



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22018-037 P&Z DATE 9/11/2018 CC DATE 9/17/2018 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> 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 checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<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 ONLY

PLANNING & ZONING CASE NO. 22018-037

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

1.94 ac  
\$229.10

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: 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 3025 N. GOLIAD ST.

Subdivision CLARK HOMESTEAD ADDITION

Lot 1 Block A

General Location 1/4 mile north of Lakeshore Dr on west side of Goliad

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential Estate

Current Use Single family residence

Proposed Zoning Residential Office

Proposed Use \_\_\_\_\_

Acreage 1.94

Lots [Current] 1

Lots [Proposed] 1

**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 Troy & Janice Clark

Applicant \_\_\_\_\_

Contact Person Troy Clark

Contact Person \_\_\_\_\_

Address 3025 N. Goliad

Address \_\_\_\_\_

City, State & Zip Rockwall, TX 75087

City, State & Zip \_\_\_\_\_

Phone 469-964-5247

Phone \_\_\_\_\_

E-Mail poolguy@sbcglobal.net

E-Mail \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [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 \$ 229.10, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

My Commission Expires \_\_\_\_\_



# RECEIPT

Project Number: Z2018-037  
Job Address: 3025 N GOLIAD ST  
ROCKWALL, TX 75087

Receipt Number: B81603

Printed: 8/20/2018 2:06 pm

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 229.10

---

**Total Fees Paid:**

**\$ 229.10**

Date Paid: 8/20/2018 12:00:00AM

Paid By: SWIM TECH INC

Pay Method: CHECK 1013

Received By: LM



# RECEIPT

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Job Address: 3025 N GOLIAD ST  
ROCKWALL, TX 75087

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**\$ 229.10**

Date Paid: 8/20/2018 12:00:00AM

Paid By: SWIM TECH INC

Pay Method: CHECK 1013

Received By: LM

**From:** [Troy Clark](#)  
**To:** [Brooks, Korey](#)  
**Subject:** 3025 N Goliad  
**Date:** Friday, September 07, 2018 3:22:05 PM

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Mr. Brooks

Please withdraw my request for the zoning change at 3025 N Goliad. I am unable to conform to the property size requirements for the requested zoning change.

Troy Clark



**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

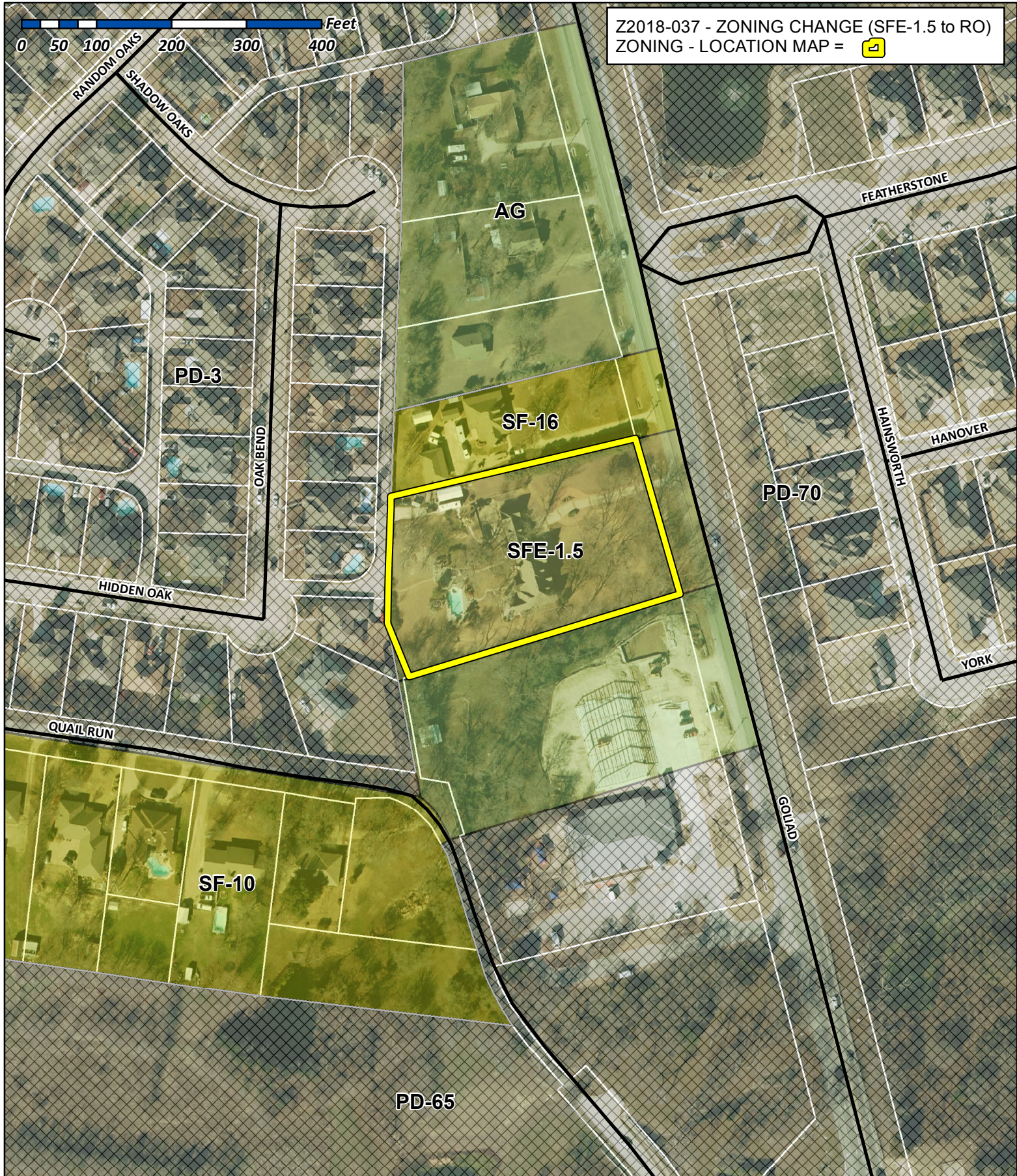
Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 8/15/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 08/24/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/28/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/28/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

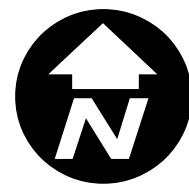
**Project Number:** Z2018-037  
**Project Name:** 3025 N. Goliad Street (SFE-1.5 to RO)  
**Project Type:** ZONING  
**Applicant Name:** TROY & JANICE CLARK  
**Owner Name:** CLARK, TROY & JANICE  
**Project Description:**



# 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.

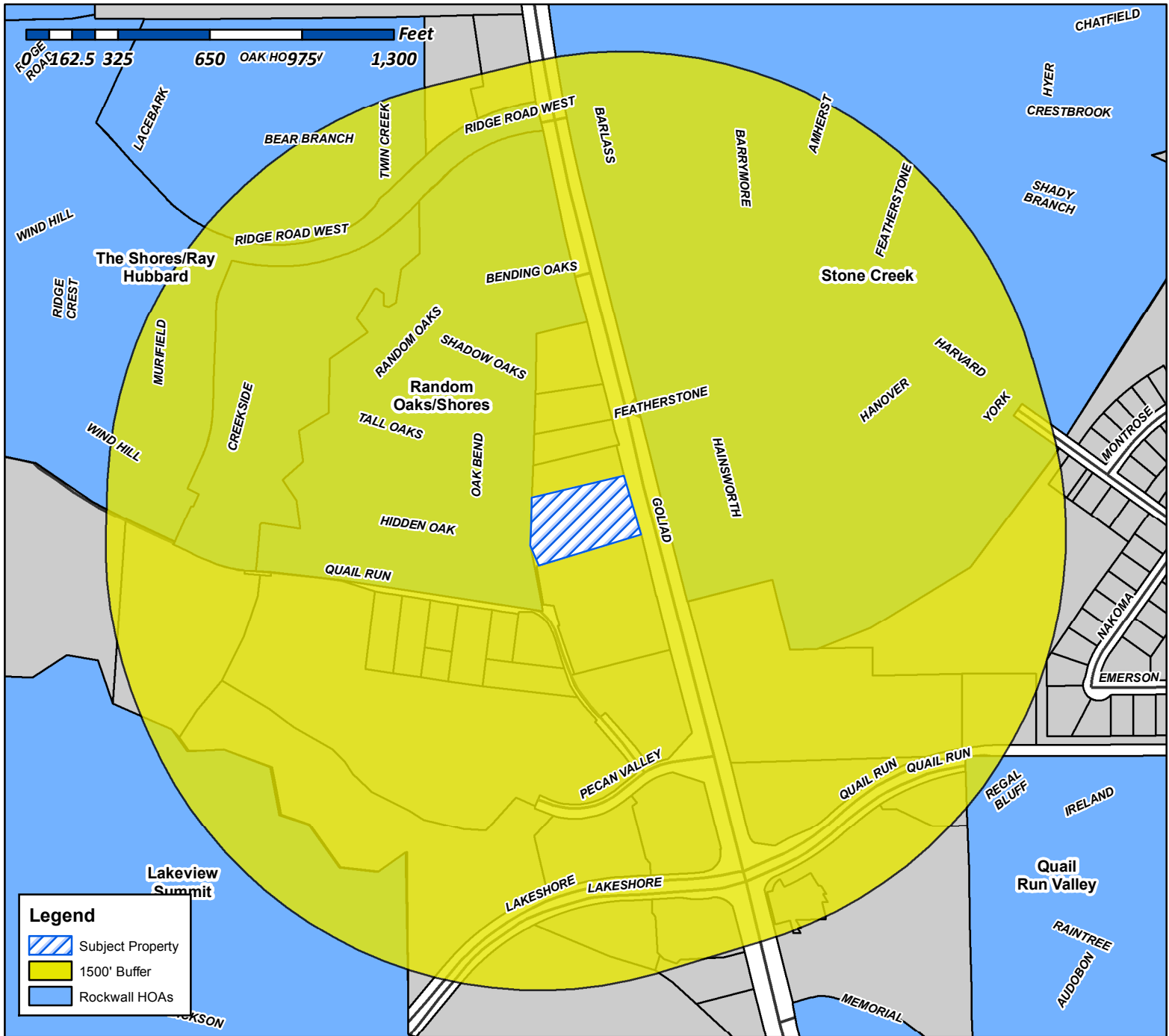




# City of Rockwall

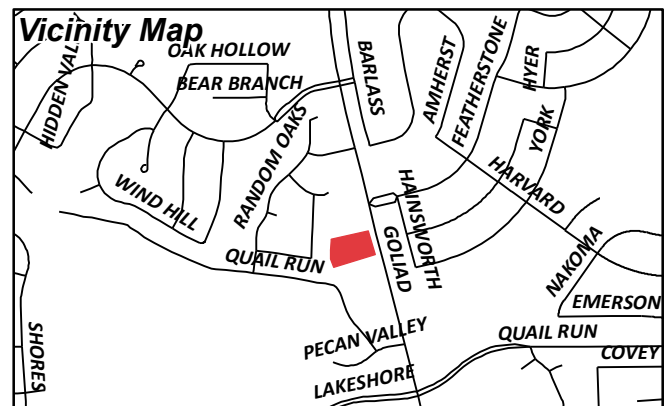
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2018-037  
**Case Name:** Zoning Change (SFE-1.5 to RO)  
**Case Type:** Zoning  
**Zoning:** SFE-1.5  
**Case Address:** 3025 N. Goliad Street

**Date Created:** 8/21/2018  
**For Questions on this Case Call** (972) 771-7745



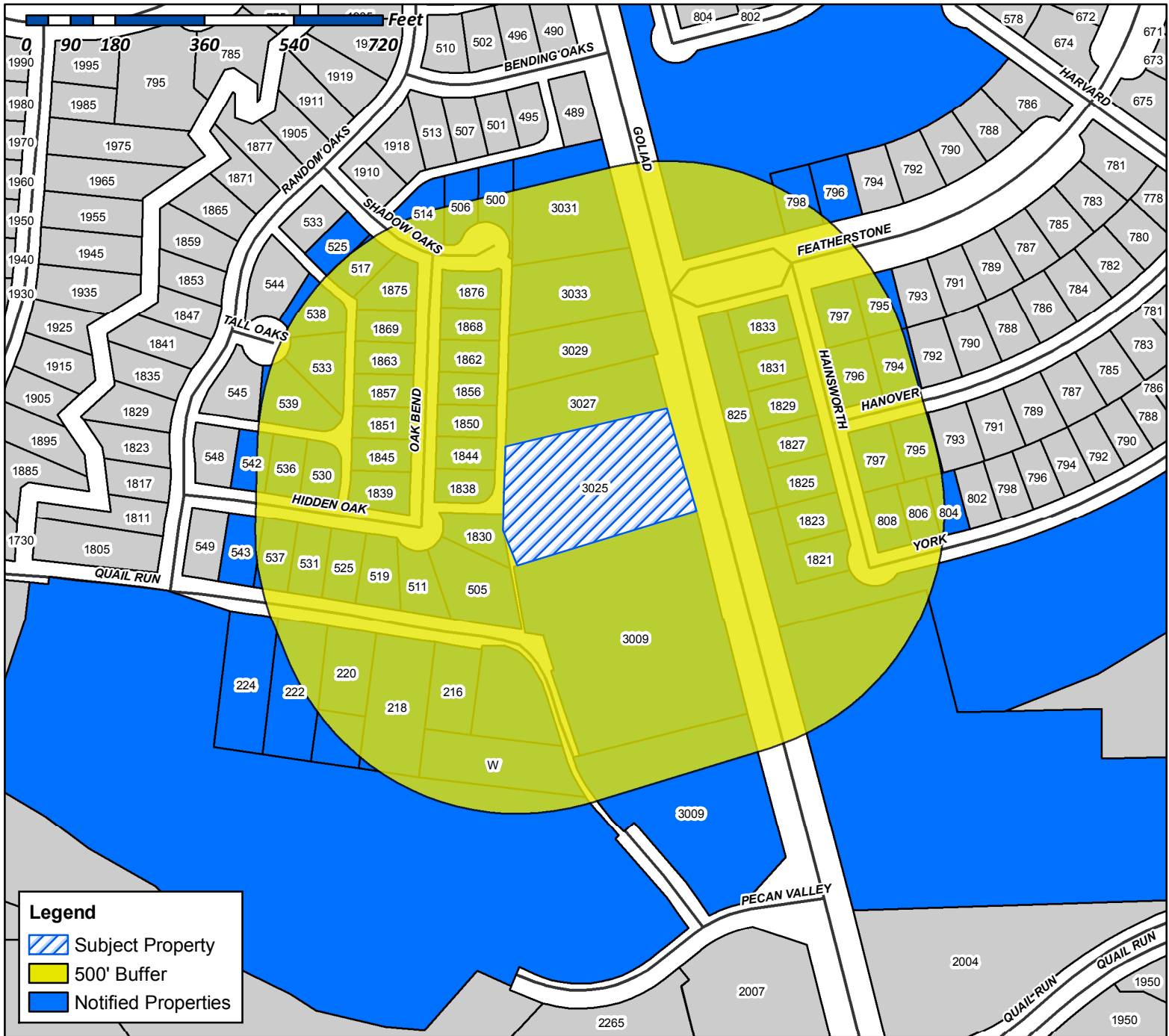




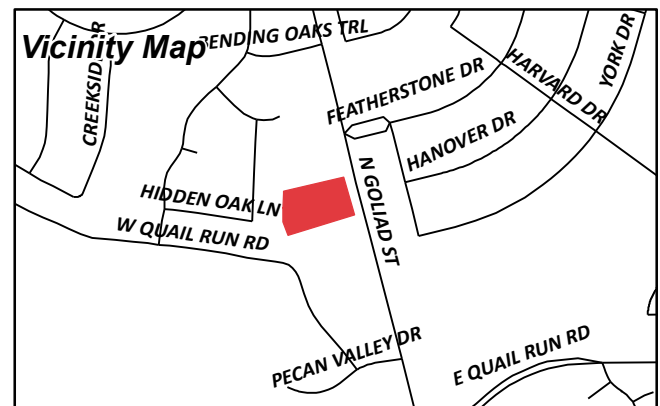
# City of Rockwall

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

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**Case Number:** Z2018-037  
**Case Name:** Zoning Change (SFE-1.5 to RO)  
**Case Type:** Zoning  
**Zoning:** SFE-1.5  
**Case Address:** 3025 N. Goliad Street



**Date Created:** 08/16/2018

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

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

WATTS KEVIN C & MELODIE  
106 PECAN DRIVE  
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC  
1234 TRALEE LN  
GARLAND, TX 75044

REDMOND BRIAN AND NICOLE  
1475 PLUMMER DR  
ROCKWALL, TX 75087

HUDGENS GERALD FRANK & ROCHELLE  
EAVONNE  
1675 AVONLEA DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1821 HAINSWORTH DR  
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE  
1823 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L  
1825 HAINSWORTH DR  
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C  
1827 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY  
1829 HAINSWORTH DR  
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D  
1830 OAK BEND DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1831 HAINSWORTH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1833 HAINSWORTH DR  
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R  
1838 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1839 OAK BEND DR  
ROCKWALL, TX 75087

MULLET STEPHEN PAUL  
1844 OAK BEND DR  
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA  
1845 OAK BEND DR  
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA  
1850 OAK BEND DRIVE  
ROCKWALL, TX 75087

DOYLE BRYAN RONALD AND SABINE  
1851 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1856 OAK BEND DR  
ROCKWALL, TX 75087

RILEY JORI  
1857 OAK BEND DR  
ROCKWALL, TX 75087

LEE THERESE M & GREGORY H  
1862 OAK BEND DR  
ROCKWALL, TX 75087

GARCIA RACHELLE N  
1863 OAK BEND DR  
ROCKWALL, TX 75087

MAPENGO DERECK B AND TERI  
1868 OAK BEND DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1869 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1875 OAK BEND DR  
ROCKWALL, TX 75087

MYERS CHARLES & SHERRY  
1876 OAK BEND DRIVE  
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A  
218 W QUAIL RUN RD  
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D  
220 W QUAIL RUN RD  
ROCKWALL, TX 75087

CANADA CECILIA A  
222 W QUAIL RUN RD  
ROCKWALL, TX 75087

OEXMAN ALVIN H ET UX  
224 W QUAIL RUN RD  
ROCKWALL, TX 75087

KHATER CHARLES J  
2368 E FM 552  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3009 N GOLIAD ST  
ROCKWALL, TX 75087

CLARK TROY & JANICE  
3025 N GOLIAD ST  
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY  
3027 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3029 N GOLIAD ST  
ROCKWALL, TX 75087

GREER PATRICIA L  
3031 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3031 N GOLIAD ST  
ROCKWALL, TX 75087

GREER TIMOTHY K  
3033 N GOLIAD  
ROCKWALL, TX 75087

CURTIS JOSEPH & THERESA  
500 SHADOW OAKS CT  
ROCKWALL, TX 75087

ARRIAGA HENRY  
505 HIDDEN OAK LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 SHADOW OAKS CT  
ROCKWALL, TX 75087

JASMAN JAMES BLAKE  
511 HIDDEN OAK LN  
ROCKWALL, TX 75087

BLACKWELL NARWEEN  
514 SHADOW OAKS CT  
ROCKWALL, TX 75087

DELA TORRE KENNETH C & MARIA CHATU SERRA  
517 SHADOW OAKS CT  
ROCKWALL, TX 75087

MURRAY NANCY J  
519 HIDDEN OAK LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
525 SHADOW OAKS CT  
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON  
525 HIDDEN OAK LANE  
ROCKWALL, TX 75087

JUAREZ CORAL AND JOSE A  
530 HIDDEN OAK LN  
ROCKWALL, TX 75087

HANKINS ANGELA &  
MICHAEL ELDON WHIPPLE  
531 HIDDEN OAK LN  
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH  
533 TALL OAKS PL  
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA  
536 HIDDEN OAK LN  
ROCKWALL, TX 75087

COLE MARK A  
537 HIDDEN OAK LN  
ROCKWALL, TX 75087

SCOTT WILLIAM F & PATRICIA R  
538 TALL OAKS PL  
ROCKWALL, TX 75087

WALN IRMA SUE  
REVOCABLE LIVING TRUST  
539 TALL OAKS PL  
ROCKWALL, TX 75087

HAYES MELANIE S  
542 HIDDEN OAK LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
543 HIDDEN OAK LN  
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP  
6225 N ST HWY 161 #150  
IRVING, TX 75038

GREER PATRICIA L  
710 BROOKFIELD DR  
GARLAND, TX 75040

GOLIAD REAL ESTATE LLC  
7700 EASTER AVENUE SUITE 705  
DALLAS, TX 75209

EVANS MARCUS EUGENE AND DEANN  
794 HANOVER DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
795 FEATHERSTONE DR  
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R  
795 HANOVER DRIVE  
ROCKWALL, TX 75087

TURNER JIMMIE L  
796 FEATHERSTONE DR  
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-  
SALVADOR  
796 HANOVER DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
797 FEATHERSTONE DR  
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A  
797 HANOVER DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
798 FEATHERSTONE DR  
ROCKWALL, TX 75087

FLORES JORGE & NAOMI SHALIT  
804 YORK DRIVE  
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

ODEYEMI ADETUNJI  
808 YORK DR  
ROCKWALL, TX 75087

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

STONE CREEK SF LTD  
8214 WESTCHESTER DR STE 710  
DALLAS, TX 75225

STONE CREEK BALANCE LTD  
8214 WESTCHESTER STE 710  
DALLAS, TX 75225

CURRENT RESIDENT  
825 GOLIAD ST  
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 30601  
AGOURA ROAD, SUITE 200PT  
AGOURA HILLS, CA 91301

JENKINS BENJAMIN M & ANGELA K  
P O BOX 2172  
ROCKWALL, TX 75087

Troy Clark  
3025 N Goliad St  
Rockwall, TX 75087

RE: Zoning change request for the above listed property

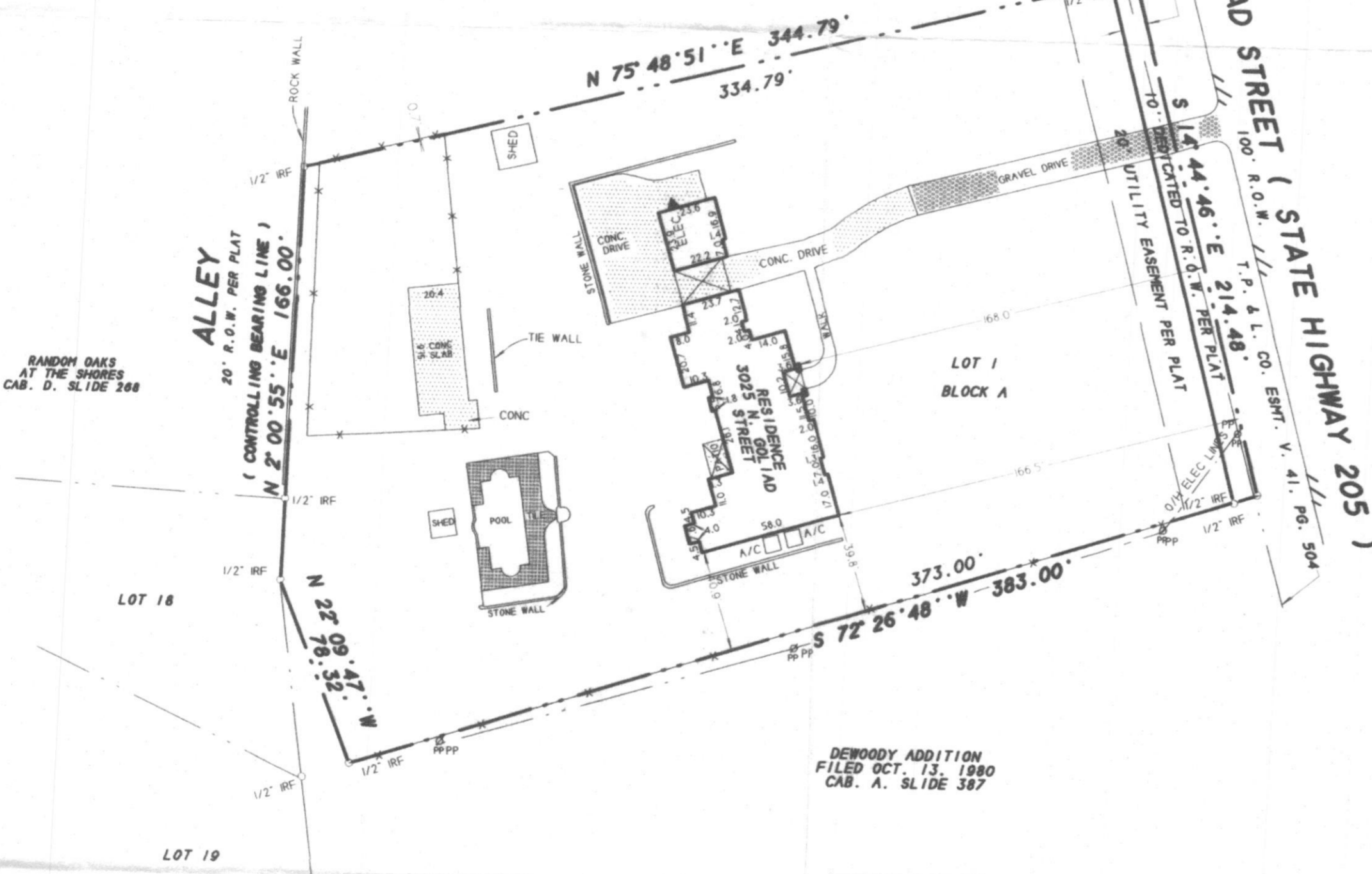
The purpose of requesting a zoning change from Residential Estate to Residential Office is primarily increase potential buyer interest in the property. It is assumed that the city would benefit as well, as it may result in a higher taxable value upon sale of the property.

Troy Clark



JOHN PEDDIE  
VOL. 109, PG. 372  
1.639 ACRES

N. GOLIAD STREET ( STATE HIGHWAY 205 )  
100' R.O.W.  
T.P. & L.L. CO. ESMT. V. 41, PG. 504  
CITY OF ROCKWALL  
WATER LINE E 85  
V. 81, PG. 85  
10' UTILTY EASEMENT PER PLAT



RANDOM OAKS  
AT THE SHORES  
CAB. D. SLIDE 288

LOT 18

LOT 19

DEWOODY ADDITION  
FILED OCT. 13, 1980  
CAB. A. SLIDE 387

DESCRIPTION

BEING all of Lot 1, Block A of CLARK HOMESTEAD ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 371 of the Plat Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT RECORDED IN CAB. D, SLIDE 268, P.R.R.C.T.
- 3) THE FOLLOWING EASEMENTS DO NOT LTE ON THIS LOT: (i) V. 81, Pg. 85, (ii) V. 41, Pg. 504

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for ROCKWALL COUNTY ABST. & TITLE CO., COMMUNITY BANK, and TROY CLARK & JANICE M. CLARK at 3025 N. GOLIAD STREET, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 22nd day of June, 2001.

*Harold D. Fetty III*  
Harold D. Fetty III, R.P.L.S. No. 5034



ROCKWALL SURVEYING COMPANY, INC.  
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE June 22, 2001  
SCALE 1" = 50' FILE # 20002160.3  
CLIENT Clark GF # 20010676

## City of Rockwall Project Plan Review History

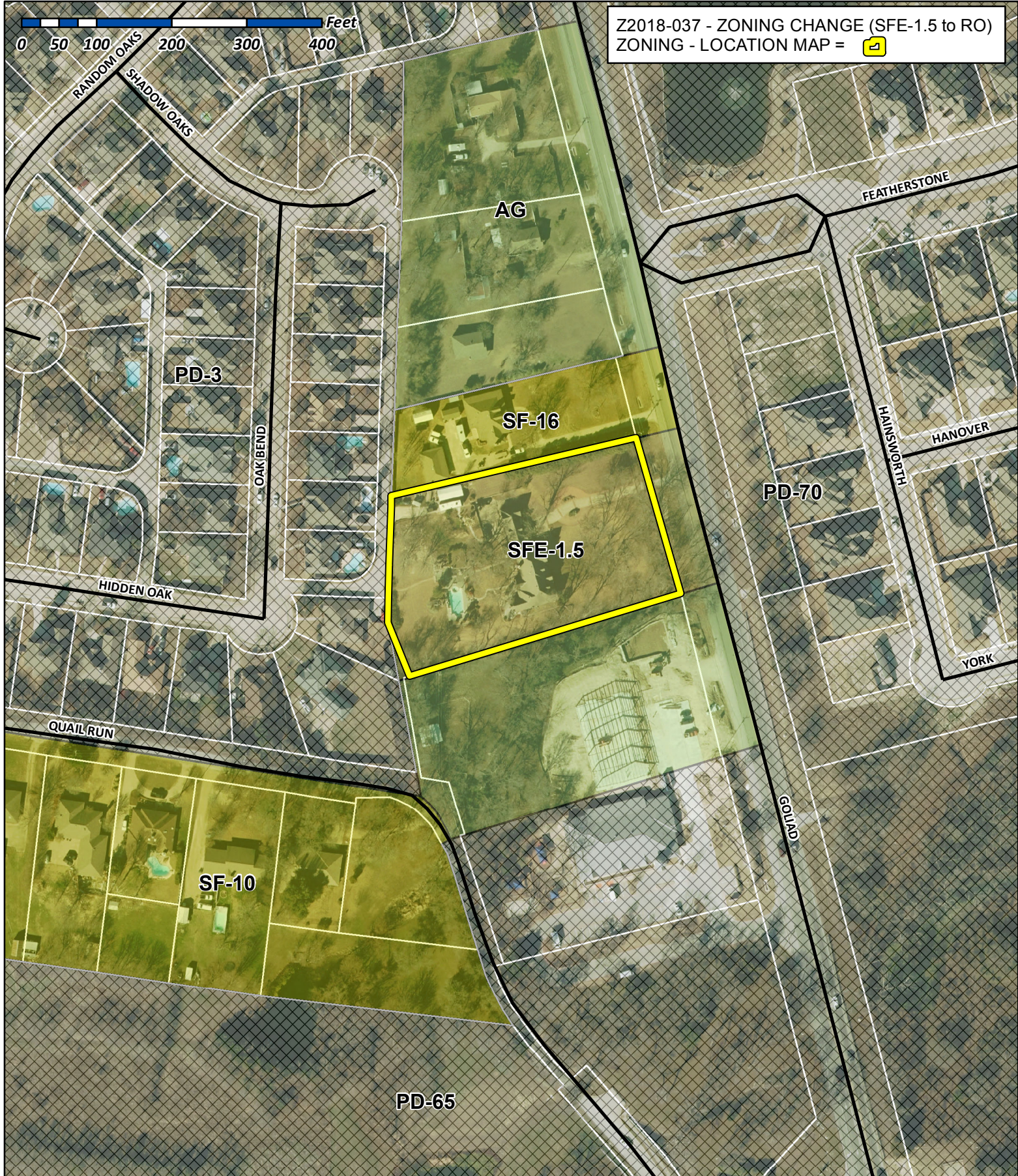


<b>Project Number</b> Z2018-037	<b>Owner</b> CLARK, TROY & JANICE	<b>Applied</b> 8/15/2018 LM
<b>Project Name</b> 3025 N. Goliad Street (SFE-1.5 to RO)	<b>Applicant</b> TROY & JANICE CLARK	<b>Approved</b>
<b>Type</b> ZONING		<b>Closed</b>
<b>Subtype</b> REZONE		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> 3025 N GOLIAD ST	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
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<b>Subdivision</b> CLARK HOMESTEAD ADDITION	<b>Tract</b> 1	<b>Block</b> A	<b>Lot No</b> 1	<b>Parcel No</b> 3398-000A-0001-00-OR	<b>General Plan</b>
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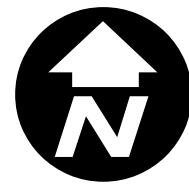
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/22/2018	8/29/2018	8/22/2018		APPROVED	
ENGINEERING	Sarah Hager	8/15/2018	8/22/2018	8/22/2018	7	APPROVED	(8/22/2018 10:01 AM SH) If the water meters change size, there will be meter fees and impact fees to be paid.
FIRE	Ariana Hargrove	8/15/2018	8/22/2018	8/23/2018	8	APPROVED	
PLANNING	Korey Brooks	8/15/2018	8/22/2018				Comments Z2018-037 Zoning Change (SFE-1.5 to GR) Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by Troy & Janice Clark for the approval of a zoning change from a Single Family Estate 1.5 (SFE-1.5) District to a General Retail (GR) District for a 1.94-acre parcel of land identified as Lot 1, Block A, Clark Homestead Addition, City of Rockwall, Rockwall, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the North SH-205 Overlay (N SH-205 OV) District, addressed as 3025 N. Goliad Street [SH-205]. 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 (Z2018-037) in the lower right hand corner of all pages on future submittals. M.4 Please review the attached draft ordinance prior to the August 28, 2018 Planning & Zoning Commission meeting. I.5 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 September 5, 2018. The Planning and Zoning Worksession for this case is August 28, 2018. The Planning and Zoning Meeting for this case is September 11, 2018. I.6 The projected City Council meeting date and subsequent approval for this request is September 17, 2018 and October 1, 2018.



# City of Rockwall

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

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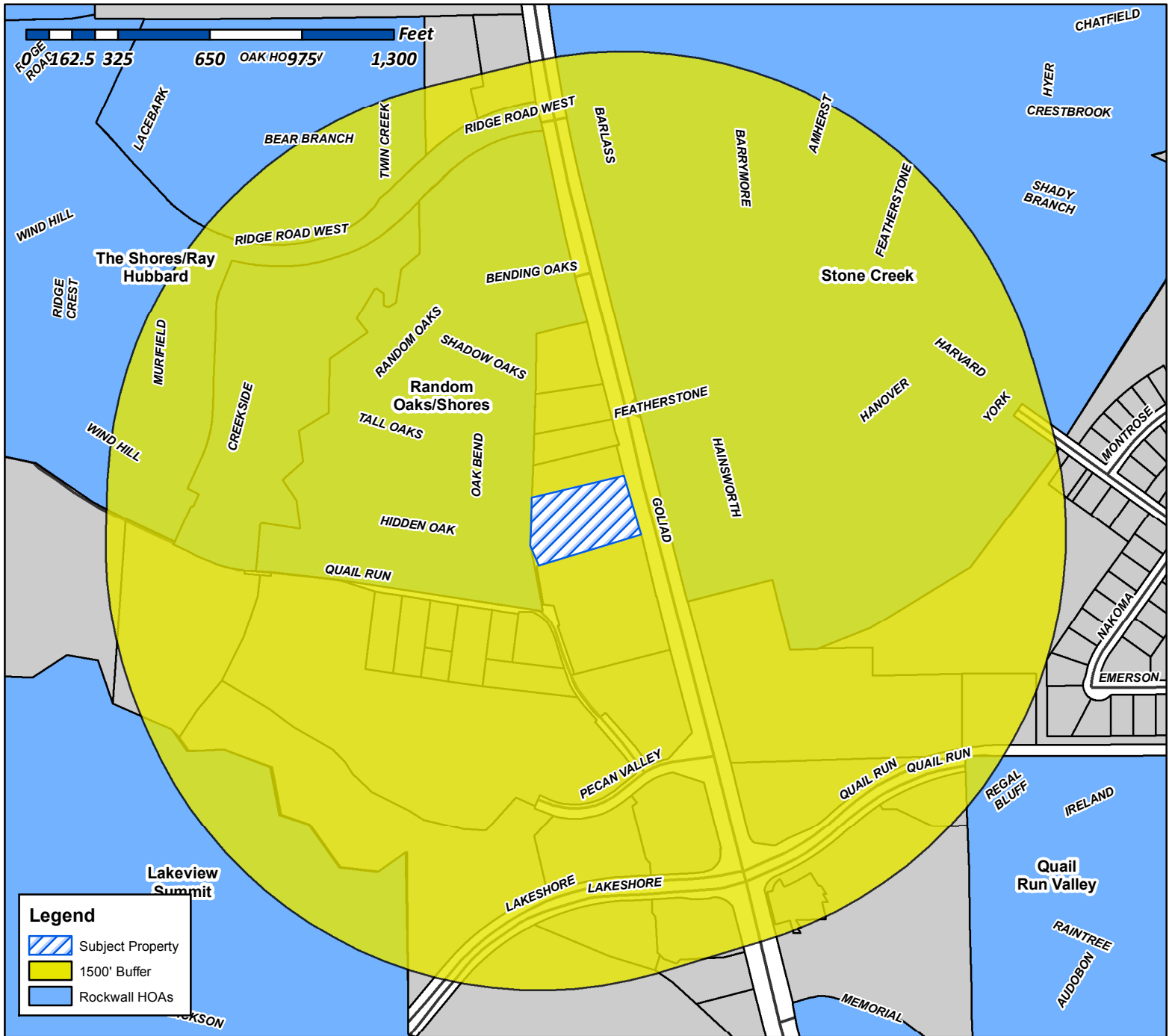




# City of Rockwall

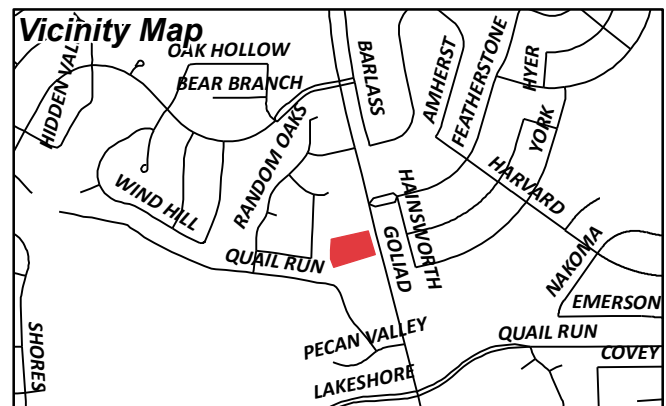
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2018-037  
**Case Name:** Zoning Change (SFE-1.5 to RO)  
**Case Type:** Zoning  
**Zoning:** SFE-1.5  
**Case Address:** 3025 N. Goliad Street

**Date Created:** 8/21/2018  
**For Questions on this Case Call** (972) 771-7745

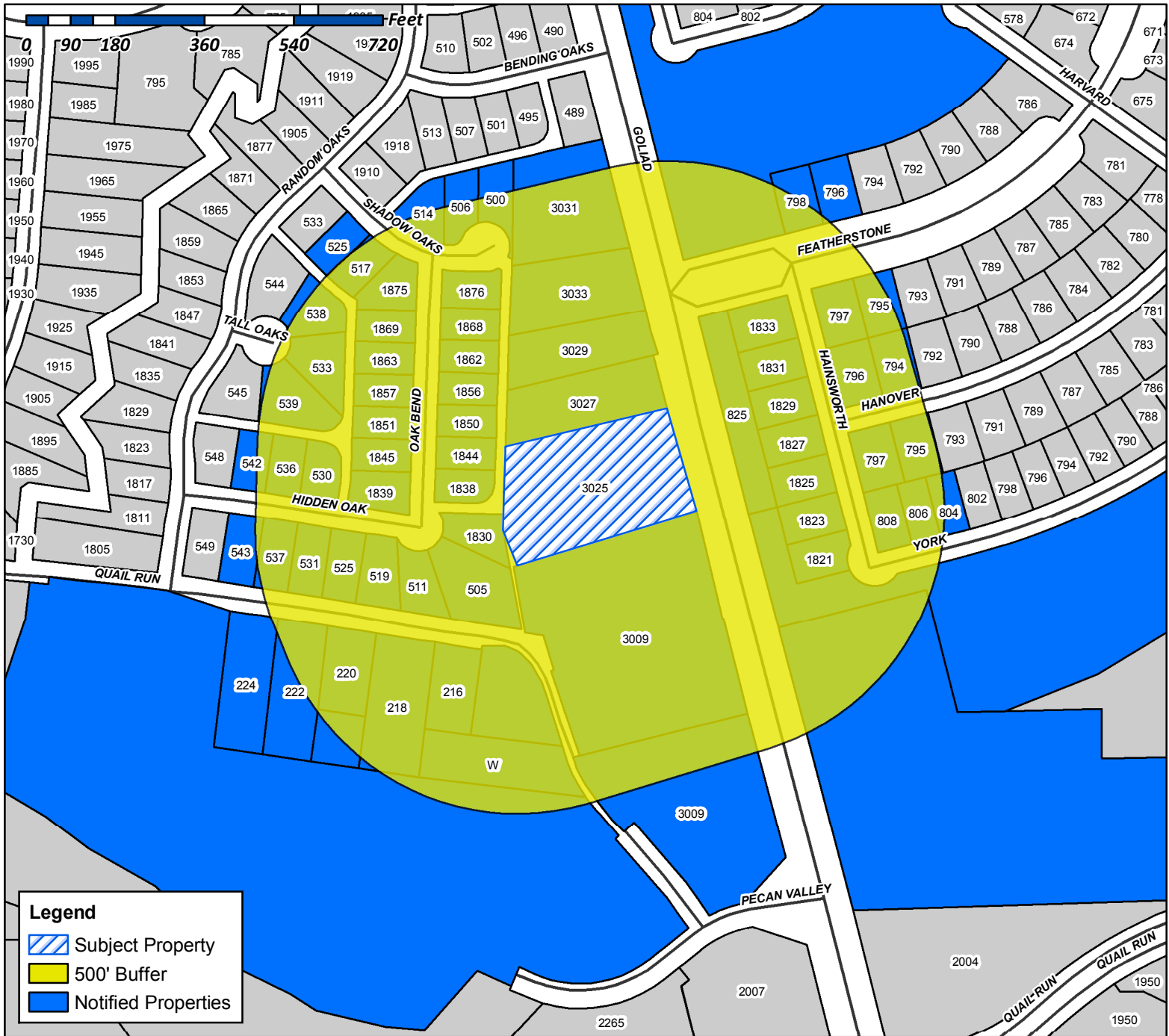




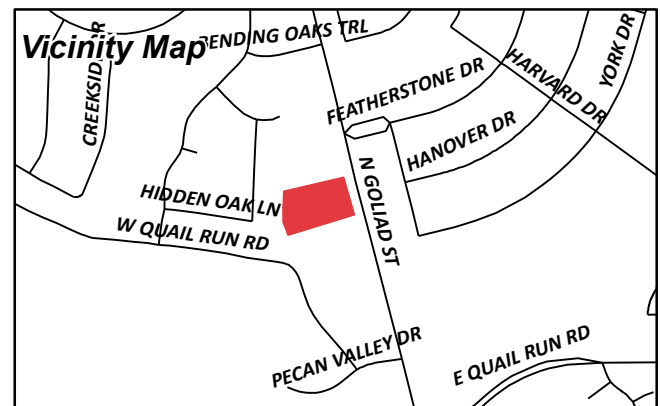
# City of Rockwall

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

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**Case Number:** Z2018-037  
**Case Name:** Zoning Change (SFE-1.5 to RO)  
**Case Type:** Zoning  
**Zoning:** SFE-1.5  
**Case Address:** 3025 N. Goliad Street



**Date Created:** 08/16/2018

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

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

WATTS KEVIN C & MELODIE  
106 PECAN DRIVE  
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC  
1234 TRALEE LN  
GARLAND, TX 75044

REDMOND BRIAN AND NICOLE  
1475 PLUMMER DR  
ROCKWALL, TX 75087

HUDGENS GERALD FRANK & ROCHELLE  
EAVONNE  
1675 AVONLEA DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1821 HAINSWORTH DR  
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE  
1823 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L  
1825 HAINSWORTH DR  
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C  
1827 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY  
1829 HAINSWORTH DR  
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D  
1830 OAK BEND DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1831 HAINSWORTH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1833 HAINSWORTH DR  
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R  
1838 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1839 OAK BEND DR  
ROCKWALL, TX 75087

MULLET STEPHEN PAUL  
1844 OAK BEND DR  
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA  
1845 OAK BEND DR  
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA  
1850 OAK BEND DRIVE  
ROCKWALL, TX 75087

DOYLE BRYAN RONALD AND SABINE  
1851 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1856 OAK BEND DR  
ROCKWALL, TX 75087

RILEY JORI  
1857 OAK BEND DR  
ROCKWALL, TX 75087

LEE THERESE M & GREGORY H  
1862 OAK BEND DR  
ROCKWALL, TX 75087

GARCIA RACHELLE N  
1863 OAK BEND DR  
ROCKWALL, TX 75087

MAPENGO DERECK B AND TERI  
1868 OAK BEND DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1869 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1875 OAK BEND DR  
ROCKWALL, TX 75087

MYERS CHARLES & SHERRY  
1876 OAK BEND DRIVE  
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A  
218 W QUAIL RUN RD  
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D  
220 W QUAIL RUN RD  
ROCKWALL, TX 75087

CANADA CECILIA A  
222 W QUAIL RUN RD  
ROCKWALL, TX 75087

OEXMAN ALVIN H ET UX  
224 W QUAIL RUN RD  
ROCKWALL, TX 75087

KHATER CHARLES J  
2368 E FM 552  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3009 N GOLIAD ST  
ROCKWALL, TX 75087

CLARK TROY & JANICE  
3025 N GOLIAD ST  
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY  
3027 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3029 N GOLIAD ST  
ROCKWALL, TX 75087

GREER PATRICIA L  
3031 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3031 N GOLIAD ST  
ROCKWALL, TX 75087

GREER TIMOTHY K  
3033 N GOLIAD  
ROCKWALL, TX 75087

CURTIS JOSEPH & THERESA  
500 SHADOW OAKS CT  
ROCKWALL, TX 75087

ARRIAGA HENRY  
505 HIDDEN OAK LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 SHADOW OAKS CT  
ROCKWALL, TX 75087

JASMAN JAMES BLAKE  
511 HIDDEN OAK LN  
ROCKWALL, TX 75087

BLACKWELL NARWEEN  
514 SHADOW OAKS CT  
ROCKWALL, TX 75087

DELA TORRE KENNETH C & MARIA CHATU SERRA  
517 SHADOW OAKS CT  
ROCKWALL, TX 75087

MURRAY NANCY J  
519 HIDDEN OAK LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
525 SHADOW OAKS CT  
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON  
525 HIDDEN OAK LANE  
ROCKWALL, TX 75087

JUAREZ CORAL AND JOSE A  
530 HIDDEN OAK LN  
ROCKWALL, TX 75087

HANKINS ANGELA &  
MICHAEL ELDON WHIPPLE  
531 HIDDEN OAK LN  
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH  
533 TALL OAKS PL  
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA  
536 HIDDEN OAK LN  
ROCKWALL, TX 75087

COLE MARK A  
537 HIDDEN OAK LN  
ROCKWALL, TX 75087

SCOTT WILLIAM F & PATRICIA R  
538 TALL OAKS PL  
ROCKWALL, TX 75087

WALN IRMA SUE  
REVOCABLE LIVING TRUST  
539 TALL OAKS PL  
ROCKWALL, TX 75087

HAYES MELANIE S  
542 HIDDEN OAK LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
543 HIDDEN OAK LN  
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP  
6225 N ST HWY 161 #150  
IRVING, TX 75038

GREER PATRICIA L  
710 BROOKFIELD DR  
GARLAND, TX 75040

GOLIAD REAL ESTATE LLC  
7700 EASTER AVENUE SUITE 705  
DALLAS, TX 75209

EVANS MARCUS EUGENE AND DEANN  
794 HANOVER DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
795 FEATHERSTONE DR  
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R  
795 HANOVER DRIVE  
ROCKWALL, TX 75087

TURNER JIMMIE L  
796 FEATHERSTONE DR  
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-  
SALVADOR  
796 HANOVER DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
797 FEATHERSTONE DR  
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A  
797 HANOVER DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
798 FEATHERSTONE DR  
ROCKWALL, TX 75087

FLORES JORGE & NAOMI SHALIT  
804 YORK DRIVE  
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

ODEYEMI ADETUNJI  
808 YORK DR  
ROCKWALL, TX 75087

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

STONE CREEK SF LTD  
8214 WESTCHESTER DR STE 710  
DALLAS, TX 75225

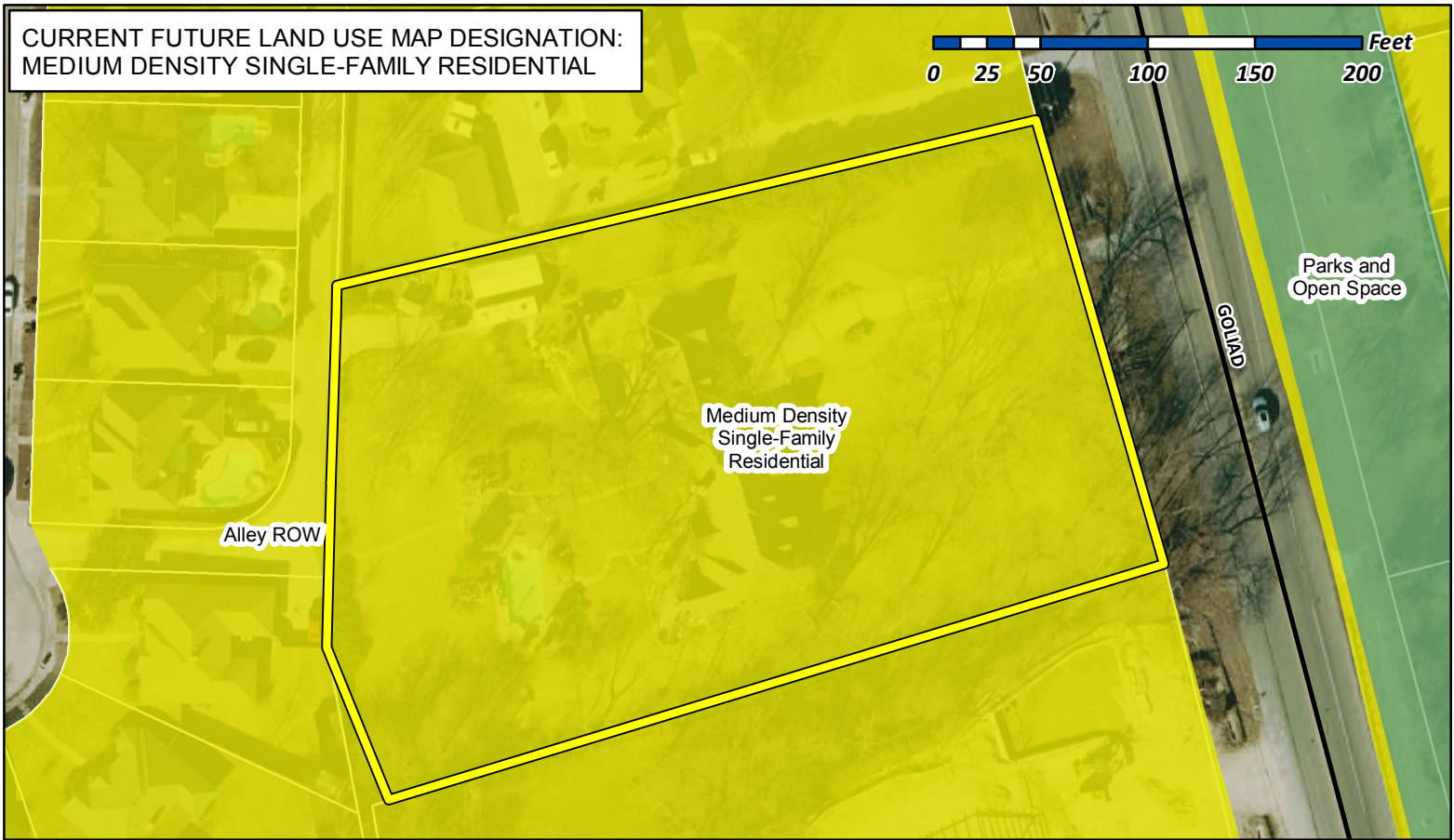
STONE CREEK BALANCE LTD  
8214 WESTCHESTER STE 710  
DALLAS, TX 75225

CURRENT RESIDENT  
825 GOLIAD ST  
ROCKWALL, TX 75087

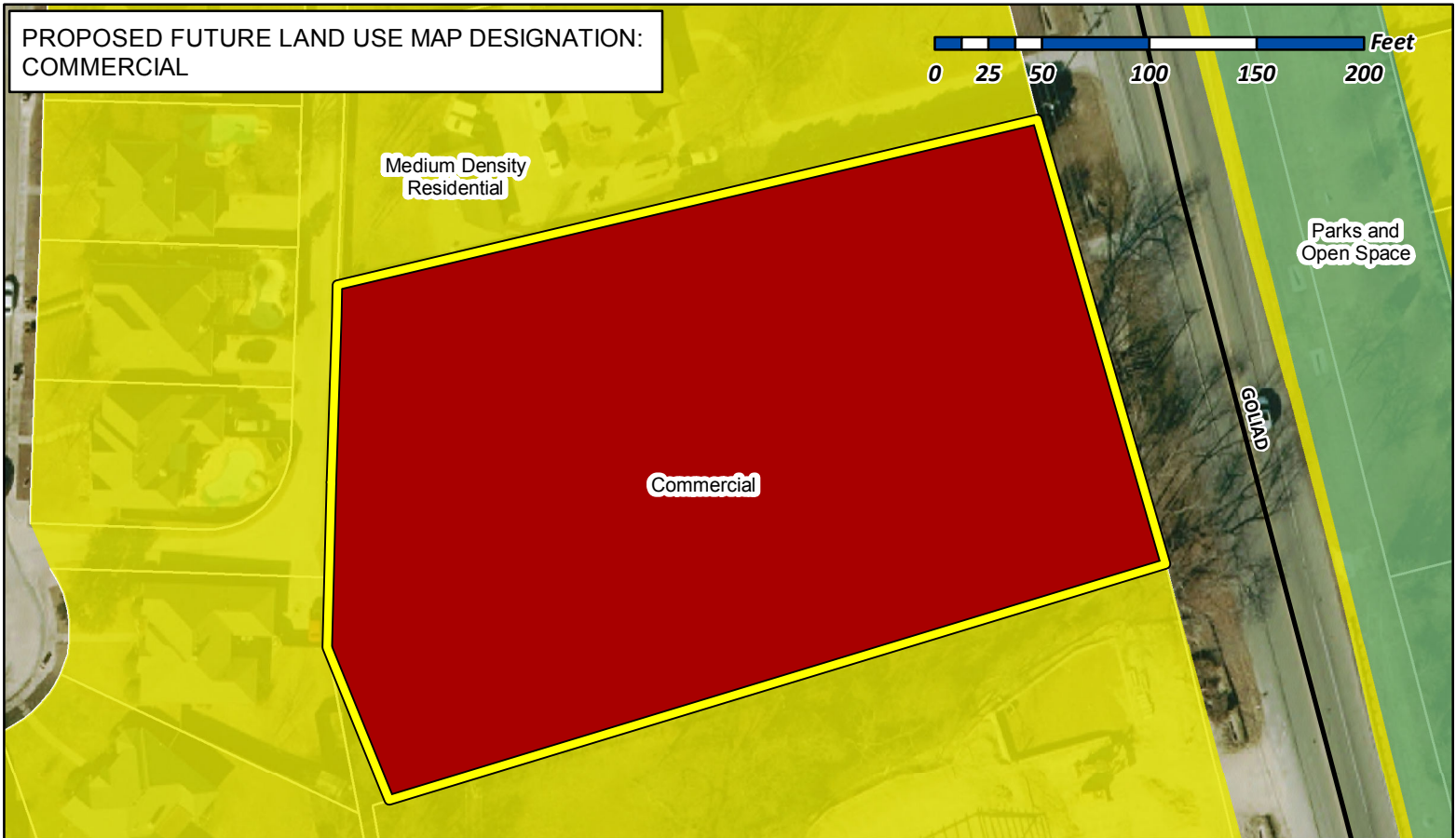
AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 30601  
AGOURA ROAD, SUITE 200PT  
AGOURA HILLS, CA 91301

JENKINS BENJAMIN M & ANGELA K  
P O BOX 2172  
ROCKWALL, TX 75087

CURRENT FUTURE LAND USE MAP DESIGNATION:  
MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL



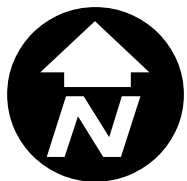
PROPOSED FUTURE LAND USE MAP DESIGNATION:  
COMMERCIAL



## City of Rockwall

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

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Troy Clark  
3025 N Goliad St  
Rockwall, TX 75087

RE: Zoning change request for the above listed property

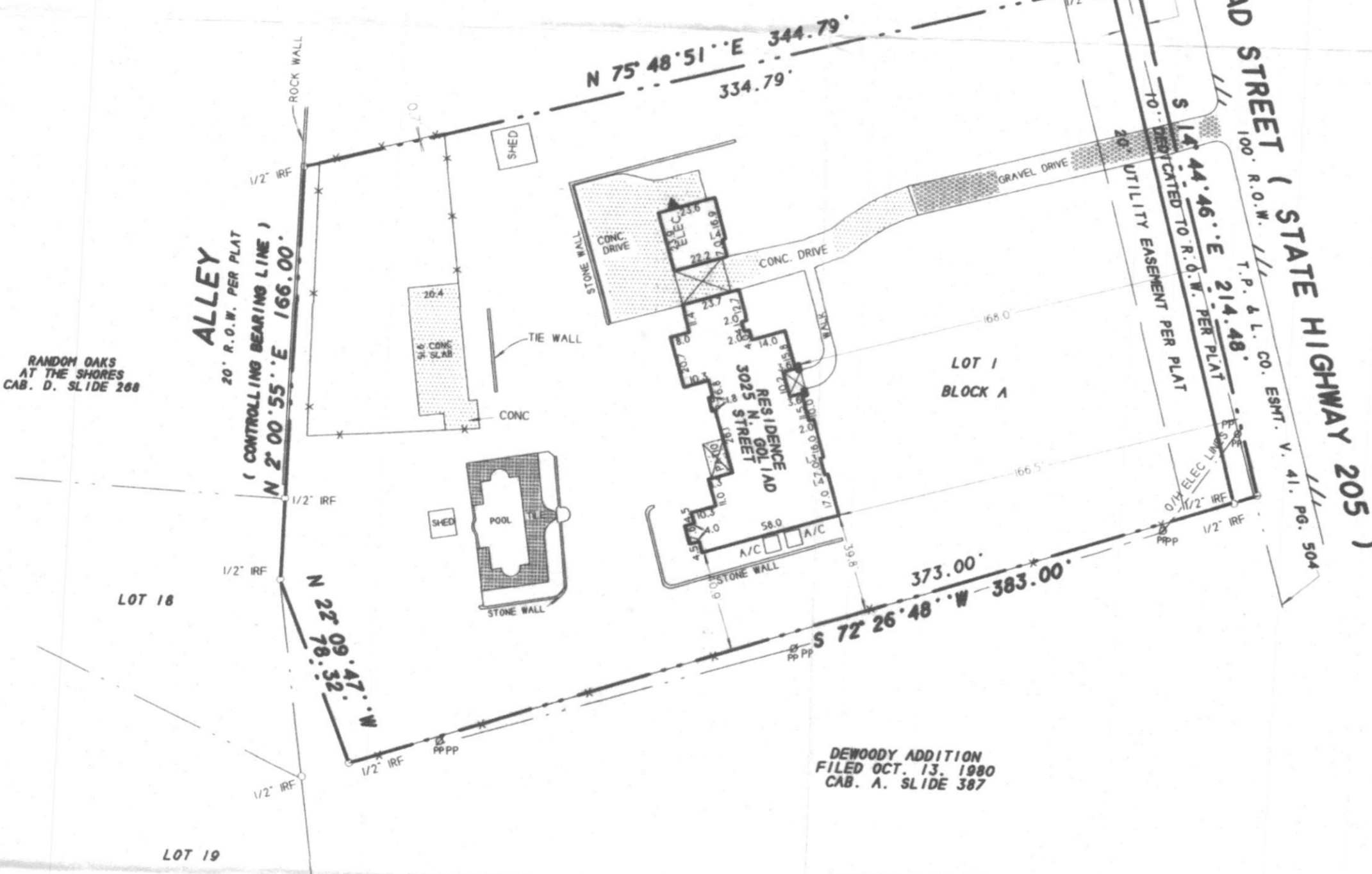
The purpose of requesting a zoning change from Residential Estate to Residential Office is primarily increase potential buyer interest in the property. It is assumed that the city would benefit as well, as it may result in a higher taxable value upon sale of the property.

Troy Clark



JOHN PEDDIE  
VOL. 109, PG. 372  
1.639 ACRES

N. GOLIAD STREET ( STATE HIGHWAY 205 )  
100' R.O.W.  
T.P. & L.L. CO. ESMT. V. 41, PG. 504  
CITY OF ROCKWALL  
WATER LINE E 85  
V. 81, PG. 85  
10' UTILTY EASEMENT PER PLAT



RANDOM OAKS  
AT THE SHORES  
CAB. D. SLIDE 288

LOT 18

LOT 19

DEWOODY ADDITION  
FILED OCT. 13, 1980  
CAB. A. SLIDE 387

DESCRIPTION

BEING all of Lot 1, Block A of CLARK HOMESTEAD ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 371 of the Plat Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT RECORDED IN CAB. D, SLIDE 268, P.R.R.C.T.
- 3) THE FOLLOWING EASEMENTS DO NOT LTE ON THIS LOT: (i) V. 81, Pg. 85, (ii) V. 41, Pg. 504

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for ROCKWALL COUNTY ABST. & TITLE CO., COMMUNITY BANK, and TROY CLARK & JANICE M. CLARK at 3025 N. GOLIAD STREET, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 22nd day of June, 2001.

*Harold D. Fetty III*  
Harold D. Fetty III, R.P.L.S. No. 5034



ROCKWALL SURVEYING COMPANY, INC.  
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE June 22, 2001  
SCALE 1" = 50' FILE # 20002160.3  
CLIENT Clark GF # 20010676



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT TO A RESIDENTIAL-OFFICE (RO) DISTRICT ON A 1.94-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, CLARK HOMESTEAD ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 3025 N. GOLIAD STREET AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Troy and Janice Clark for a change in zoning from a Single-Family Estate 1.5 (SFE-1.5) District to a Residential-Office (RO) District on a 1.94-acre tract of land identified as Lot 1, Block A, Clark Homestead Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, situated within the North SH-205 (N. SH-205 OV) District, addressed as 3025 N. Goliad Street and more fully described in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 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 Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Single-Family Estate 1.5 (SFE-1.5) District to a Residential-Office (RO) District; and

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Residential-Office (RO) District as stipulated in Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses* and Section 4.2, *Residential-Office (RO) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF OCTOBER, 2018.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

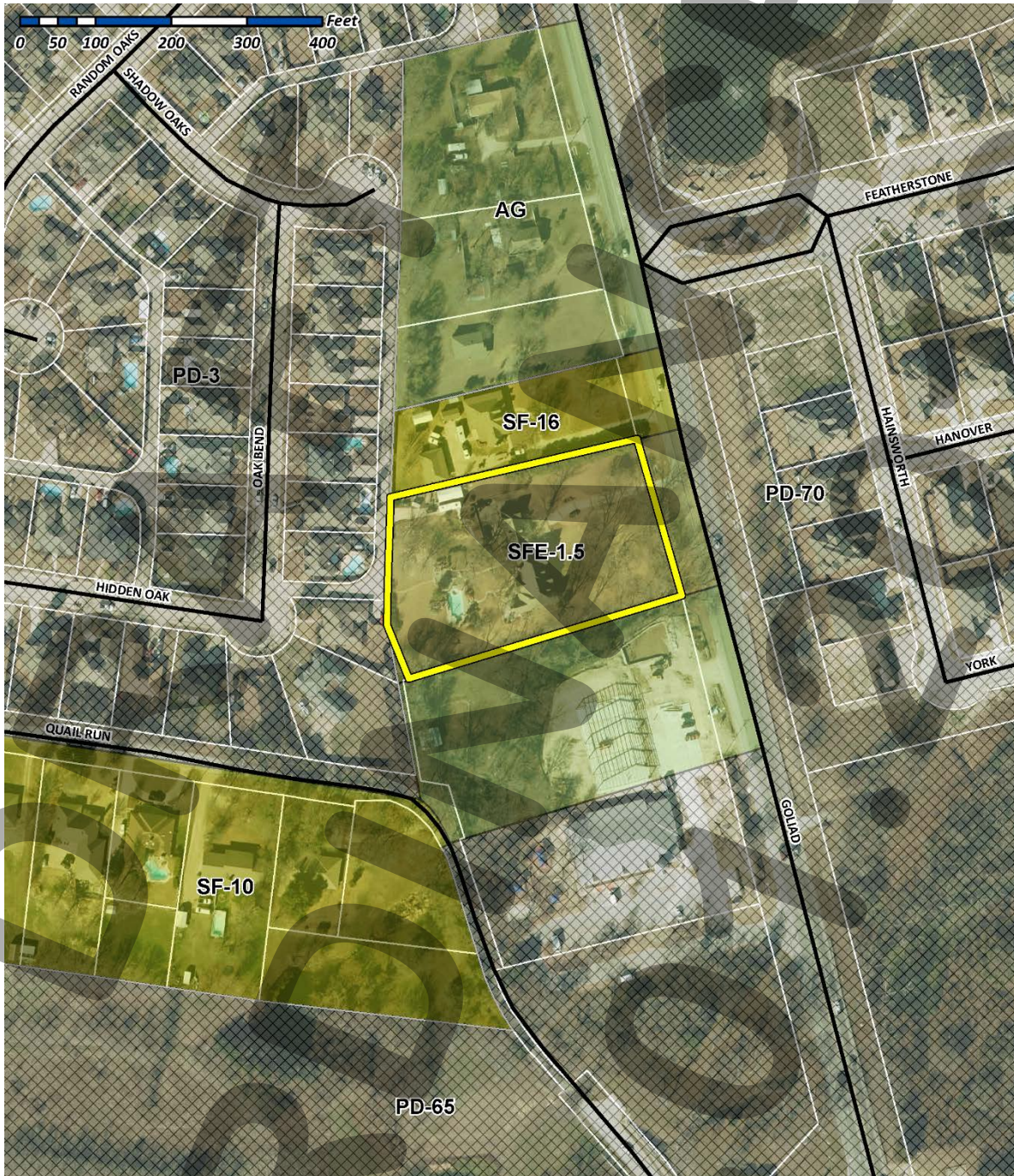
1<sup>st</sup> Reading: September 17, 2018

2<sup>nd</sup> Reading: October 1, 2018

**Exhibit 'A'**  
**Zoning Exhibit**

Address: 3025 N. Goliad Street

Legal Description: Lot 1, Block A, Clark Homestead Addition



**Exhibit 'B'**  
*Legal Description*

All that certain lot, tract, or parcel of land situated in the SAMUEL KING SURVEY, ABSTRACT NO. 131, Rockwall County, Texas, and being all of that 1.638 acres tract of land as described in Elizabeth Middleton to Harold H. Middleton and wife, Sylvia Middleton, dated June 21, 1973 and being recorded in Volume 109, Page 390 of the Deed Records of Rockwall County, Texas, and also being all of that 0.289 acres tract of land as described in a Warranty deed from John Peddie and wife, Virginia Peddie, to Harold H. Middleton and wife, Sylvia Middleton, dated October 29, 1973 and being recorded in Volume 111, Page 365 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2~ iron rod found for corner at the Southeast corner of the above cited 1.638 acres tract of land in the West right-of-way line of State Highway 205 (N. Goliad Street );

**THENCE** S. 72 deg. 26 min. 48 sec. W. along the South line of said 1.638 acres tract a distance of 383.00 feet to a 1/2" iron rod found for corner at the Southwest corner of said tract;

**THENCE** N. 22 deg. 09 min. 47 sec. W. along the West line of said tract a distance of 78.32 feet to a 1/2" iron rod found for corner at the Southeast corner of an Alley in the East line of Lot 18, Block A, of RANDOM OAKS AT THE SHORES, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D. Slide 268 of the Plat Records of Rockwall County, Texas;

**THENCE** N. 02 deg. 00 min. 55 sec. E. (Controlling bearing line) along the East line of said Alley and the West line of said 1.638 acres tract and the West line of said 0.289 acres tract a distance of 166.00 feet to a 1/2" iron rod set for corner at the Northwest corner of said 0.289 acres tract;

**THENCE** N. 75 deg. 48 min. 51 sec. E. along the North boundary line of said 0.289 acres tract a distance of 344.79 feet to a 1/2" iron rod set for corner in the West right-of-way line of State Highway 205 (N. Goliad Street);

**THENCE** S. 14 deg. 44 min. 46 sec. E. along said right-of-way line a distance of 214.48 feet to the POINT OF BEGINNING and 1.94 acres of land.



# CITY OF ROCKWALL, TEXAS

## MEMORANDUM

---

**TO:** Planning and Zoning Commission

**FROM:** Korey Brooks, *Planner*

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

**DATE:** September 11, 2018

**SUBJECT:** Z2018-037; 3025 N. Goliad Street-(Zoning Change-SFE-1.5 to RO)

---

The applicant Troy Clark has requested to withdraw Case No. Z2018-037 (see Exhibit 'A'). According to Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body.

**Exhibit 'A':**  
*Applicant's Letter*

**From:** [Troy Clark](#)  
**To:** [Brooks, Korey](#)  
**Subject:** 3025 N Goliad  
**Date:** Friday, September 07, 2018 3:22:05 PM

---

Mr. Brooks

Please withdraw my request for the zoning change at 3025 N Goliad. I am unable to conform to the property size requirements for the requested zoning change.

Troy Clark

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

**AGENDA DATE:** 09/11/2018

**APPLICANTS:** Troy and Janice Clark

**AGENDA ITEM:** **Z2018-037**; *Zoning Change (SFE-1.5 to RO)*

---

**SUMMARY:**

Hold a public hearing to discuss and consider a request by Troy & Janice Clark for the approval of a zoning change from a Single Family Estate 1.5 (SFE-1.5) District to a Residential-Office (RO) District for a 1.94-acre parcel of land identified as Lot 1, Block A, Clark Homestead Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the North SH-205 Overlay (N SH-205 OV) District, addressed as 3025 N. Goliad Street [SH-205], and take any action necessary.

**BACKGROUND INFORMATION AND PURPOSE:**

On January 16, 2001, the applicant requested and the City Council approved a change in zoning [Case No. 2000-119] from an Agricultural (AG) District to a Single-Family Estate 1.5 (SFE-1.5) District on the subject property. The purpose of the zoning change was to construct an ~3,900 SF single-family home, which was constructed in 2001. Subsequently, the applicant is requesting a change in zoning from a Single-Family Estate 1.5 (SFE-1.5) District to a Residential-Office (RO) District for the purpose of converting a single-family home to a residential office building.

**ADJACENT LAND USES AND ACCESS:**

The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property is a single-family home zoned Single-Family 16 (SF-16) District followed by several single-family homes zoned Agricultural (AG) District.
- South:** Directly south of the subject property is a day-care facility (*i.e. Children's Lighthouse*) zoned Agricultural (AG) District and Planned Development District 65 (PD-65) for General Retail (GR) District land uses. Beyond this is a pharmacy (*i.e. Walgreens*) followed by N. Lakeshore Drive, which is identified as an M4-D (*major collector, four [4] lane, divided roadway*).
- East:** Directly east of the subject property is N. Goliad Street [SH-205], which is identified as a TxDOT 4D (*TxDOT four [4] lane roadway*). Beyond this is the Stone Creek subdivision, which is zoned Planned Development 70 (PD-70) for Single-Family 10 (SF-10) District and General Retail (GR) District land uses.
- West:** Directly west of the subject property is the Random Oaks at the Shores subdivision zoned, Planned Development District 3 (PD-3) for Single-Family 7 (SF-7), Single-Family 10 (SF-10), General Retail (GR), and Commercial (C) Districts land uses.

## **UNIFIED DEVELOPMENT CODE:**

According to the purpose statements stipulated in Section 4.2, *Residential-Office (RO) District* of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Residential-Office (RO) District is "...intended for the conversion of older residential homes to be converted from single-family residences to low-intensity office uses in order to extend the economic life of these structures..." and to "...provide professional, medical, and other services to residents in the adjacent neighborhoods..". The following is a summary of the minimum development standards for a property within a Residential-Office (RO) District:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 SF</i>
<i>Maximum Lot Area</i>	<i>43,560 SF</i>
<i>Minimum Lot Width</i>	<i>60-Feet</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>30-Feet</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>
<i>Minimum Side Yard Setback Adjacent to Residential</i>	<i>30-Feet</i>
<i>Maximum Height</i>	<i>36-Feet</i>
<i>Maximum Lot Coverage</i>	<i>40%</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>
<i>Maximum Amount of Impervious Coverage</i>	<i>75% to 80%</i>
<i>Minimum Landscaping Percentage</i>	<i>25%</i>

## **CONFORMANCE WITH THE COMPREHENSIVE PLAN:**

The Future Land Use Map, adopted with the Comprehensive Plan, designates the subject property for Medium Density Residential land uses, which is defined as developments with two (2) to three (3) units-per-acre. Should the applicant's request be approved, it would necessitate a change in the Future Land Use Map from a Medium Density Residential to a Commercial designation.

## **STAFF ANALYSIS:**

When analyzing the applicant's request (*i.e. to rezone the subject property*), the Residential-Office (RO) District may be an appropriate zoning district for the proposed use. The Residential-Office (RO) District allows live/work arrangements for low-intensity office uses and serves as a transition from the higher intensity use (*i.e. General Retail [GR] District*) to the south of the subject property to the lower intensity residential use to the north and west of the subject property. With that being said, the Future Land Use Map designates the subject property as Medium Density Residential and would necessitate a change to a Commercial designation should this request be approved. Staff should note, Section 4.2, *Residential-Office (RO) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Residential-Office (RO) District restricts the maximum lot size to a one (1) acre lot. Left in its current configuration, the existing home on the subject property could be used as a residence if the zoning change is approved; however, given its current size (*i.e. 1.94-acres*), the subject property would need to be subdivided in conformance with the requirements of the Unified Development Code (UDC) in order to be converted to a non-residential use. Additionally, should the subject property be converted to a non-residential use, a site plan showing screening from the residential properties to the north, east, and west, shall be required to be approved by the Planning and Zoning Commission. Although the applicant's request does not meet the intent of the Residential-Office (RO) District (*i.e. the conversion of older residential homes from residences to low-intensity office uses in order to extend the economic life of these structures*) similar requests have been approved along N. Goliad Street [SH-205] and typically include more than one (1) property. With that being said, if this case is approved, it may be prudent for the



City Council to grant the four (4) properties north of the subject property the same designation in the future; however, this is a discretionary decision for the Planning and Zoning Commission and the City Council.

**NOTIFICATION:**

On August 30, 2018, staff mailed 79 notices to property owners and residents within 500-feet of the subject property. Additionally, staff notified the Shores/Ray Hubbard, Stone Creek, Lakeview Summit, and Quail Run Valley Homeowner's Associations, which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Staff also 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 not received any notices concerning this request.

**RECOMMENDATIONS:**

Should the Planning and Zoning Commission recommend approval of the change in zoning, staff would recommend the following conditions of approval:

- 1) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Medium Density Residential designation to a Commercial designation.
- 2) Screening from the residential properties to the north, east, and west of the subject property shall be required should the subject property be converted to a non-residential use.
- 3) Should the subject property be converted to a non-residential use, the subject property shall be subdivided into parcels no larger than one (1) acre.
- 4) Any construction or building necessary to complete this change in zoning request must conform to the requirements set forth by the UDC, the International Building Code, 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

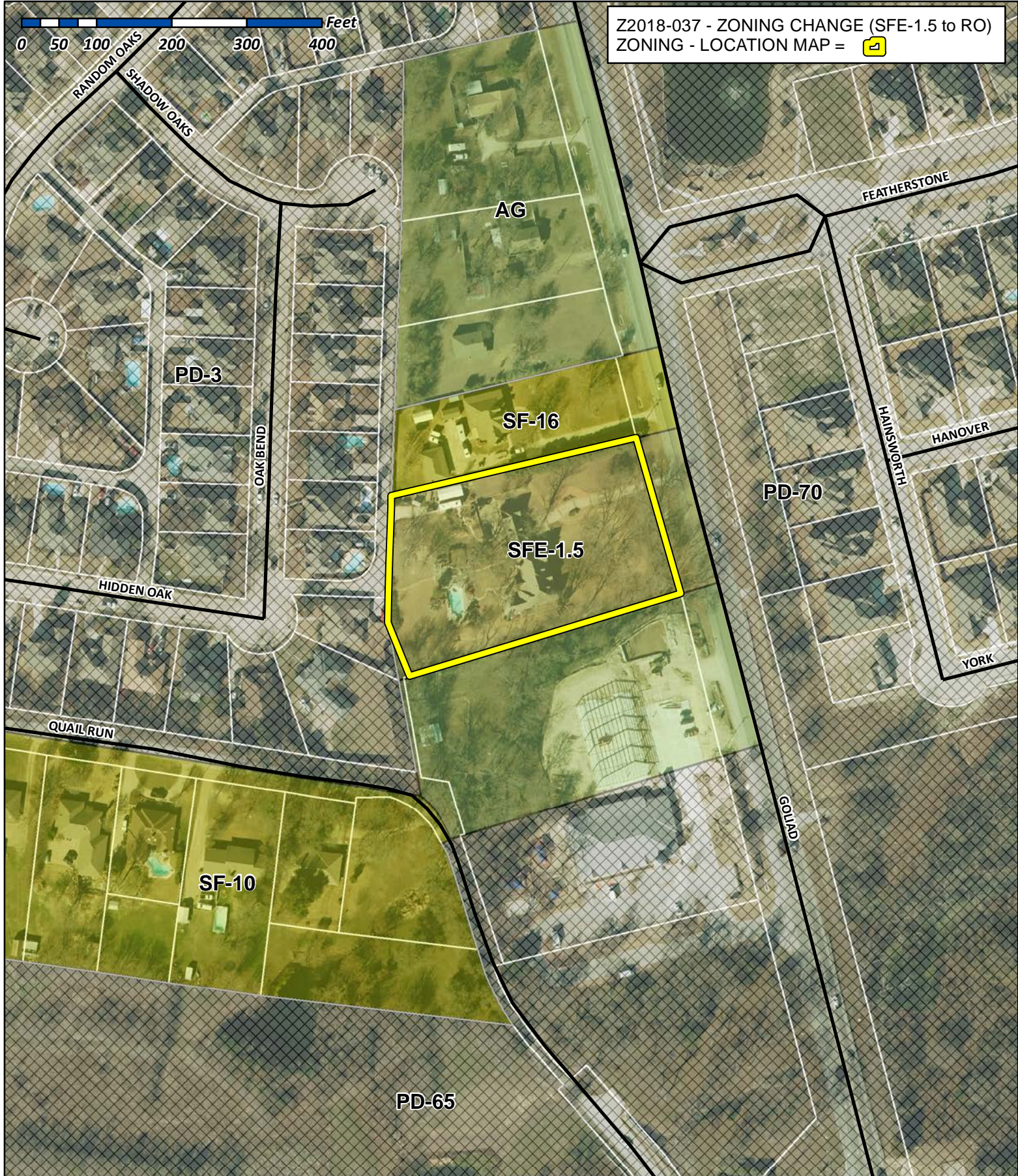


<b>Project Number</b> Z2018-037	<b>Owner</b> CLARK, TROY & JANICE	<b>Applied</b> 8/15/2018 LM
<b>Project Name</b> 3025 N. Goliad Street (SFE-1.5 to RO)	<b>Applicant</b> TROY & JANICE CLARK	<b>Approved</b>
<b>Type</b> ZONING		<b>Closed</b>
<b>Subtype</b> REZONE		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> 3025 N GOLIAD ST	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
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<b>Subdivision</b> CLARK HOMESTEAD ADDITION	<b>Tract</b> 1	<b>Block</b> A	<b>Lot No</b> 1	<b>Parcel No</b> 3398-000A-0001-00-OR	<b>General Plan</b>
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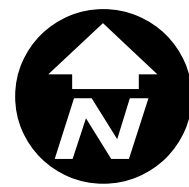
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/22/2018	8/29/2018	8/22/2018		APPROVED	
ENGINEERING (8/22/2018 10:01 AM SH) If the water meters change size, there will be meter fees and impact fees to be paid.	Sarah Hager	8/15/2018	8/22/2018	8/22/2018	7	APPROVED	
FIRE	Ariana Hargrove	8/15/2018	8/22/2018	8/23/2018	8	APPROVED	
PLANNING Z2018-037 Zoning Change (SFE-1.5 to GR) Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by Troy & Janice Clark for the approval of a zoning change from a Single Family Estate 1.5 (SFE-1.5) District to a General Retail (GR) District for a 1.94-acre parcel of land identified as Lot 1, Block A, Clark Homestead Addition, City of Rockwall, Rockwall, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the North SH-205 Overlay (N SH-205 OV) District, addressed as 3025 N. Goliad Street [SH-205]. 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 (Z2018-037) in the lower right hand corner of all pages on future submittals. M.4 Please review the attached draft ordinance prior to the August 28, 2018 Planning & Zoning Commission meeting. I.5 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 September 5, 2018. The Planning and Zoning Worksession for this case is August 28, 2018. The Planning and Zoning Meeting for this case is September 11, 2018. I.6 The projected City Council meeting date and subsequent approval for this request is September 17, 2018 and October 1, 2018.	Korey Brooks	8/15/2018	8/22/2018			Comments	



# 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.

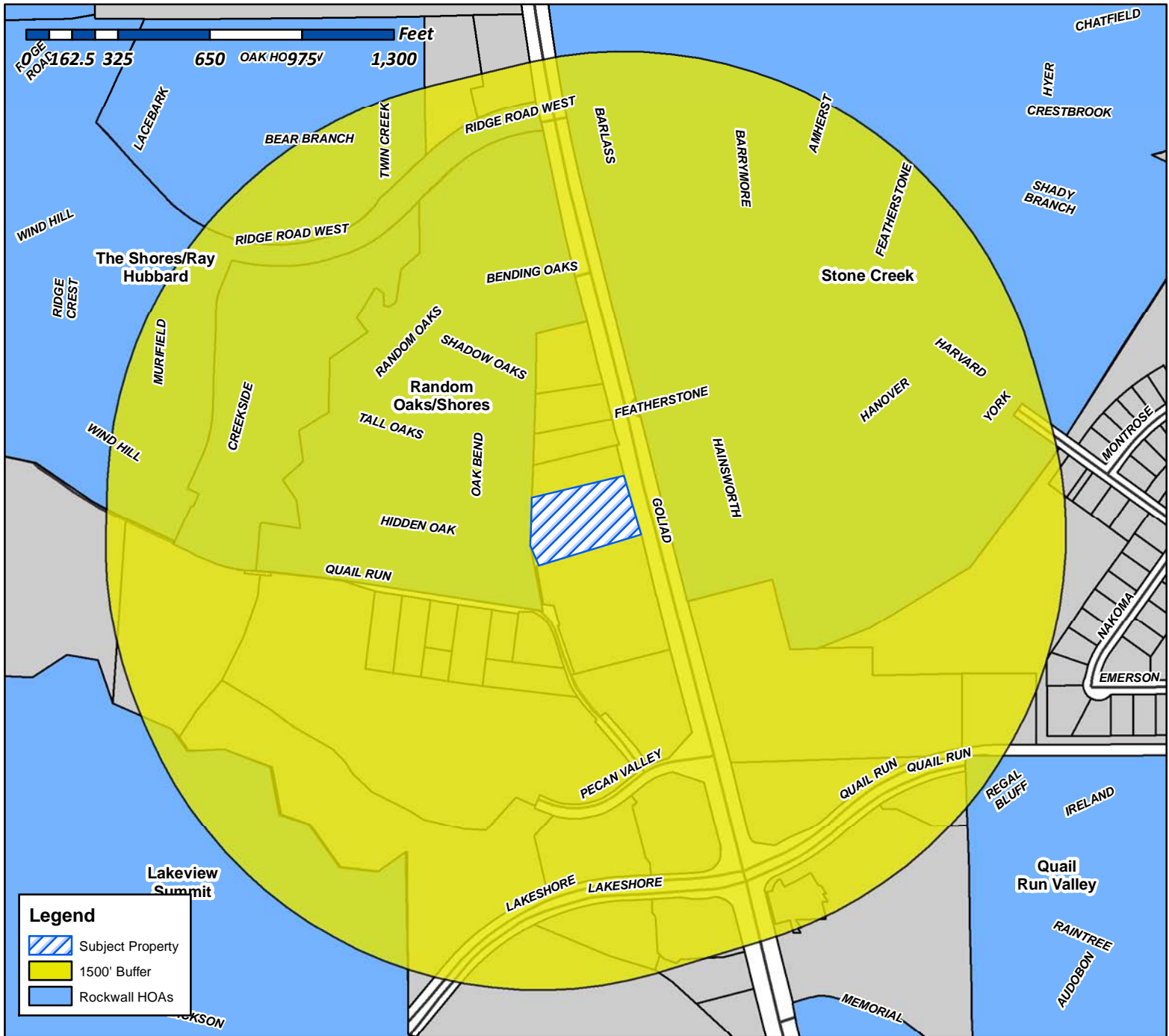




# City of Rockwall

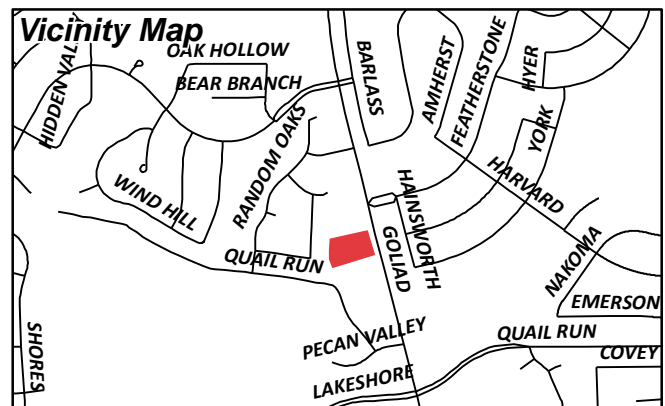
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2018-037  
**Case Name:** Zoning Change (SFE-1.5 to RO)  
**Case Type:** Zoning  
**Zoning:** SFE-1.5  
**Case Address:** 3025 N. Goliad Street

**Date Created:** 8/21/2018  
**For Questions on this Case Call** (972) 771-7745



**From:** [Morales, Laura](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Neighborhood Notification Program: Notice of zoning request  
**Date:** Friday, September 07, 2018 2:20:10 PM  
**Attachments:** [Z2018-037 HOA Map.pdf](#)

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**From:** Morales, Laura  
**Sent:** Tuesday, September 04, 2018 1:15 PM  
**To:** 'jbarnes@nmitx.com'; 'Beverly@nmitx.com'; 'Kathleen@guardianllc.net'; 'shoreslrh@yahoo.com'; 'mowens@principal-mgmt.com'; 'bharinington@lonestarmangement.com'  
**Subject:** Neighborhood Notification Program: Notice of zoning request

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 **August 24, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 9/11/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/17/2018 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>

**Z2018-037-Hold a public hearing to discuss and consider a request by Troy & Janice Clark for the approval of a zoning change from a Single Family Estate 1.5 (SFE-1.5) District to a Residential-Office (RO) District for a 1.94-acre parcel of land identified as Lot 1, Block A, Clark Homestead Addition, City of Rockwall, Rockwall, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the North SH-205 Overlay (N SH-205 OV) District, addressed as 3025 N. Goliad Street [SH-205], 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*

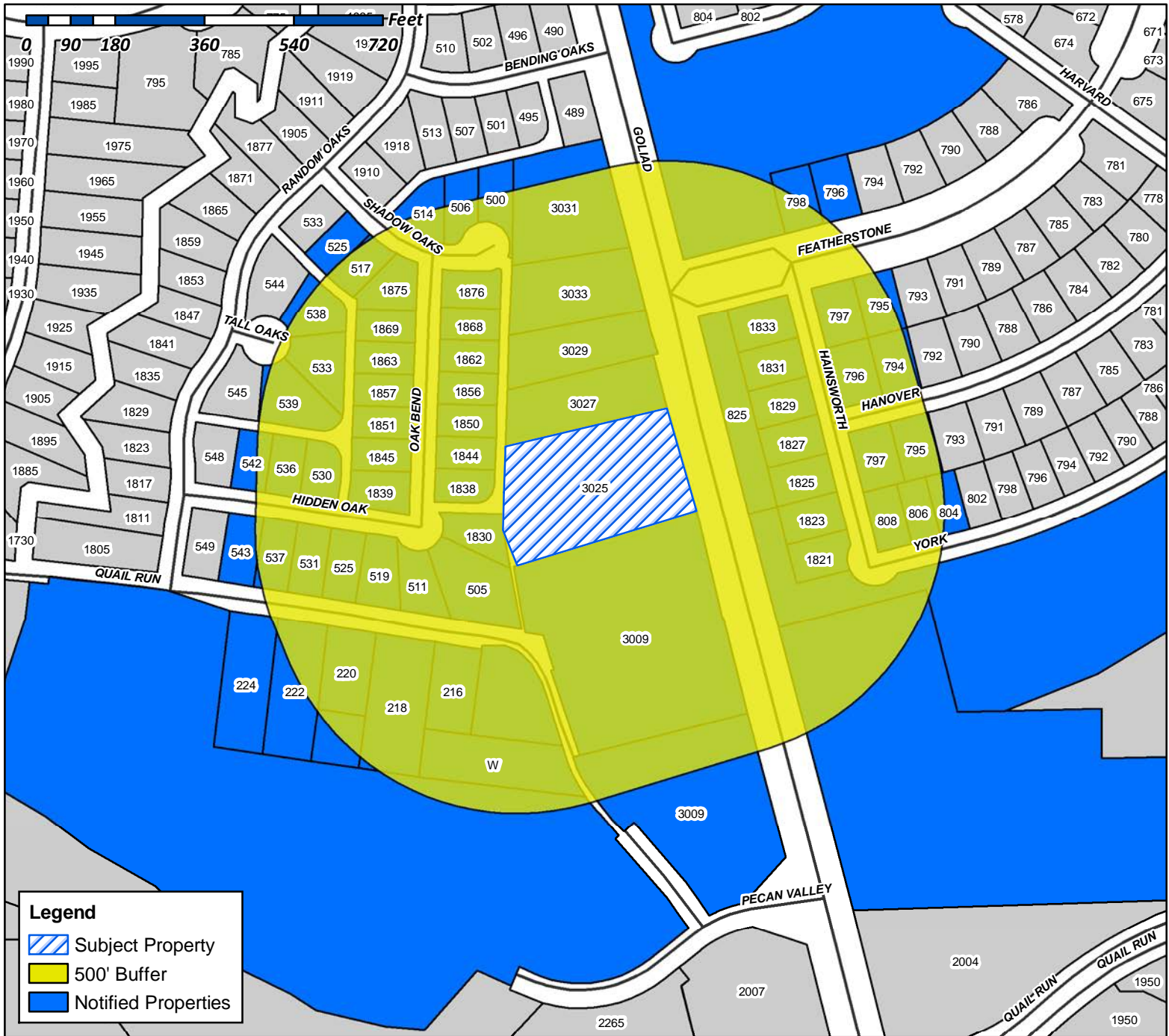
Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[lmorales@rockwall.com](mailto:lmorales@rockwall.com) | <http://www.rockwall.com/planning/>



# City of Rockwall

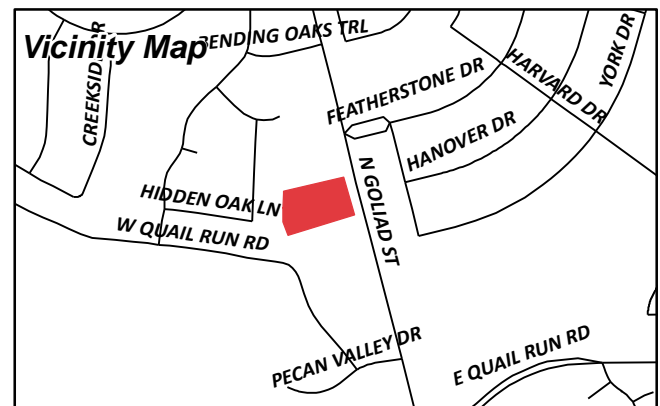
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2018-037  
**Case Name:** Zoning Change (SFE-1.5 to RO)  
**Case Type:** Zoning  
**Zoning:** SFE-1.5  
**Case Address:** 3025 N. Goliad Street

**Date Created:** 08/16/2018  
**For Questions on this Case Call (972) 771-7745**



ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

WATTS KEVIN C & MELODIE  
106 PECAN DRIVE  
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC  
1234 TRALEE LN  
GARLAND, TX 75044

REDMOND BRIAN AND NICOLE  
1475 PLUMMER DR  
ROCKWALL, TX 75087

HUDGENS GERALD FRANK & ROCHELLE  
EAVONNE  
1675 AVONLEA DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1821 HAINSWORTH DR  
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE  
1823 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L  
1825 HAINSWORTH DR  
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C  
1827 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY  
1829 HAINSWORTH DR  
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D  
1830 OAK BEND DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1831 HAINSWORTH DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1833 HAINSWORTH DR  
ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R  
1838 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1839 OAK BEND DR  
ROCKWALL, TX 75087

MULLET STEPHEN PAUL  
1844 OAK BEND DR  
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA  
1845 OAK BEND DR  
ROCKWALL, TX 75087

BELL JEFFREY A & LARISSA  
1850 OAK BEND DRIVE  
ROCKWALL, TX 75087

DOYLE BRYAN RONALD AND SABINE  
1851 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1856 OAK BEND DR  
ROCKWALL, TX 75087

RILEY JORI  
1857 OAK BEND DR  
ROCKWALL, TX 75087

LEE THERESE M & GREGORY H  
1862 OAK BEND DR  
ROCKWALL, TX 75087

GARCIA RACHELLE N  
1863 OAK BEND DR  
ROCKWALL, TX 75087

MAPENGO DERECK B AND TERI  
1868 OAK BEND DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1869 OAK BEND DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1875 OAK BEND DR  
ROCKWALL, TX 75087

MYERS CHARLES & SHERRY  
1876 OAK BEND DRIVE  
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A  
218 W QUAIL RUN RD  
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D  
220 W QUAIL RUN RD  
ROCKWALL, TX 75087

CANADA CECILIA A  
222 W QUAIL RUN RD  
ROCKWALL, TX 75087

OEXMAN ALVIN H ET UX  
224 W QUAIL RUN RD  
ROCKWALL, TX 75087

KHATER CHARLES J  
2368 E FM 552  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3009 N GOLIAD ST  
ROCKWALL, TX 75087

CLARK TROY & JANICE  
3025 N GOLIAD ST  
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY  
3027 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3029 N GOLIAD ST  
ROCKWALL, TX 75087

GREER PATRICIA L  
3031 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3031 N GOLIAD ST  
ROCKWALL, TX 75087

GREER TIMOTHY K  
3033 N GOLIAD  
ROCKWALL, TX 75087

CURTIS JOSEPH & THERESA  
500 SHADOW OAKS CT  
ROCKWALL, TX 75087

ARRIAGA HENRY  
505 HIDDEN OAK LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 SHADOW OAKS CT  
ROCKWALL, TX 75087

JASMAN JAMES BLAKE  
511 HIDDEN OAK LN  
ROCKWALL, TX 75087

BLACKWELL NARWEEN  
514 SHADOW OAKS CT  
ROCKWALL, TX 75087

DELA TORRE KENNETH C & MARIA CHATU SERRA  
517 SHADOW OAKS CT  
ROCKWALL, TX 75087

MURRAY NANCY J  
519 HIDDEN OAK LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
525 SHADOW OAKS CT  
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON  
525 HIDDEN OAK LANE  
ROCKWALL, TX 75087

JUAREZ CORAL AND JOSE A  
530 HIDDEN OAK LN  
ROCKWALL, TX 75087

HANKINS ANGELA &  
MICHAEL ELDON WHIPPLE  
531 HIDDEN OAK LN  
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH  
533 TALL OAKS PL  
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA  
536 HIDDEN OAK LN  
ROCKWALL, TX 75087

COLE MARK A  
537 HIDDEN OAK LN  
ROCKWALL, TX 75087

SCOTT WILLIAM F & PATRICIA R  
538 TALL OAKS PL  
ROCKWALL, TX 75087

WALN IRMA SUE  
REVOCABLE LIVING TRUST  
539 TALL OAKS PL  
ROCKWALL, TX 75087

HAYES MELANIE S  
542 HIDDEN OAK LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
543 HIDDEN OAK LN  
ROCKWALL, TX 75087

DREES CUSTOM HOMES LP  
6225 N ST HWY 161 #150  
IRVING, TX 75038



GREER PATRICIA L  
710 BROOKFIELD DR  
GARLAND, TX 75040

GOLIAD REAL ESTATE LLC  
7700 EASTER AVENUE SUITE 705  
DALLAS, TX 75209

EVANS MARCUS EUGENE AND DEANN  
794 HANOVER DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
795 FEATHERSTONE DR  
ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R  
795 HANOVER DRIVE  
ROCKWALL, TX 75087

TURNER JIMMIE L  
796 FEATHERSTONE DR  
ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-  
SALVADOR  
796 HANOVER DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
797 FEATHERSTONE DR  
ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A  
797 HANOVER DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
798 FEATHERSTONE DR  
ROCKWALL, TX 75087

FLORES JORGE & NAOMI SHALIT  
804 YORK DRIVE  
ROCKWALL, TX 75087

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

ODEYEMI ADETUNJI  
808 YORK DR  
ROCKWALL, TX 75087

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

STONE CREEK SF LTD  
8214 WESTCHESTER DR STE 710  
DALLAS, TX 75225

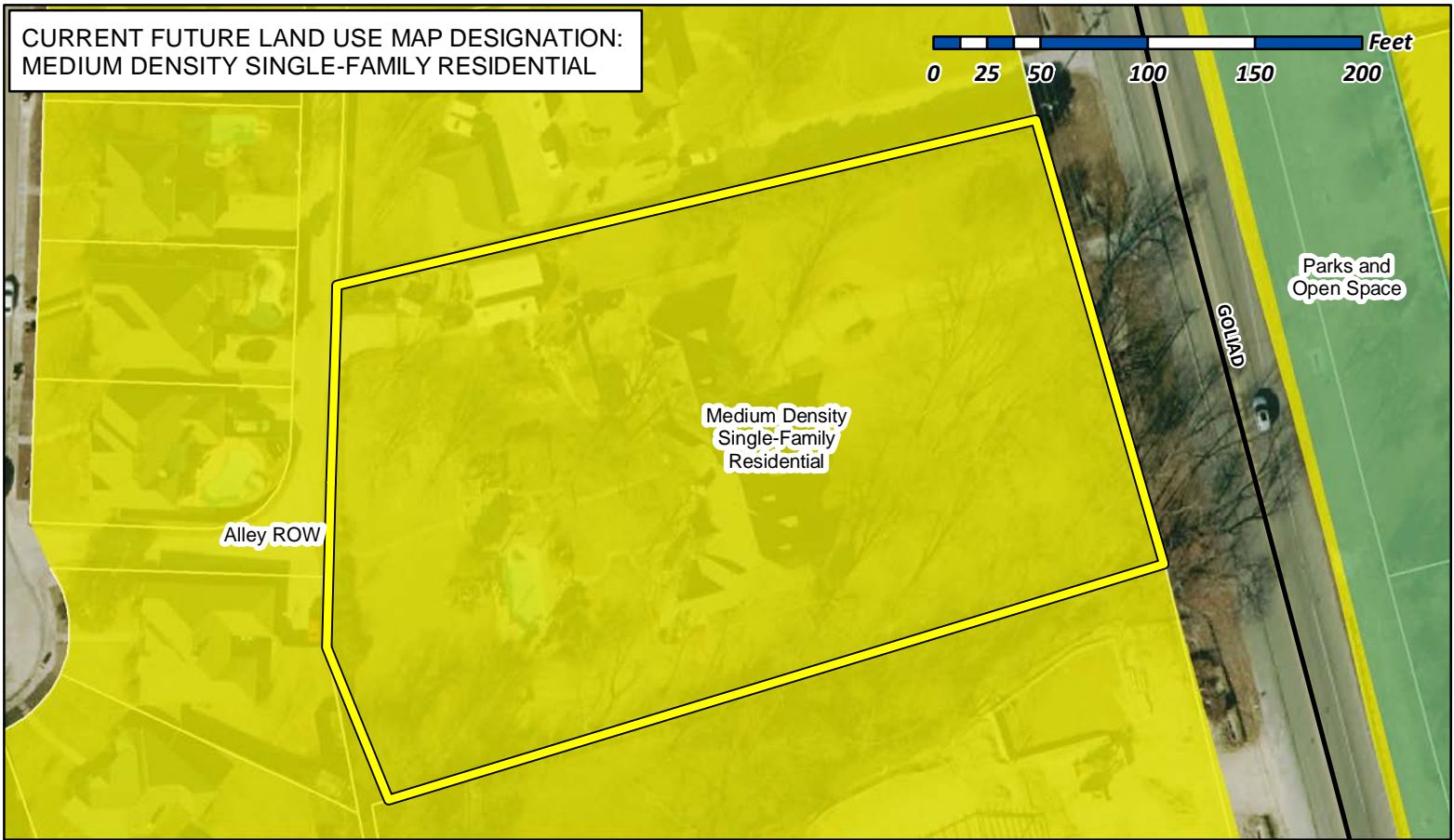
STONE CREEK BALANCE LTD  
8214 WESTCHESTER STE 710  
DALLAS, TX 75225

CURRENT RESIDENT  
825 GOLIAD ST  
ROCKWALL, TX 75087

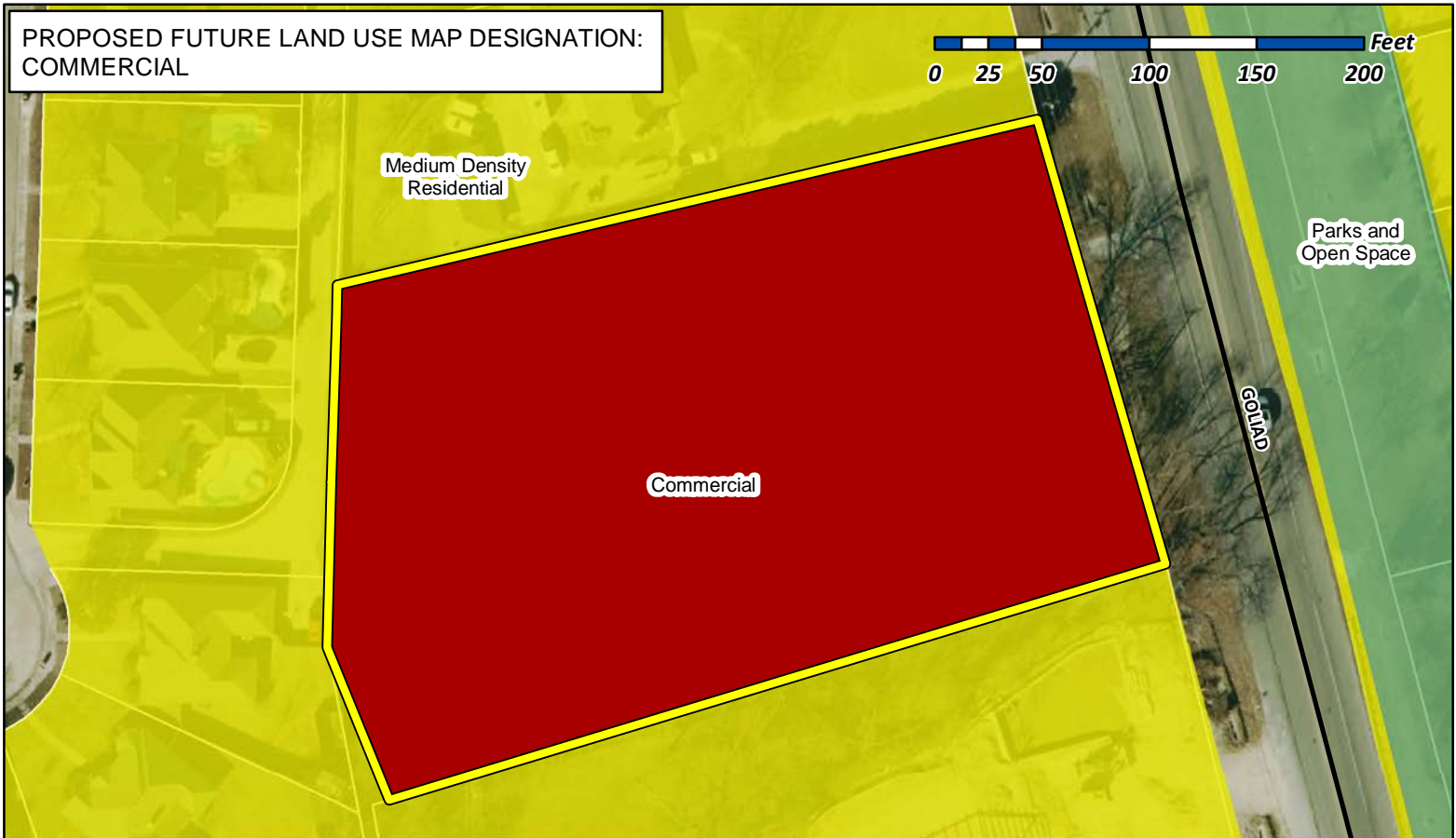
AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 30601  
AGOURA ROAD, SUITE 200PT  
AGOURA HILLS, CA 91301

JENKINS BENJAMIN M & ANGELA K  
P O BOX 2172  
ROCKWALL, TX 75087

CURRENT FUTURE LAND USE MAP DESIGNATION:  
MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL



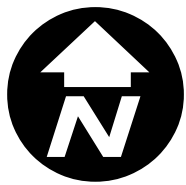
PROPOSED FUTURE LAND USE MAP DESIGNATION:  
COMMERCIAL



## City of Rockwall

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

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Troy Clark  
3025 N Goliad St  
Rockwall, TX 75087

RE: Zoning change request for the above listed property

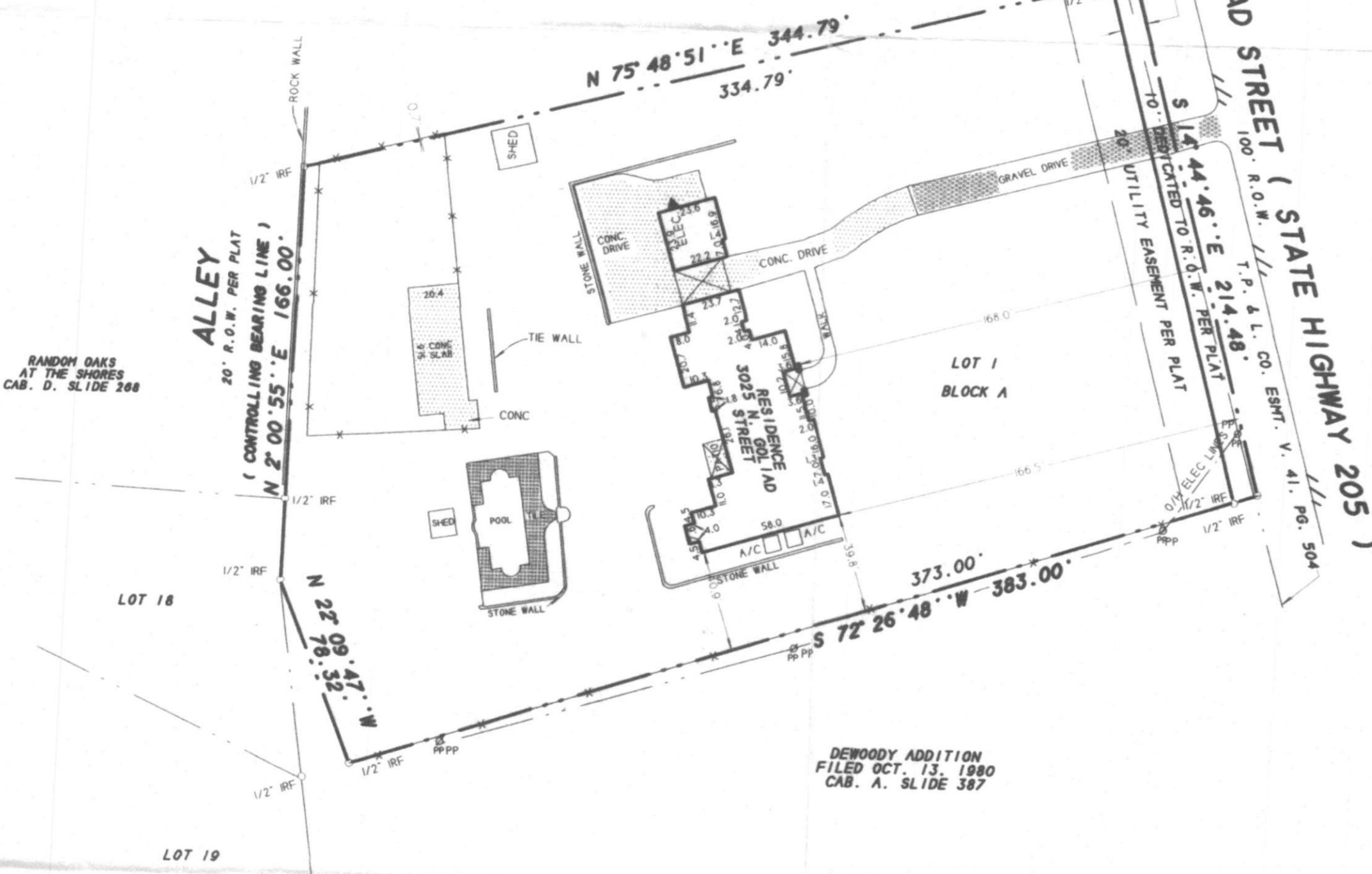
The purpose of requesting a zoning change from Residential Estate to Residential Office is primarily increase potential buyer interest in the property. It is assumed that the city would benefit as well, as it may result in a higher taxable value upon sale of the property.

Troy Clark



JOHN PEDDIE  
VOL. 109, PG. 372  
1.639 ACRES

N. GOLIAD STREET ( STATE HIGHWAY 205 )  
100' R.O.W.  
T.P. & L.L. CO. ESMT. V. 41, PG. 504  
CITY OF ROCKWALL  
WATER LINE E85  
V. 81, PG. 85  
UTILITY EASEMENT PER PLAT



RANDOM OAKS  
AT THE SHORES  
CAB. D. SLIDE 288

ALLEY  
20' R.O.W. PER PLAT  
( CONTROLLING BEARING LINE )  
N 2° 00' 55\"/>

LOT 18

LOT 19

DEWOODY ADDITION  
FILED OCT. 13, 1980  
CAB. A. SLIDE 387

DESCRIPTION

BEING all of Lot 1, Block A of CLARK HOMESTEAD ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 371 of the Plat Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT RECORDED IN CAB. D, SLIDE 268, P.R.R.C.T.
- 3) THE FOLLOWING EASEMENTS DO NOT LTE ON THIS LOT: (i) V. 81, Pg. 85, (ii) V. 41, Pg. 504

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for ROCKWALL COUNTY ABST. & TITLE CO., COMMUNITY BANK, and TROY CLARK & JANICE M. CLARK at 3025 N. GOLIAD STREET, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 22nd day of June, 2001.

*Harold D. Fetty III*  
Harold D. Fetty III, R.P.L.S. No. 5034



ROCKWALL SURVEYING COMPANY, INC.  
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE June 22, 2001  
SCALE 1" = 50' FILE # 20002160.3  
CLIENT Clark GF # 20010676

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT TO A RESIDENTIAL-OFFICE (RO) DISTRICT ON A 1.94-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, CLARK HOMESTEAD ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 3025 N. GOLIAD STREET AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Troy and Janice Clark for a change in zoning from a Single-Family Estate 1.5 (SFE-1.5) District to a Residential-Office (RO) District on a 1.94-acre tract of land identified as Lot 1, Block A, Clark Homestead Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, situated within the North SH-205 (N. SH-205 OV) District, addressed as 3025 N. Goliad Street and more fully described in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 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 Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from a Single-Family Estate 1.5 (SFE-1.5) District to a Residential-Office (RO) District; and

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a Residential-Office (RO) District as stipulated in Section 1.1, *Use of Land and Buildings*, of Article IV, *Permissible Uses* and Section 4.2, *Residential-Office (RO) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF OCTOBER, 2018.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

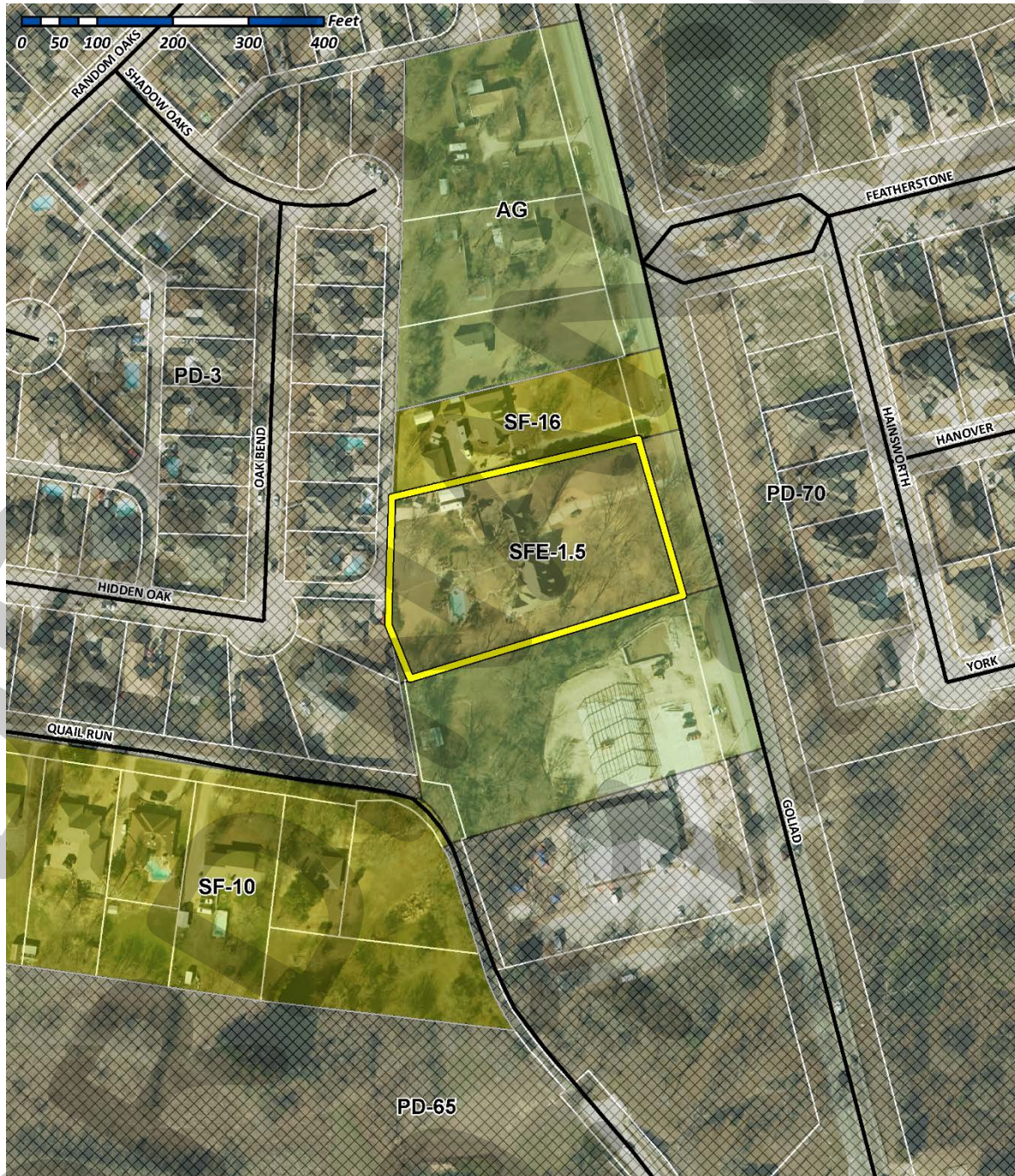
1<sup>st</sup> Reading: September 17, 2018

2<sup>nd</sup> Reading: October 1, 2018

**Exhibit 'A'**  
**Zoning Exhibit**

Address: 3025 N. Goliad Street

Legal Description: Lot 1, Block A, Clark Homestead Addition



**Exhibit 'B'**  
*Legal Description*

All that certain lot, tract, or parcel of land situated in the SAMUEL KING SURVEY, ABSTRACT NO. 131, Rockwall County, Texas, and being all of that 1.638 acres tract of land as described in Elizabeth Middleton to Harold H. Middleton and wife, Sylvia Middleton, dated June 21, 1973 and being recorded in Volume 109, Page 390 of the Deed Records of Rockwall County, Texas, and also being all of that 0.289 acres tract of land as described in a Warranty deed from John Peddie and wife, Virginia Peddie, to Harold H. Middleton and wife, Sylvia Middleton, dated October 29, 1973 and being recorded in Volume 111, Page 365 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2~ iron rod found for corner at the Southeast corner of the above cited 1.638 acres tract of land in the West right-of-way line of State Highway 205 (N. Goliad Street );

**THENCE** S. 72 deg. 26 min. 48 sec. W. along the South line of said 1.638 acres tract a distance of 383.00 feet to a 1/2" iron rod found for corner at the Southwest corner of said tract;

**THENCE** N. 22 deg. 09 min. 47 sec. W. along the West line of said tract a distance of 78.32 feet to a 1/2" iron rod found for corner at the Southeast corner of an Alley in the East line of Lot 18, Block A, of RANDOM OAKS AT THE SHORES, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D. Slide 268 of the Plat Records of Rockwall County, Texas;

**THENCE** N. 02 deg. 00 min. 55 sec. E. (Controlling bearing line) along the East line of said Alley and the West line of said 1.638 acres tract and the West line of said 0.289 acres tract a distance of 166.00 feet to a 1/2" iron rod set for corner at the Northwest corner of said 0.289 acres tract;

**THENCE** N. 75 deg. 48 min. 51 sec. E. along the North boundary line of said 0.289 acres tract a distance of 344.79 feet to a 1/2" iron rod set for corner in the West right-of-way line of State Highway 205 (N. Goliad Street);

**THENCE** S. 14 deg. 44 min. 46 sec. E. along said right-of-way line a distance of 214.48 feet to the POINT OF BEGINNING and 1.94 acres of land.



Troy Clark  
3025 N Goliad St  
Rockwall, TX 75087

RE: Zoning change request for the above listed property

The purpose of requesting a zoning change from Residential Estate to Residential Office is primarily increase potential buyer interest in the property. It is assumed that the city would benefit as well, as it may result in a higher taxable value upon sale of the property.

Troy Clark

## City of Rockwall Project Plan Review History

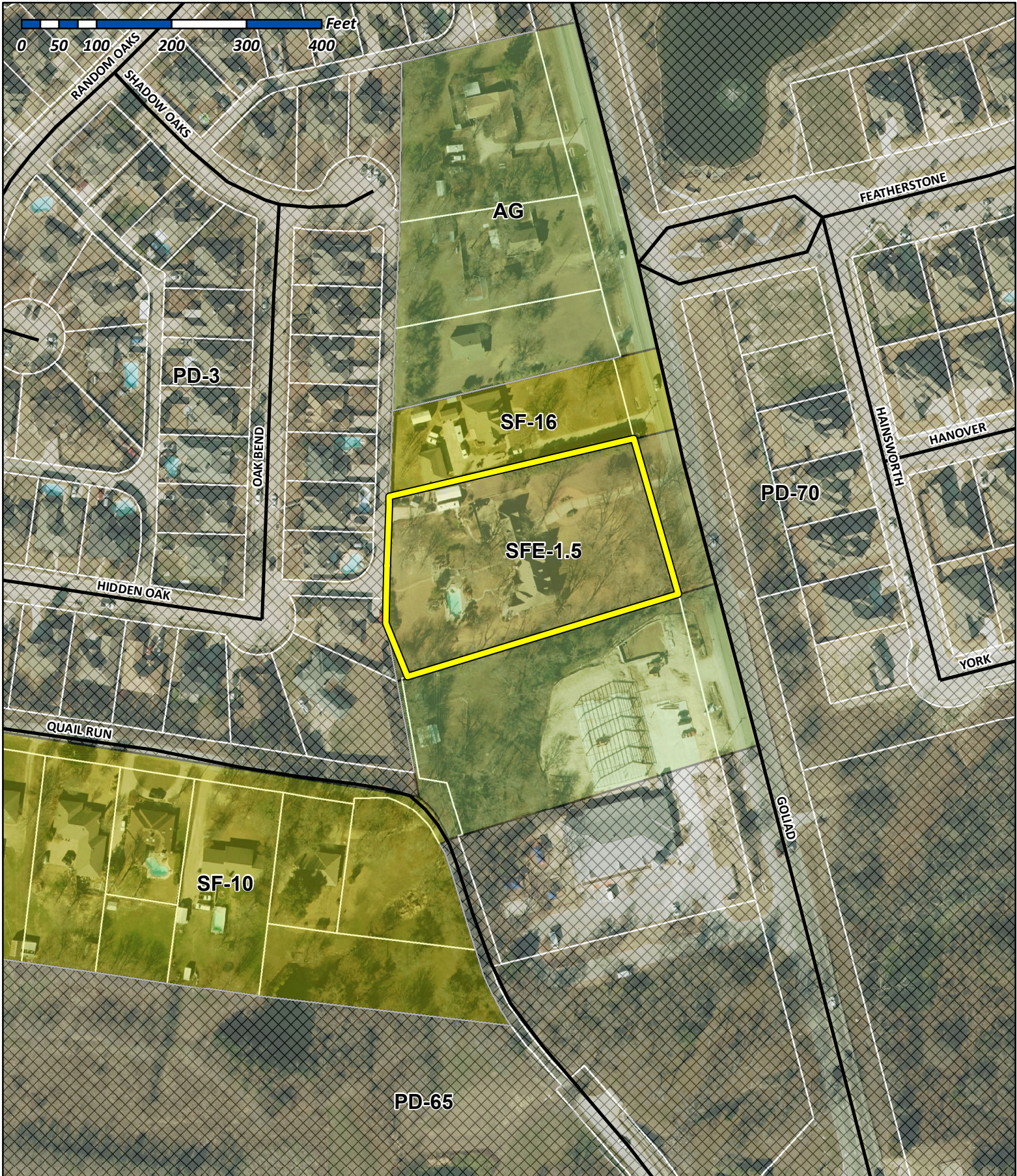


<b>Project Number</b> Z2018-037	<b>Owner</b> CLARK, TROY & JANICE	<b>Applied</b> 8/15/2018 LM
<b>Project Name</b> 3025 N. Goliad Street (SFE-1.5 to RO)	<b>Applicant</b> TROY & JANICE CLARK	<b>Approved</b>
<b>Type</b> ZONING		<b>Closed</b>
<b>Subtype</b> REZONE		<b>Expired</b>
<b>Status</b> Staff Review		<b>Status</b>

<b>Site Address</b> 3025 N GOLIAD ST	<b>City, State Zip</b> ROCKWALL, TX 75087	<b>Zoning</b>
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<b>Subdivision</b> CLARK HOMESTEAD ADDITION	<b>Tract</b> 1	<b>Block</b> A	<b>Lot No</b> 1	<b>Parcel No</b> 3398-000A-0001-00-OR	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/22/2018	8/29/2018	8/22/2018		APPROVED	
ENGINEERING (8/22/2018 10:01 AM SH) If the water meters change size, there will be meter fees and impact fees to be paid.	Sarah Hager	8/15/2018	8/22/2018	8/22/2018	7	APPROVED	
FIRE	Ariana Hargrove	8/15/2018	8/22/2018	8/23/2018	8	APPROVED	
PLANNING Z2018-037 Zoning Change (SFE-1.5 to GR) Please address the following comments (M= Mandatory Comments; I = Informational Comments). I.1 This is a request by Troy & Janice Clark for the approval of a zoning change from a Single Family Estate 1.5 (SFE-1.5) District to a General Retail (GR) District for a 1.94-acre parcel of land identified as Lot 1, Block A, Clark Homestead Addition, City of Rockwall, Rockwall, Texas, zoned Single Family Estate 1.5 (SFE-1.5) District, situated within the North SH-205 Overlay (N SH-205 OV) District, addressed as 3025 N. Goliad Street [SH-205]. 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 (Z2018-037) in the lower right hand corner of all pages on future submittals. M.4 Please review the attached draft ordinance prior to the August 28, 2018 Planning & Zoning Commission meeting. I.5 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 September 5, 2018. The Planning and Zoning Worksession for this case is August 28, 2018. The Planning and Zoning Meeting for this case is September 11, 2018. I.6 The projected City Council meeting date and subsequent approval for this request is September 17, 2018 and October 1, 2018.	Korey Brooks	8/15/2018	8/22/2018			Comments	



# City of Rockwall

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

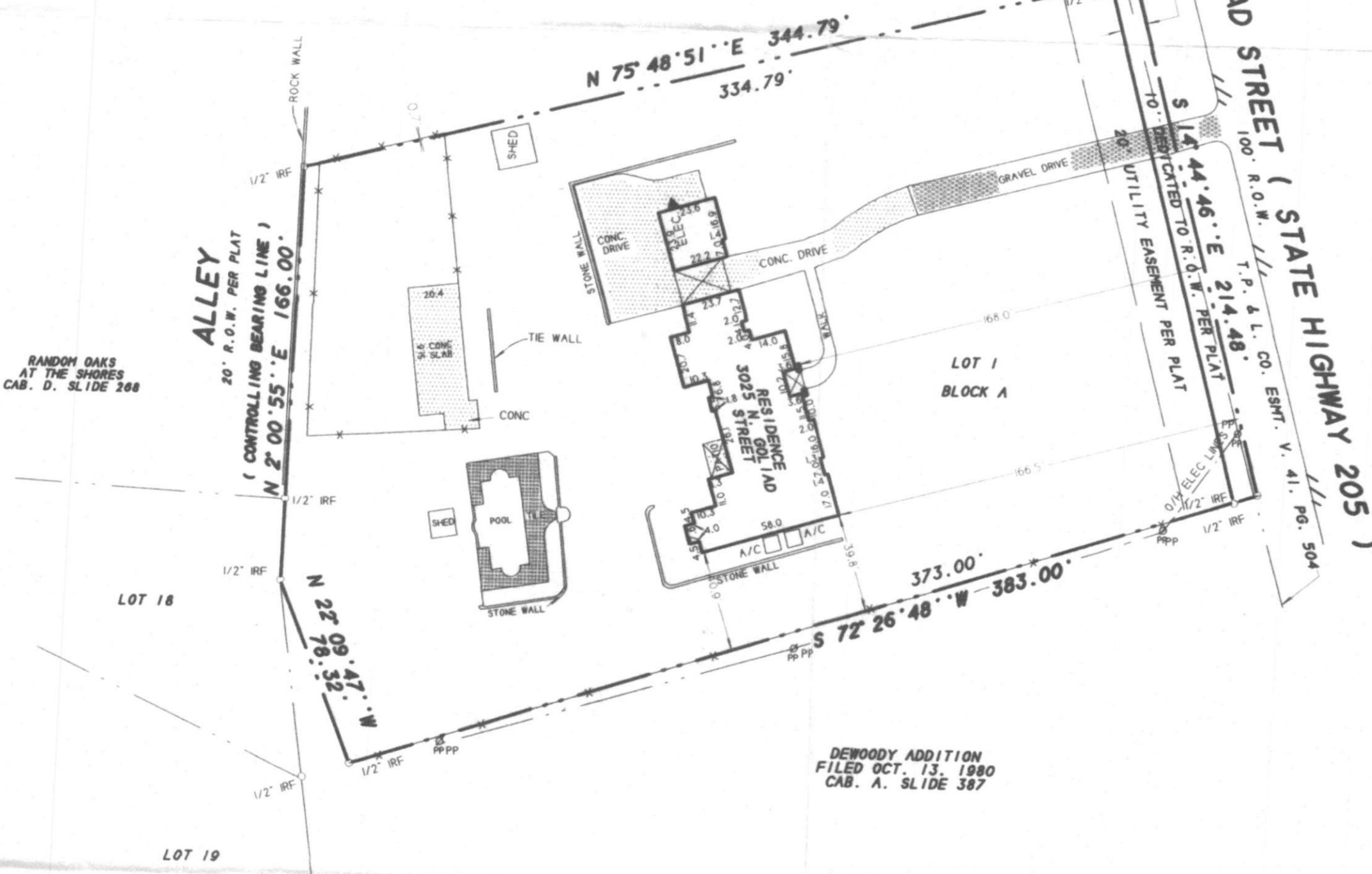
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





JOHN PEDDIE  
VOL. 109, PG. 372  
1.639 ACRES

N. GOLIAD STREET ( STATE HIGHWAY 205 )  
100' R.O.W.  
T.P. & L.L. CO. ESMT. V. 41, PG. 504  
CITY OF ROCKWALL  
WATER LINE E 85  
V. 81, PG. 85  
10' UTILTY EASEMENT PER PLAT



RANDOM OAKS  
AT THE SHORES  
CAB. D. SLIDE 288

LOT 18

LOT 19

DEWOODY ADDITION  
FILED OCT. 13, 1980  
CAB. A. SLIDE 387

DESCRIPTION

BEING all of Lot 1, Block A of CLARK HOMESTEAD ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 371 of the Plat Records of Rockwall County, Texas.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: RECORDED PLAT RECORDED IN CAB. D, SLIDE 268, P.R.R.C.T.
- 3) THE FOLLOWING EASEMENTS DO NOT LTE ON THIS LOT: (i) V. 81, Pg. 85, (ii) V. 41, Pg. 504

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for ROCKWALL COUNTY ABST. & TITLE CO., COMMUNITY BANK, and TROY CLARK & JANICE M. CLARK at 3025 N. GOLIAD STREET, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 22nd day of June, 2001.

*Harold D. Fetty III*  
Harold D. Fetty III, R.P.L.S. No. 5034



ROCKWALL SURVEYING COMPANY, INC.  
306 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-5434 FAX (972) 772-5443

SURVEY DATE June 22, 2001  
SCALE 1" = 50' FILE # 20002160.3  
CLIENT Clark GF # 20010676

CITY OF ROCKWALL

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**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF OCTOBER, 2018.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

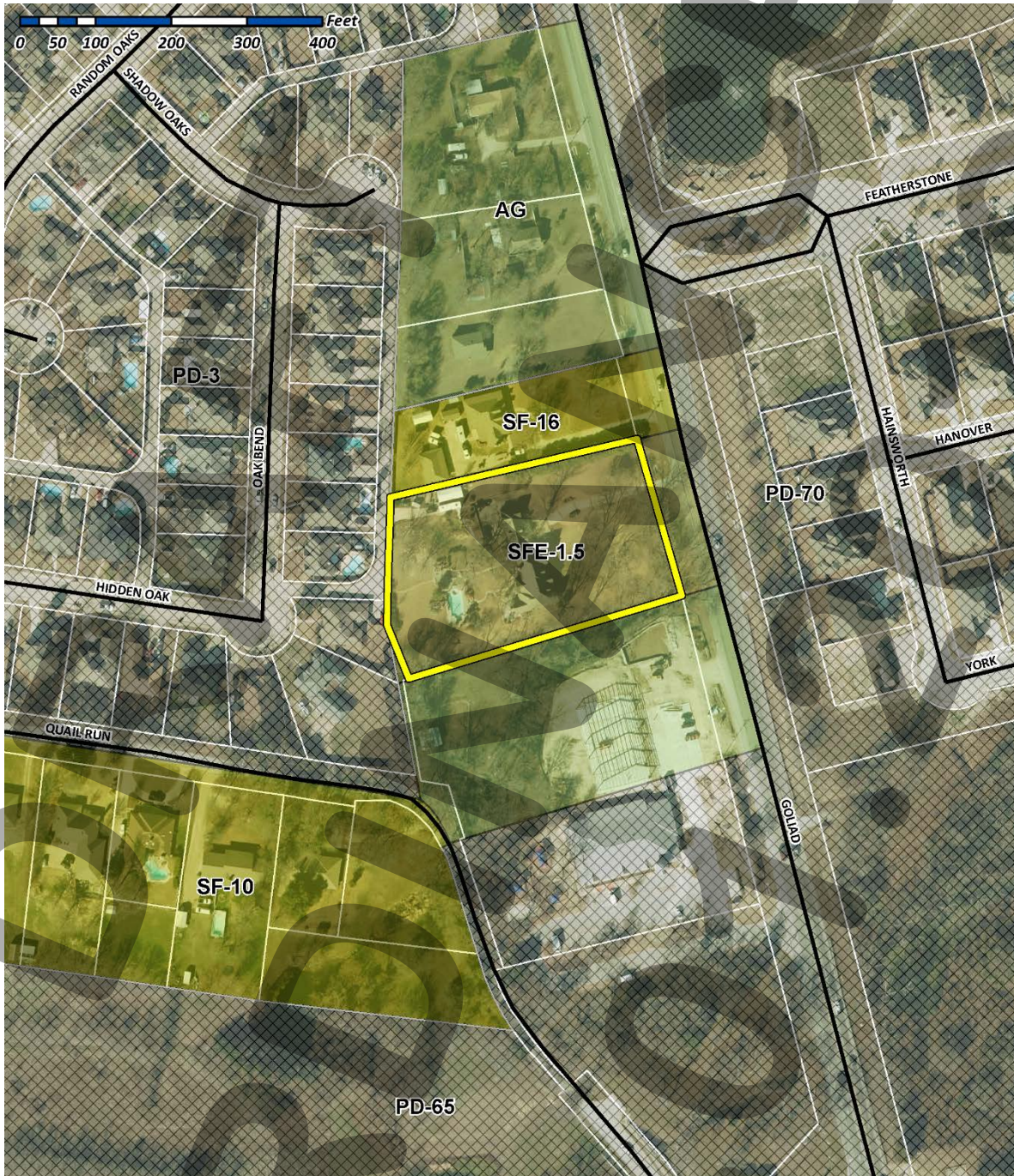
1<sup>st</sup> Reading: September 17, 2018

2<sup>nd</sup> Reading: October 1, 2018

**Exhibit 'A'**  
**Zoning Exhibit**

Address: 3025 N. Goliad Street

Legal Description: Lot 1, Block A, Clark Homestead Addition



**Exhibit 'B'**  
*Legal Description*

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**THENCE** N. 22 deg. 09 min. 47 sec. W. along the West line of said tract a distance of 78.32 feet to a 1/2" iron rod found for corner at the Southeast corner of an Alley in the East line of Lot 18, Block A, of RANDOM OAKS AT THE SHORES, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet D. Slide 268 of the Plat Records of Rockwall County, Texas;

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