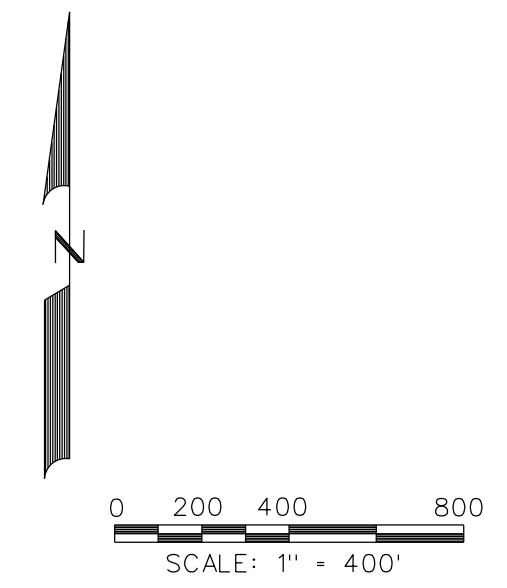
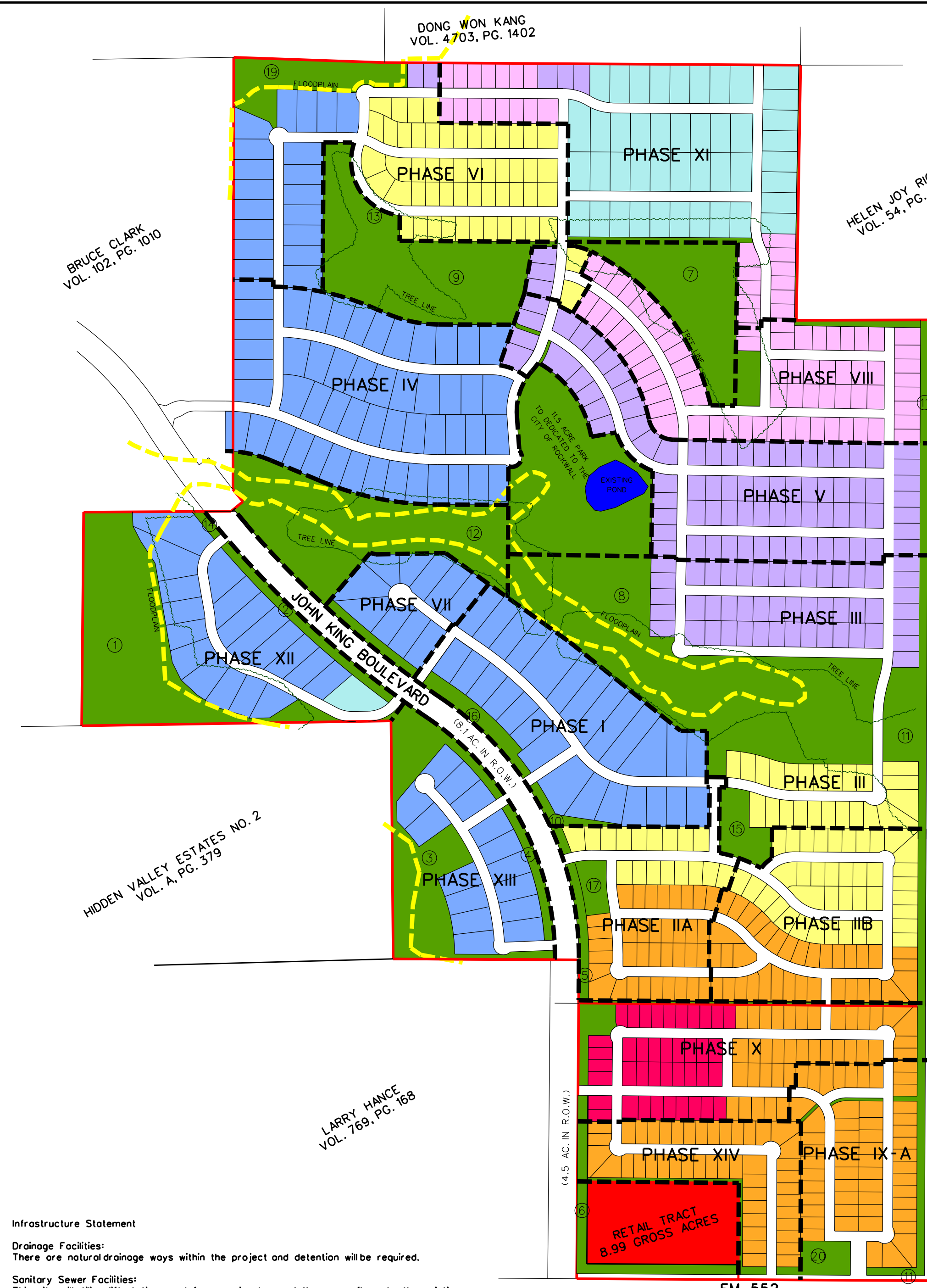
STATE OF TEXAS
COUNTY OF ROCKWALL

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SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKOLBERG, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.


Notary Public in and for the State of Texas





RESIDENTIAL OPEN SPACE

| Number | Acres | OPEN SPACE CREDITS | Comments |
|--------------|------------------|--------------------|----------------|
| 1 | 11.5 | 11.5 | Open Space |
| 2 | 1.3 | 1.3 | Open Space |
| 3 | 7.5 | 7.5 | Open Space |
| 4 | 0.8 | 0.8 | Open Space |
| 5 | 2.2 | 2.2 | Open Space |
| 6 | 2.6 | 2.6 | Open Space |
| 7 | 7.1 | 7.1 | Open Space |
| 8 | 32.5 | 32.5 | Open Space |
| 9 | 9.7 | 9.7 | Open Space |
| 10 | 0.7 | 0.7 | Open Space |
| 11 | 7.0 | 7.0 | Floodplain |
| 12 | 11.9 | 5.9* | Floodplain |
| 13 | 1.4 | 0.7* | Floodplain |
| 14 | 0.2 | 0.2 | Open Space |
| 15 | 1.6 | 1.6 | Amenity Center |
| 16 | 1.2 | 1.2 | Open Space |
| 17 | 0.8 | 0.8 | Open Space |
| 18 | 0.09 | 0.09 | Open Space |
| 19 | 3.56 | 1.78* | Floodplain |
| 20 | 1.08 | 1.08 | Open Space |
| TOTAL | 104.7 AC. | 96.2 AC. | |

* indicates 50% Credit for Flood Plain
 TOTAL RESIDENTIAL ACRES - 396.68 AC.
 JOHN KING R.O.W. - 8.1 AC.
 NET ACRES - 388.58 AC.
 20% required Open Space - 77.72 AC. per PD

TOTAL RETAIL - 10.6 AC.
 JOHN KING R.O.W. - 1.61 AC.
 NET RETAIL ACRES - 8.99 AC.
 20% required Open Space - 3.2 AC. per PD

NOTE:
 BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.

FEMA FLOODPLAIN PANEL NO. 48397C0030L

THE 8.99 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAT.

| | |
|-------------------------------|---------------|
| RETAIL TRACT | 8.99 ac. |
| RESIDENTIAL TRACT | 396.16 ac. |
| TOTAL ACRES | 405.15 |
| TOTAL RESIDENTIAL LOTS | 794 |
| RESIDENTIAL DENSITY | 1.95 |

LEGEND

TYPICAL LOT SIZES

- TYPE A - 208 LOTS (60's)
- TYPE B - 133 LOTS (70's)
- TYPE C - 135 LOTS (80's)
- TYPE D - 140 LOTS (100's) (100' x 200')
- TYPE E - 40 LOTS (60's)
- TYPE F - 44 LOTS (100's) (100' x 180' to 200')
- TYPE G - 94 LOTS (70's)
- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

Infrastructure Statement

Drainage Facilities:
 There are natural drainage ways within the project and detention will be required.

Sanitary Sewer Facilities:
 This site will utilize lift stations and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205

Water Facilities:
 There is an existing water line located in FM 552. A new 16" water line will be constructed along John King Boulevard north of FM 552 to service this tract.

Roadway Facilities:
 The west side of the project is bounded by John King Boulevard, the south side is bounded by FM 552, the east side is bounded by Breezy Hill Road.

MASTER PLAT
 OF
BREEZY HILL
 OUT OF THE
 J. STRICKLAND SURVEY, ABSTRACT NO. 187
 T.R. BAILEY SURVEY, ABSTRACT NO. 30
 IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNERS
BREEZY HILL 405, LTD.
 8214 WESTCHESTER, SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945
 PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200
 FEBRUARY 2018 SCALE 1" = 400'

From: [Garrett Benefiel](#)
To: [Miller, Ryan](#); [Brooks, Korey](#)
Cc: [Adam Buczek](#)
Subject: Letter to Rockwall Commissioners
Date: Thursday, April 05, 2018 3:21:04 PM
Attachments: [Wicker Associates letter to City of Rockwall.pdf](#)

Hey guys,

I know Ryan and I spoke on the phone earlier about me trying to get in touch with the P&Z commissioners via email – and I was wondering if perhaps you could forward my email to them so that you wouldn't be giving out their personal information. I really just wanted to share with them a little information on the current retail market and a letter from our current broker for our Breezy Hill Commercial property. I would also like to see if we could put this in their packets as well. Let me know if this is something you would be able to do.

Attached is the letter from our broker, and below is the email I want to share:

Dear Commissioners,

I hope you are doing well. In follow up to our work session meeting last week regarding our Breezy Hill Estates zoning request, we would like to share the link below to CNN Money discussing the bankruptcy and closing of all Toys "R" Us stores (735 total closings in just the United States). This is yet another current example of how Amazon and other online retailers are taking over the retail industry, and severely hindering brick and mortar real estate.

<http://money.cnn.com/2018/03/14/news/companies/toys-r-us-closing-stores/index.html>

As explained at last week's P&Z work session, 20 acres of commercial land remains too much commercial land at this location. In spite of a strong economy, we have been unsuccessful in selling any or all of this commercial land for years. We currently have the property listed with one of the most respected and reputable commercial brokers in DFW (Wicker & Associates) who agrees and explains in the attached letter that our best course of action to attract "Grade A" retailers is to reduce the size of the commercial tract.

Our proposed zoning change will leave an ideal and well-configured +/- 8.7 acres of commercial property at the hard corner of John King Boulevard and FM 552 – an ideal size to attract quality retailers, and will provide an additional +/- 11 acres of high quality residential to add to the Breezy Hill Estates community.

We look forward to presenting to you at the Planning & Zoning Commission meeting next Tuesday. In the meantime, please let us know if you have any questions.

Best,

Garrett Benefiel | Skorburg Company
Financial Analyst
8214 Westchester Drive, Suite 710
Dallas, Texas 75225
O: 214.888.8845 | C: 251.680.8989



April 5, 2018

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

To whom it may concern:

It is our professional opinion that the Breezy Hill commercial site would be more viable as a smaller retail corner with several pads, as opposed to a large 20-acre site. The more condensed area will allow us to attract smaller targeted retail, medical office and daycare facilities.

As much as we would like to, it is not feasible to pursue large grocers or larger retail users for this site. All the active traders have already entered the market. For example, Tom Thumb, Kroger and Aldi have already located stores in this trade market leaving little to no demand for a grocer on this site. All other larger retail players (i.e. Home Depot, Lowes and Walmart) will be focused along Highway 30 on the main retail corridor.

With the smaller tract of land, we will be able to attract grade A tenants to fill a limited number of pad sites. We believe this will be a perfect fit as the market demand for retail space has been declining.

We hope this letter finds you well and appreciate the opportunity to work with you on this project.

Sincerely,

A handwritten signature in blue ink that reads "Randy Church". The signature is written in a cursive style.

Randy Church



June 25, 2018

ATTN: JOHN ARNOLD
BREEZY HILL 405, LTD
8214 WESTCHESTER ROAD, SUITE 710
Dallas, TX 75225

RE: PD ZONING (Z2018-013), Amendment to PD-74

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was denied by City Council on April 16, 2018. The following is a record of all recommendations, voting records and conditions of approval:

STAFF RECOMMENDATIONS:

Should the City Council approve the applicant's request to amend Planned Development District 74 (PD-74) then staff would propose the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;*
- 2) Any construction resulting from the approval of this zoning amendment shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

PLANNING AND ZONING COMMISSION:

On April 10, 2018, the Planning and Zoning Commission's motion to recommend approval of the amendment to Planned Development District 74 (PD-74) passed by a vote of 3-2 with Commissioners Trowbridge and Logan dissenting and Commissioners Fishman and Moeller absent.

CITY COUNCIL:

On April 16, 2018, the City Council's motion to approve an amendment to Planned Development 74 (PD-74) District failed to be approved by a vote of 2 to 5 with Council Members Hohenshelt, Townsend, Macalik, Lewis, and Daniels dissenting. The motion is therefore considered to be a denial with prejudice [1st Reading].

Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,

Korey Brooks
Planning & Zoning Department
City of Rockwall, TX