



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22022-014 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input 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 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. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall Heath High School 9th Grade Center

LOT

1

BLOCK

A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

PUBLIC SCHOOL

PROPOSED ZONING NEIGHBORHOOD SERVICES

PROPOSED USE

PUBLIC SCHOOL

ACREAGE 27.446

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER Rockwall Independent School District

APPLICANT Glenn Engineering Corp.

CONTACT PERSON William Salee - Executive Director of Operations

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Drive

Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031

PHONE 972-989-2174 cell

E-MAIL will.salee@rockwallisd.org

E-MAIL rahowman@glenngineering.com

NOTARY VERIFICATION [REQUIRED]

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

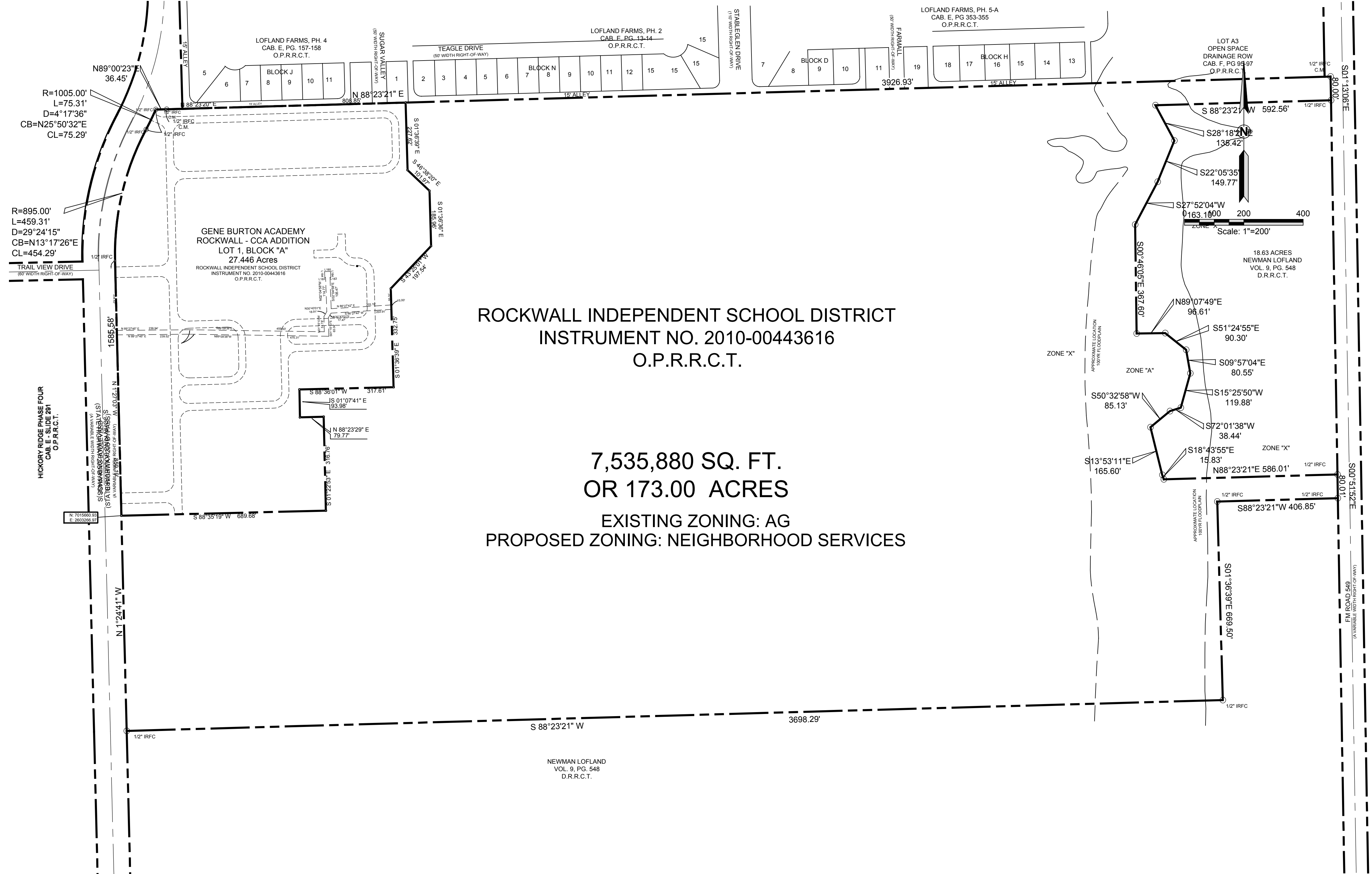
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20 _____. BY SIGNING THIS 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 SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

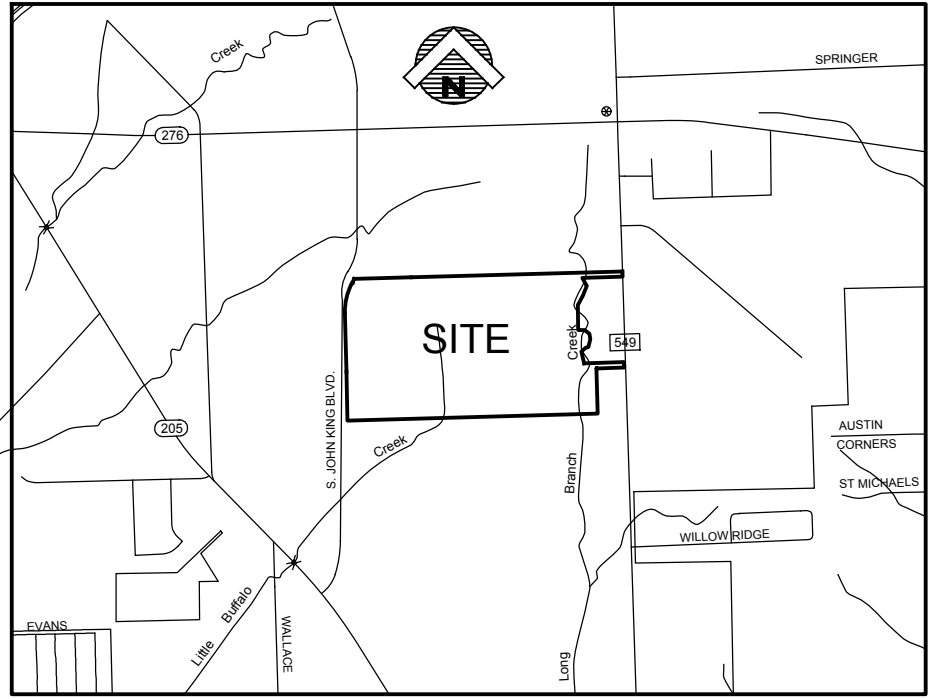
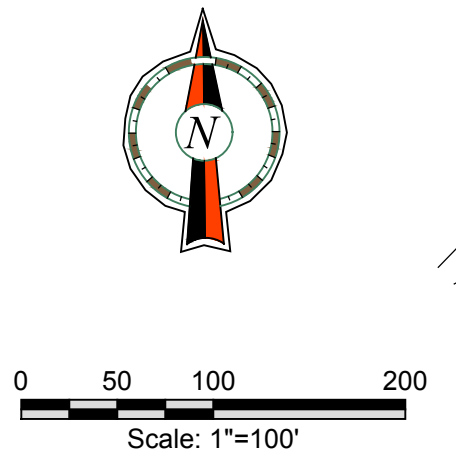
MY COMMISSION EXPIRES _____



**ROCKWALL INDEPENDENT SCHOOL DISTRICT
INSTRUMENT NO. 2010-00443616
O.P.R.R.C.T.**

**7,535,880 SQ. FT.
OR 173.00 ACRES**

EXISTING ZONING: AG
PROPOSED ZONING: NEIGHBORHOOD SERVICES



VICINITY MAP
N.T.S.
LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND ALL OF THAT CERTAIN 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.), SAME POINT BEING THE NORTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 88° 49' 51" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 36.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 157-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 3926.93 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF FM 549 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 01° 23' 38" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, A DISTANCE OF 592.56 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF CREEK;

THENCE GENERALLY IN A SOUTHERLY DIRECTION ALONG THE CENTER LINE OF SAID CREEK AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

SOUTH 28° 29' 01" EAST, A DISTANCE OF 135.42 FEET TO A POINT FOR CORNER;
 SOUTH 21° 55' 03" WEST, A DISTANCE OF 149.77 FEET TO A POINT FOR CORNER;
 SOUTH 27° 41' 32" WEST, A DISTANCE OF 163.10 FEET TO A POINT FOR CORNER;
 SOUTH 00° 56' 37" EAST, A DISTANCE OF 367.60 FEET TO A POINT FOR CORNER;
 NORTH 88° 57' 17" EAST, A DISTANCE OF 96.61 FEET TO A POINT FOR CORNER;
 SOUTH 51° 35' 27" EAST, A DISTANCE OF 90.30 FEET TO A POINT FOR CORNER;
 SOUTH 10° 07' 36" EAST, A DISTANCE OF 80.55 FEET TO A POINT FOR CORNER;
 SOUTH 15° 15' 18" WEST, A DISTANCE OF 119.88 FEET TO A POINT FOR CORNER;
 SOUTH 71° 51' 08" WEST, A DISTANCE OF 38.44 FEET TO A POINT FOR CORNER;
 SOUTH 50° 22' 28" WEST, A DISTANCE OF 85.13 FEET TO A POINT FOR CORNER;
 SOUTH 14° 03' 43" EAST, A DISTANCE OF 165.60 FEET TO A POINT FOR CORNER;
 SOUTH 18° 54' 27" EAST, A DISTANCE OF 15.83 FEET TO A POINT FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, DEPARTING THE CENTER LINE OF SAID CREEK, A DISTANCE OF 586.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE SAID WEST RIGHT-OF-WAY LINE OF FM 549

THENCE SOUTH 01° 02' 24" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 406.85 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 01° 47' 11" EAST, ALONG THE EAST LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 669.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 88° 12' 49" WEST, ALONG THE SOUTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 3698.29 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 35' 13" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 1585.58 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 29° 24' 14", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 06' 54" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 455.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 04° 17' 37", AND A CHORD BEARING AND DISTANCE OF NORTH 25° 40' 12" EAST, 75.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 173.00 ACRES OF COMPUTED LAND.

**ROCKWALL-HEATH HIGH SCHOOL
NINTH GRADE CENTER
ZONING CASE XX
JOHN M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL I.S.D.
76.068 ACRES**

ARCHITECT: CORGAN ASSOCIATES, INC. 801 NORTH HOUSTON STREET DALLAS, TEXAS 75202 (214) 214-757-1796 CONTACT: BEVERLY FORNOF	OWNER: ROCKWALL ISD 801 EAST WASHINGTON ST. ROCKWALL, TEXAS, 75087 (469) 698-7031 CONTACT: WILLIAM SALEE	ENGINEER: GLENN ENGINEERING CORP. FIRM REG. NO. F-303 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 989-2174 CELL (972) 717-5151 OFFICE CONTACT: ROBERT HOWMAN
--	--	---



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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SUBDIVISION Rockwall Heath High School 9th Grade Center

LOT

1

BLOCK

A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

PUBLIC SCHOOL

PROPOSED ZONING NEIGHBORHOOD SERVICES

PROPOSED USE

PUBLIC SCHOOL

ACREAGE 27.446

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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APPLICANT Glenn Engineering Corp.

CONTACT PERSON William Salee - Executive Director of Operations

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Drive

Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031

PHONE 972-989-2174 cell

E-MAIL will.salee@rockwallisd.org

E-MAIL rahowman@glenngineering.com

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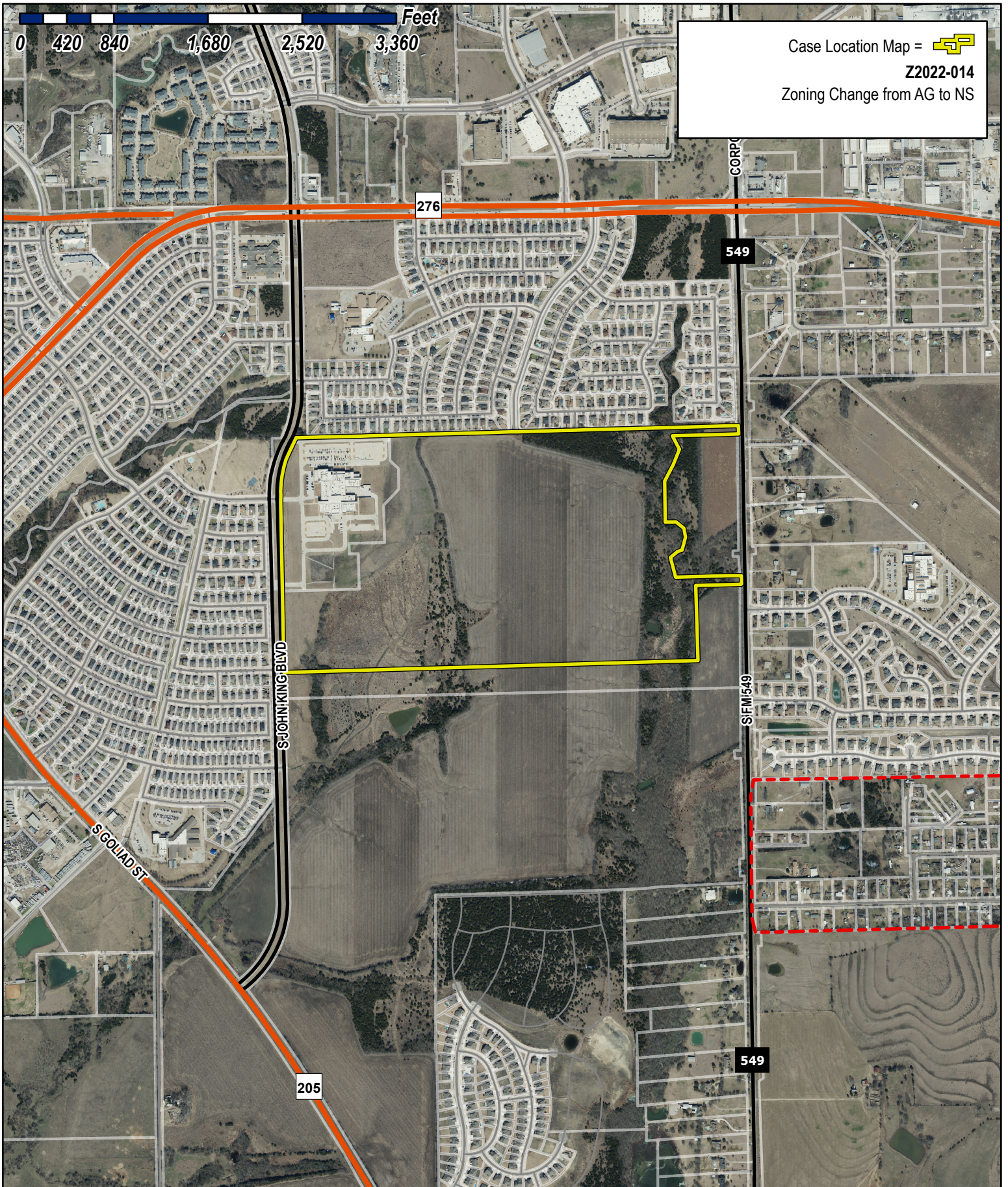
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OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



City of Rockwall

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

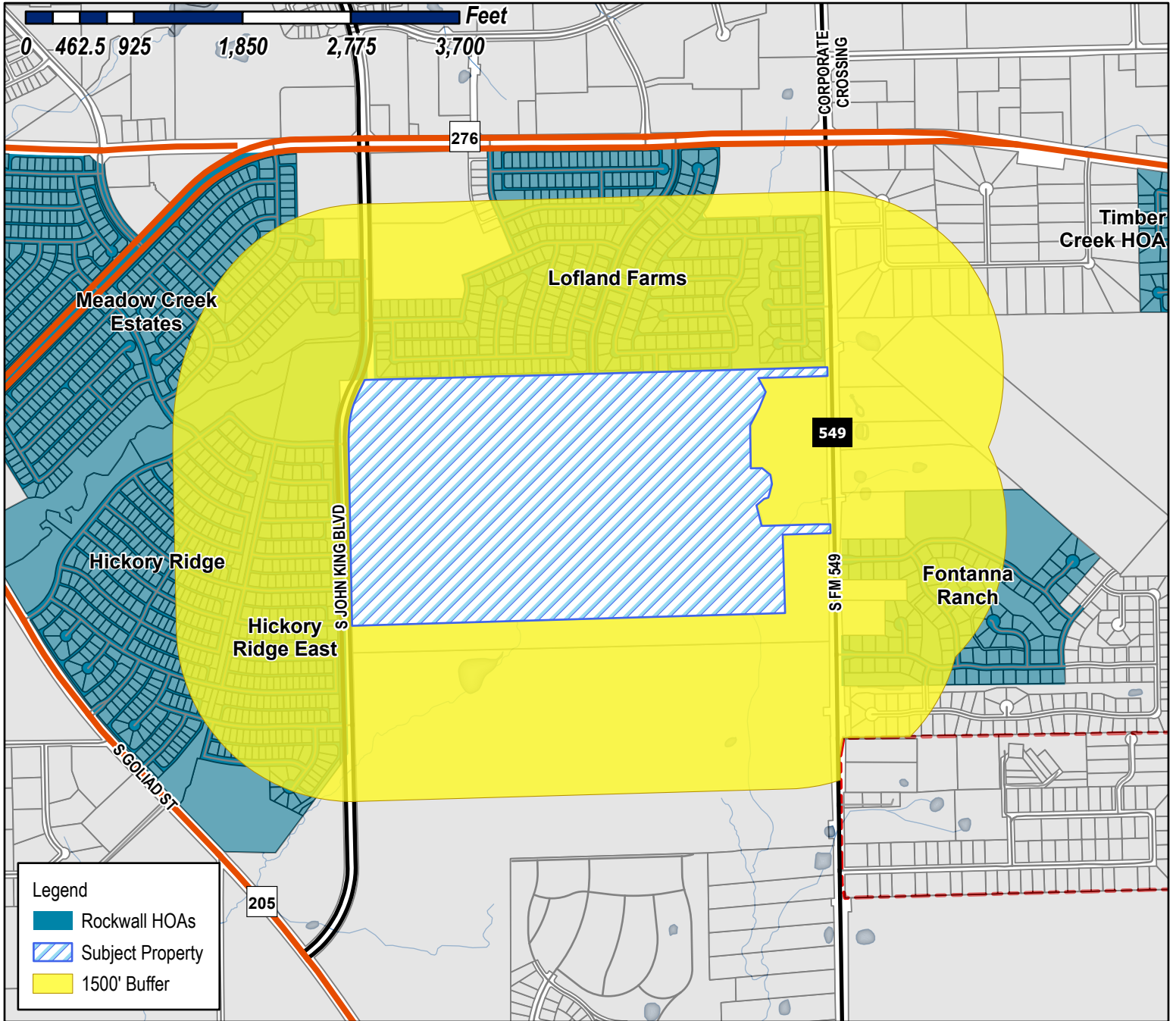




City of Rockwall

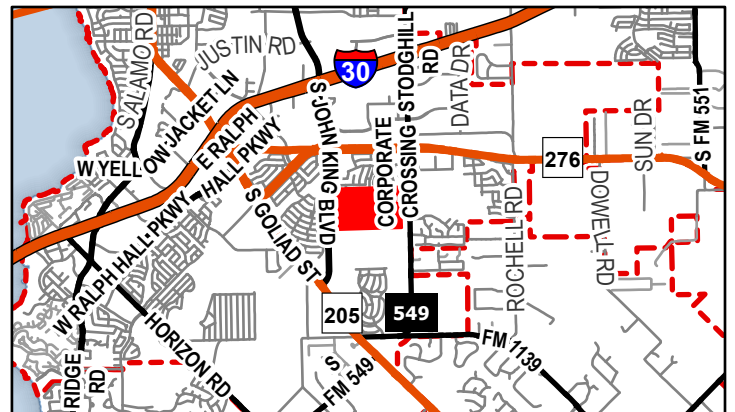
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Case Number: Z2022-014
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2301 S. John King Blvd.

Date Saved: 3/18/2022
 For Questions on this Case Call (972) 771-7745

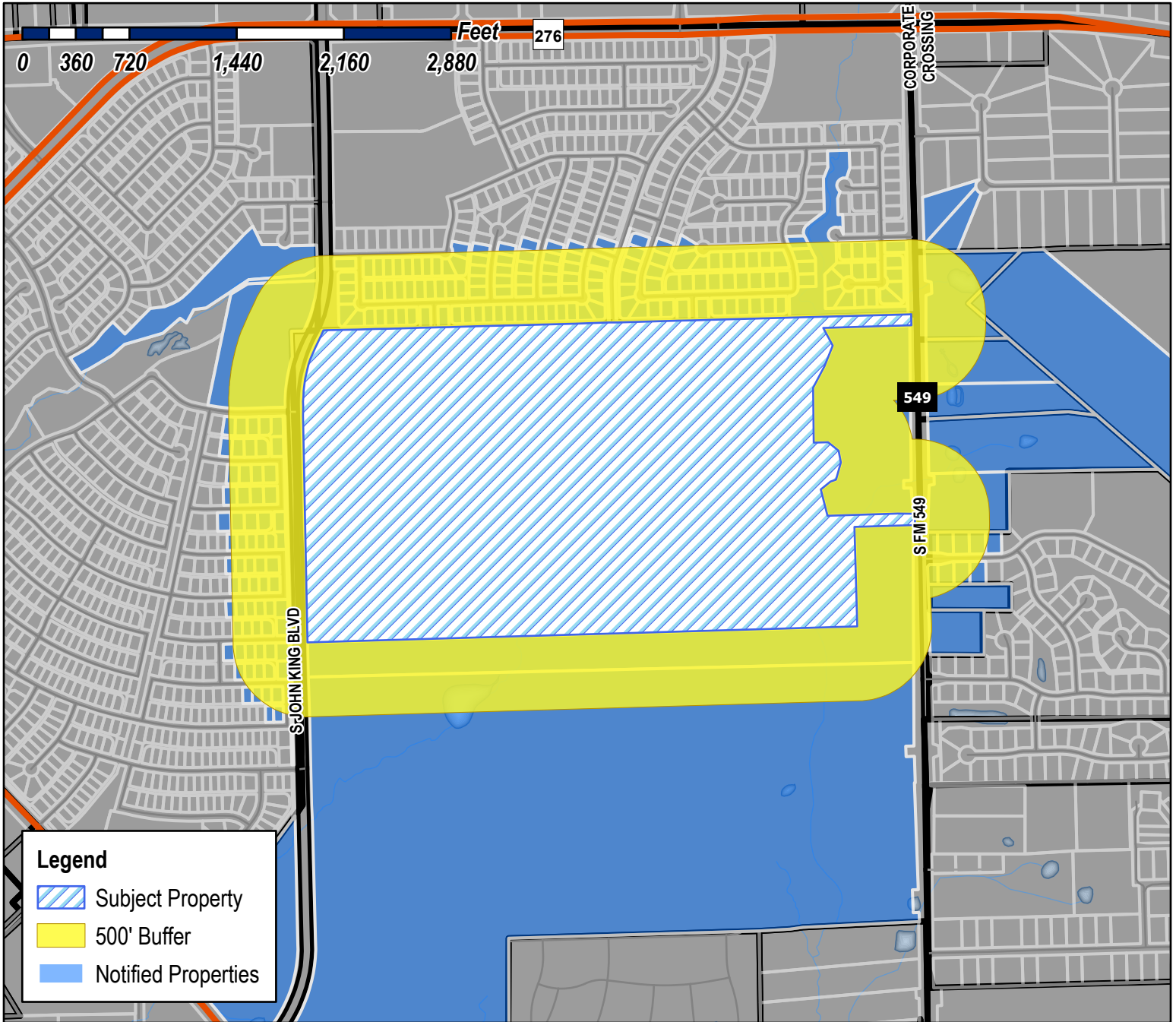




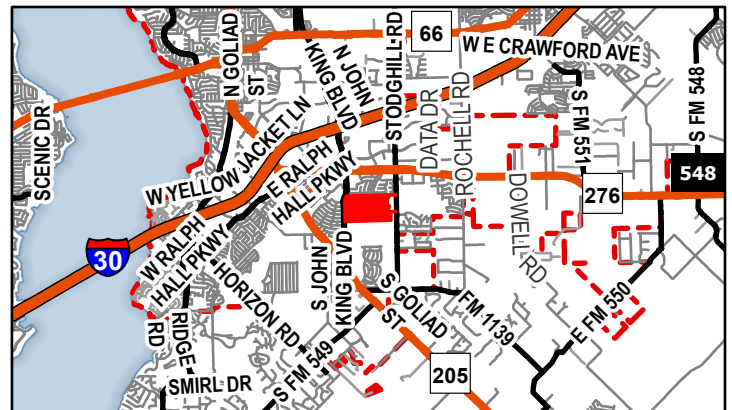
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Case Number: Z2022-014
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2301 S. John King Blvd.



Date Saved: 3/18/2022
 For Questions on this Case Call (972) 771-7745

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CALLIER LOGAN AND JENNA
104 RUSH CREEK DRIVE
HEATH, TX 76058

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

HPA TEXAS SUB 2016-2 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

RIVAS DANIEL A & KRISTIN N
1205 KATELYN COURT
IRVING, TX 75060

HOLMES NILES & LINDA
122 JAMES DR
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST
1301 SECOND AVE FL 31
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

KIM SU IL AND CHUN JA
1311 SALINAS DR
ROCKWALL, TX 75087

GERLACH CHRISS & RON FAMILY TRUST
13435 ROANE CIR
NORTH TUSTIN, CA 92705

NEXT GENERATION BLESSINGS LLC
135 SOAPBERRY DRIVE
KYLE, TX 78640

3050 DOUBLE OAK LLC
1503 VIA TOSCANA LANE
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

CSH PROPERTY ONE LLC
1717 MAIN STREET SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1925FM549
ROCKWALL, TX 75087

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1957 S FM 549
ROCKWALL, TX 75032

DRAKE PETER CHARLES
1982 STERLING COURT
ROCKWALL, TX 75032

PEREZ LILIANA AND JOSE GERARDO VIERA
SANCHEZ
2006 HIDDEN TRAIL DRIVE
LEWISVILLE, TX 75067

ERICKSON KRISTIN
211 FIELDCREST DRIVE
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

SPROUL DILLON & SARAH
2120 GARRISON DRIVE
ROCKWALL, TX 75032

LEVERETT STEVEN GLENN
2120 GLEANDER DR
ROCKWALL, TX 75032

FALETTO DAVID S & NORMA G
2120 HARVESTER DRIVE
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
2120 NEW HOLLAND DR
ROCKWALL, TX 75087

FARNHAM DAVID WILLIAM
2121 HARVESTER DR
ROCKWALL, TX 75087

AGUILERA JOSE AND ALMA
2130 DANBURY DRIVE
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

KRAUSE SAMANTHA
2130 HARVESTER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

NEXT GENERATION BLESSINGS LLC
2130 PAINT CREEK CT
ROCKWALL, TX 75087

HARVEY GREG
2131 DANBURY DR
ROCKWALL, TX 75032

RAKOW CHRISTINA M
2131 GARRISON DR
ROCKWALL, TX 75032

SYDNOR KEVIN
2131 HARVESTER DR
ROCKWALL, TX 75032

WILBOURN TORI
2131 PAINTCREEK COURT
ROCKWALL, TX 75032

BROWN CASEY B & MAUREEN D
2140 DANBURY DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

BALES DAVID D & YVONNE R
2140 HARVESTER DR
ROCKWALL, TX 75032

BARRY CHRIS S
2140 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

STONE ERIC PAUL & KIMBERLY G
2140 PAINT CREEK CT
ROCKWALL, TX 75032

KROLL MARILYN M
2140 GARRISON DR
ROCKWALL, TX 75087

TARASZKIEWICZ JOSHUA T & ANNETTE G
2141 HARVESTER DR
ROCKWALL, TX 75032

BOWERS JOHN WALTER
2141 PAINT CREEK CT
ROCKWALL, TX 75032

WHEELOCK DEAN I & IDA P
2141 TEAGLE DR
ROCKWALL, TX 75032

CALLIER LOGAN AND JENNA
2141 DANBURY DR
ROCKWALL, TX 75087

PEREZ LILIANA AND JOSE GERARDO VIERA
SANCHEZ
2141 GARRISON DR
ROCKWALL, TX 75087

SNIDER RANDALL R & DEE ANNA
2150 DANBURY DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

PENNINGTON ADRIENNE
2150 PAINT CREEK CT
ROCKWALL, TX 75032

KIM SU IL AND CHUN JA
2150 GARRISON DR
ROCKWALL, TX 75087

MILLER ANNETTE A
2151 DANBURY DR
ROCKWALL, TX 75032

HAWKINS DONALD W
2151 GARRISON DR
ROCKWALL, TX 75032

ABSHIRE AMANDA
2151 HARVESTER DRIVE
ROCKWALL, TX 75032

GASKILL RODNEY A & REBECCA J
2151 TEAGLE DR
ROCKWALL, TX 75032

DAVENPORT RENTAL PROPERTIES - SERIES 200

DARRIN DRIVE
2151PAINT CREEKCT
ROCKWALL, TX 75087

LALA PHILLIP
2160 DANBURY DRIVE
ROCKWALL, TX 75032

GOUCHER STEVEN AND LISA
2160 HARVESTER DRIVE
ROCKWALL, TX 75032

RIVAS DANIEL A & KRISTIN N
2160 GARRISON DR
ROCKWALL, TX 75087

CONFIDENTIAL
2160 PAINT CREEK CT
ROCKWALL, TX 75087

ORDNER CRYSTAL L AND JOSHUA B
2161 DANBURY DR
ROCKWALL, TX 75032

CAREY DOUGLAS G AND JANET C
2161 GARRISON DRIVE
ROCKWALL, TX 75087

GARCIA-MONTANEZ JOAQUIN
2161 PAINTCREEK COURT
ROCKWALL, TX 75032

GLAZE STEVE LOUIS
2161 TEAGLE DR
ROCKWALL, TX 75032

THE ENTRUST GROUP INC
FBO JUSTIN C MONGER IRA #7230014001
2161 HARVESTER DR
ROCKWALL, TX 75087

TURNER TOMMY & RUTH
2170 DANBURY DR
ROCKWALL, TX 75087

CALDWELL PAULA D & WAYNE F
2170 GARRISON DR
ROCKWALL, TX 75032

KELLEY RUSSELL D &
JENNIFER L SMITH
2170 PAINT CREEK CT
ROCKWALL, TX 75032

JORDAN MISTY
2171 DANBURY DR
ROCKWALL, TX 75032

SCHROEDER MARK AUSTIN AND SARAH
ELIZABETH
2171 GARRISON DR
ROCKWALL, TX 75032

RINKER JOHN AND JENNIFER
2171 PAINT CREEK CT
ROCKWALL, TX 75032

QUEEN RONALD RENARD &
YOLANDA YVETTE WASHINGTON
2171 TEAGLE DR
ROCKWALL, TX 75032

CONFIDENTIAL
2171 HARVESTER DR
ROCKWALL, TX 75087

KEITH TINA J
2180 GARRISON DR
ROCKWALL, TX 75032

LENTZ GARRETT A & KATIE R
2181 TEAGLE DRIVE
ROCKWALL, TX 75032

ERICKSON KRISTIN
2211 FIELDCREST DR
ROCKWALL, TX 75087

WOODS WALTER EDWIN JR & LINDA A
2221 FIELDCREST DR
ROCKWALL, TX 75032

SHIVERS ROBERT & LETRIS
2231 FIELDCREST DR
ROCKWALL, TX 75032

CHRISTIAN JANE E
2231 TEAGLE DR
ROCKWALL, TX 75032

LUONG SIMON
2240 TEAGLE DR
ROCKWALL, TX 75087

BOYINGTON JONATHAN
2241 FIELDCREST DR
ROCKWALL, TX 75032

PRATT TYLER J
2241 TEAGLE DR
ROCKWALL, TX 75032

LEWIS MARCUS & BELICIA
2250 TEAGLE DR
ROCKWALL, TX 75032

DIETZ CHRISTINE M
2251 FIELDCREST DRIVE
ROCKWALL, TX 75032

GARRETT AMY
2251 TEAGLE DR
ROCKWALL, TX 75032

ROBERTS RICHARD O AND NORMA
2260 TEAGLE DR
ROCKWALL, TX 75032

HATCH SCOTT
2261 TEAGLE DR
ROCKWALL, TX 75032

ARAUCO JESUS
2261 FIELDCREST DR
ROCKWALL, TX 75087

ESQUIVEL LEE ANTHONY
2270 TEAGLE DRIVE
ROCKWALL, TX 75032

JOHNSON SUSAN
2271 FIELDCREST DR
ROCKWALL, TX 75032

JONES JAMES III
2271 TEAGLE DR
ROCKWALL, TX 75032

NGUYEN VOI V
2280 TEAGLE DR
ROCKWALL, TX 75032

NORRIS RICK H & IONA E
2281 TEAGLE DR
ROCKWALL, TX 75032

HOLMES NILES & LINDA
2281 FIELDCREST DR
ROCKWALL, TX 75087

THIO JOHAN AND QIAN WANG
2290 TEAGLE DR
ROCKWALL, TX 75087

TEDDER CATHERINE M AND GARY L
2291 FIELDCREST DRIVE
ROCKWALL, TX 75032

BOOTH WALTER STEPHEN & SUE ANN
2291 TEAGLE DR
ROCKWALL, TX 75032

GENTRY RONALD & VALERIE &
2301 FIELDCREST DR
ROCKWALL, TX 75032

ROCKWALL INDEPENDENT SCHOOL DISTRICT
2301 S JOHN KING BLVD
ROCKWALL, TX 75087

STEVENSON TRACY AND JACQUELINE
2311 FIELDCREST DR
ROCKWALL, TX 75032

ALLEN LANCE W
2320 TEAGLE DR
ROCKWALL, TX 75032

BINZ LISA A
2330 TEAGLE DR
ROCKWALL, TX 75032

EATON NICHOLAS A & INDIRA
2331 TEAGLE DR
ROCKWALL, TX 75032

TURNER ANDREW AND HEATHER
2340 TEAGLE DR
ROCKWALL, TX 75032

ONEY CHARLES BRYAN AND
MARGARET DIANN MYERS
2341 TEAGLE DRIVE
ROCKWALL, TX 75032

AGUIRRE BRIANA
2350 TEAGLE DRIVE
ROCKWALL, TX 75032

KING MEREDITH L
2351 TEAGLE DR
ROCKWALL, TX 75032

COLEMAN GILFORT S AND YVETTE L BATES-
2361 TEAGLE DR
ROCKWALL, TX 75032

ADAIR SEAN M & CRYSTAL B
2371 TEAGLE DR
ROCKWALL, TX 75032

PETTY STEPHEN C
2381 TEAGLE DRIVE
ROCKWALL, TX 75032

BONNEY MARK A AND BRIANA T
2391 TEAGLE DR
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
ATTN TAX DEPARTMENT
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

BRANUM JIM
2401 TEAGLE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2016-2 LLC
2411 TEAGLE DR
ROCKWALL, TX 75087

RODRIGUEZ JOSHUA AND SUZANNE L
2421 TEAGLE DR
ROCKWALL, TX 75032

HASTINGS OLLIE JEROME JR AND
BOBBIE T HASTINGS
2431 TEAGLE DR
ROCKWALL, TX 75087

GONZALES DAVID &
TARA MELCHER-GONZALES
2441 TEAGLE DR
ROCKWALL, TX 75032

DOTY RICHARD L
2451 TEAGLE DR
ROCKWALL, TX 75032

CRISP TOYIA M AND
GLEN E BURROUGHS
2461 TEAGLE DRIVE
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

MAHMOOD FLORENCE
2601 MASSEY LN
ROCKWALL, TX 75032

WALKER SHIRLEY ANN
2611 MASSEY LN
ROCKWALL, TX 75032

GERLACH CHRISS & RON FAMILY TRUST
2621 MASSEY LN
ROCKWALL, TX 75087

GAUDET JAMES R AND LISA D
2630 MASSEY LANE
ROCKWALL, TX 75032

JULIANO CARRIE LYNN AND
DIXIE LANEY
2640 MASSEY LN
ROCKWALL, TX 75032

GARCIA ELOY JEFFERY
2641 MASSEY LN
ROCKWALL, TX 75032

AGUNWA HELEN W
2700 MASSEY LN
ROCKWALL, TX 75032

KIRKPATRICK DENNIS ROY JR & BRITTANY DYAN
2700 MCCORMICK CT
ROCKWALL, TX 75032

THOMPSON MARK A
2701 MCCORMICK COURT
ROCKWALL, TX 75032

HODGES GLORIA L
2701 MASSEY LN
ROCKWALL, TX 75087

CALBOW SHAWN P
2710 MIRASOL LOOP
ROUND ROCK, TX 78681

CLOUD GRANT & BRANDY
2711 MCCORMICK CT
ROCKWALL, TX 75032

BOWLIN BEVERLY ANN
2720 MASSEY LN
ROCKWALL, TX 75032

HOLLYFIELD CASEY
2721 MASSEY LN
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC
2721 MCCORMICK CT
ROCKWALL, TX 75087

ARNETT MATTHEW AND SARAH
2730 MASSEY LANE
ROCKWALL, TX 75032

FISH DANNY & DIANA
2731 MASSEY LANE
ROCKWALL, TX 75032

HOLT LARRY KEITH AND DIANA D
2731 MCCORMICK CT
ROCKWALL, TX 75032

BRANUM JIM
2740 CHALMERS CT
ROCKWALL, TX 75032

NEFF RICHARD L & KATHERINE R
2740 MASSEY LANE
ROCKWALL, TX 75032

ROCK RANDALL L
2741 MASSEY LN
ROCKWALL, TX 75087

CONFIDENTIAL
2741 MCCORMICK CT
ROCKWALL, TX 75087

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

DALLAS GLENN MICHAEL & JAN M
2751 MCCORMICK CT
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
2751 MASSEY LN
ROCKWALL, TX 75087

KROLL MARILYN M
2755 HIGHWAY 66
ROCKWALL, TX 75087

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

CLONTZ DONALD GENE
2761 MCCORMICK CT
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE
2770 MASSEY LN
ROCKWALL, TX 75087

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

BAKER CLARENCE JR
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

ML VENTURES, LLC
2850 DEUTZ CT
ROCKWALL, TX 75087

ZILLOW HOMES PROPERTY TRUST
2851 DEUTZ CT
ROCKWALL, TX 75087

WONG IU YAM IRENE
2851 HAYMAKER DR
ROCKWALL, TX 75087

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
2861 DEUTZ CT
ROCKWALL, TX 75087

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

520 LAKESIDE LLC
3014 DOUBLE OAK DR
ROCKWALL, TX 75087

BOSTEDER STEVEN GEORGE & CARLA
3015 TRAILVIEW DRIVE
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

PERRY EVON & NILON H ELLIOTT
3022 DOUBLE OAK DR
ROCKWALL, TX 75032

GOWEN GLEN
3022 PINERIDGE DRIVE
ROCKWALL, TX 75032

FISHER CHERYLE &
FELIPE SAENZ
3023 DOUBLE OAK DR
ROCKWALL, TX 75032

ALBERS EDWIN
3023 PINE RIDGE DR
ROCKWALL, TX 75032

WELDON JUDY ANNE
3023 TRAILVIEW DR
ROCKWALL, TX 75032

WILBORN LARRY AND MICHIE
3030 DOUBLE OAK DR
ROCKWALL, TX 75032

RAND AMY &
DOUGLAS W PONTON
3030 PINE RIDGE DR
ROCKWALL, TX 75032

RENTERIA GLORIA AND
RAUL I HERNANDEZ GUERRERO
3031 DOUBLE OAK DRIVE
ROCKWALL, TX 75032

COUTCH THOMAS & IRENE
3031 PINE RIDGE DR
ROCKWALL, TX 75032

GIPSON LEE W
3031 TRAILVIEW DR
ROCKWALL, TX 75032

KOGA DARRIN K
3038 PINE RIDGE DR
ROCKWALL, TX 75032

NYAKUNDI ANNA M
3038 RED RIDGE DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
3038 DOUBLE OAK DR
ROCKWALL, TX 75087

TREJO CRISTINA AND EDGAR J YFARRAGUERRY
3039 DOUBLE OAK DR
ROCKWALL, TX 75032

MICHEL GUILLERMO AND
DEIDRE CORTES
3039 PINE RIDGE DR
ROCKWALL, TX 75032

CUMMINGS MATTHEW LUCAS
3039 RED RIDGE DR
ROCKWALL, TX 75032

WANDA S MITCHELL AND SHARON C JOHNSON
REVOCABLE LIVING TRUST
WANDA S MITCHELL AND SHARON C JOHNSON-
TRUSTEES
3039 TRAILVIEW DR
ROCKWALL, TX 75087

DALES JAMES H & MARGORIE P
3046 DEER RIDGE DR
ROCKWALL, TX 75032

BRADEN CYNTHIA
3046 PINE RIDGE DRIVE
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
3046 RED RIDGE DR
ROCKWALL, TX 75087

JONES DENNIS RAY & ANGELYN O
3047 DOUBLE OAK DR
ROCKWALL, TX 75032

PAIZ ALEX A
3047 PINE RIDGE DR
ROCKWALL, TX 75032

PLATA ANDREW ALEXANDER
3047 RED RIDGE DR
ROCKWALL, TX 75032

PETERSON DEBORAH
3047 TRAILVIEW DR
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
ATTN TAX DEPARTMENT
3047 DEER RIDGE DR
ROCKWALL, TX 75087

USCMF SN TEXAS A LLC
3047 FALLBROOK DR
ROCKWALL, TX 75087

3050 DOUBLE OAK LLC
3050 DOUBLE OAK DR
ROCKWALL, TX 75087

WAKHARKAR SAKET AND GAURI
3054 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

LUGTU MARIA JESUSA CONSISTA
3054 RED RIDGE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE & AIDA
3054 DEER RIDGE DR
ROCKWALL, TX 75087

TAN JUDY AND
LAM KHANG DUY
3054 FALLBROOK DR
ROCKWALL, TX 75087

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

SCOTT GEORGE C
3055 RED RIDGE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
3055 DEER RIDGE DR
ROCKWALL, TX 75087

MCKERREGHAN ROBERT E
3059 PINE RIDGE DRIVE
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
3062 DUSTY RIDGE DR
ROCKWALL, TX 75087

CALBOW SHAWN P
3062 RED RIDGE DR
ROCKWALL, TX 75087

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

MILLER CLAUDIA J
3063 RED RIDGE DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

SMITH LUCIOUS
3070 RED RIDGE DR
ROCKWALL, TX 75032

EBRAHIMI-SOHI Omid NAVID
3070 DEER RIDGE DR
ROCKWALL, TX 75087

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ MIGUEL & HILDA
3071 RED RIDGE DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
3071 FALLBROOK DR
ROCKWALL, TX 75087

STEWART RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

CRUZ ROLANDO SANTOS &
CATHERINE CRUZ ESTEBAN
3078 RED RIDGE DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
3078 FALLBROOK DR
ROCKWALL, TX 75087

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

POWERS JUSTIN D
3079 DUSTY RIDGE DR
ROCKWALL, TX 75087

BAYOUD JENNIFER
3079 FALLBROOK DR
ROCKWALL, TX 75087

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

520 LAKESIDE LLC
3105 CORNELL AVE
DALLAS, TX 75205

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

SFR JV-2 PROPERTY LLC
3116 MISTY RIDGE LN
ROCKWALL, TX 75087

TURNER JOHN MICHAEL & PATRICIA SUE
312 MYERS ROAD
HEATH, TX 75032

MAH JEFFERY
3124 MISTY RIDGE LN
ROCKWALL, TX 75087

WANDA S MITCHELL AND SHARON C JOHNSON
REVOCABLE LIVING TRUST
WANDA S MITCHELL AND SHARON C JOHNSON-
TRUSTEES
3605 MERIDIAN DR
ARGYLE, TX 76226

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 32563

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

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

LUONG SIMON
4018 138TH ST SW
LYNNWOOD, WA 98087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
474 KEYSTONE BEND
HEATH, TX 75032

EBRAHIMI-SOHI Omid NAVID
5018 BRYAN STREET APT 204
DALLAS, TX 75206

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWILIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

THE ENTRUST GROUP INC
FBO JUSTIN C MONGER IRA #7230014001
555 12TH ST SUITE 900
OAKLAND, CA 94607

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

VAZQUEZ JORGE & AIDA
6990 CHADBOURNE AVE
RIVERSIDE, CA 92505

THIO JOHAN AND QIAN WANG
7008 PORTCELLO DR
PLANO, TX 75024

HASTINGS OLLIE JEROME JR AND
BOBBIE T HASTINGS
703 W BOYDSTUN AVE
ROCKWALL, TX 75087

FARNHAM DAVID WILLIAM
7522 CAMPBELL RD #113-227
DALLAS, TX 75248

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

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75032

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

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

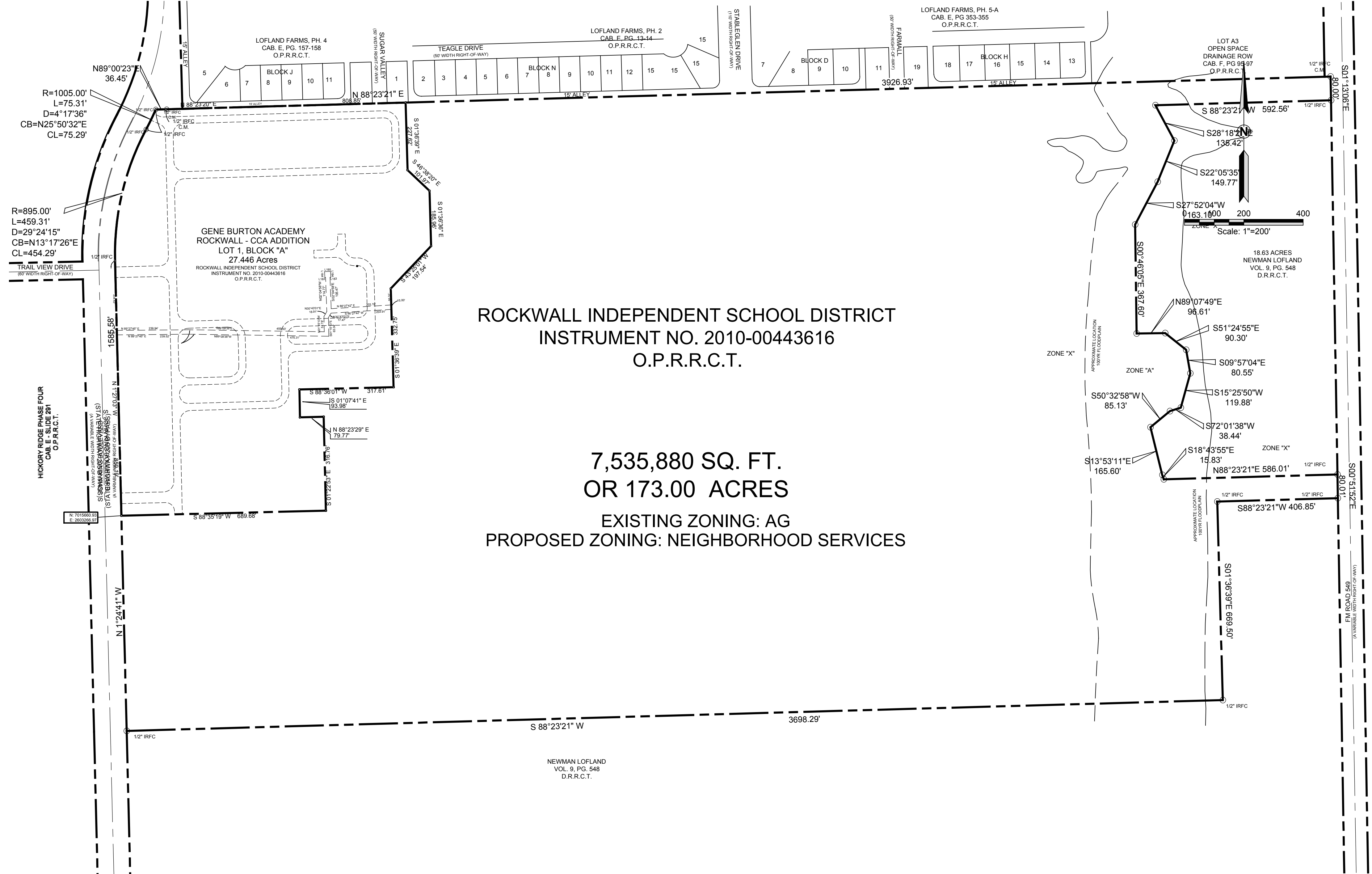
AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

HODGES GLORIA L
PO BOX 1180
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 75032

ARAUCO JESUS
PO BOX 671124
DALLAS, TX 75367

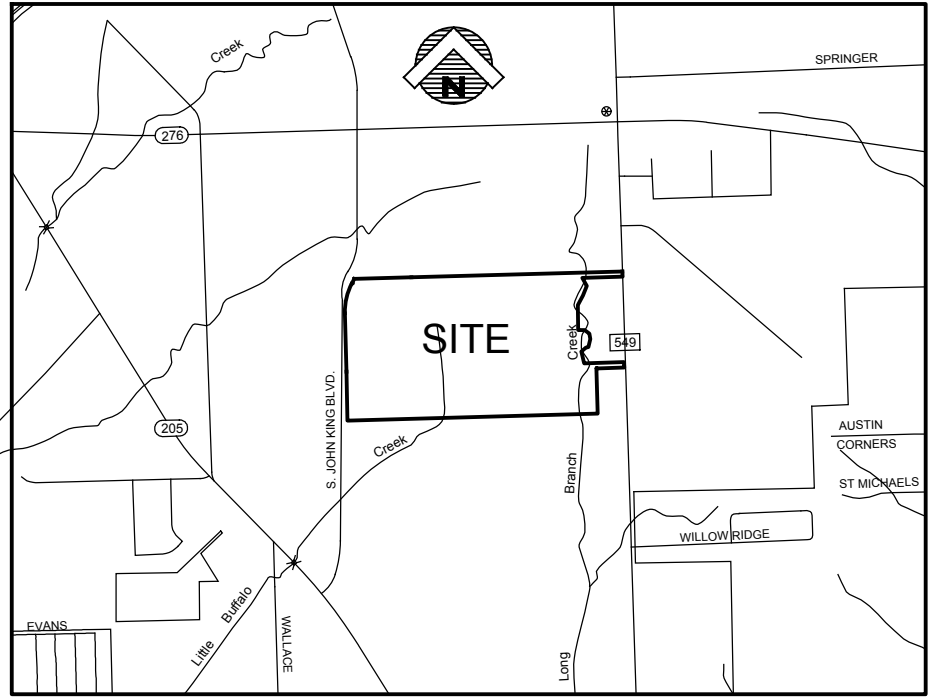
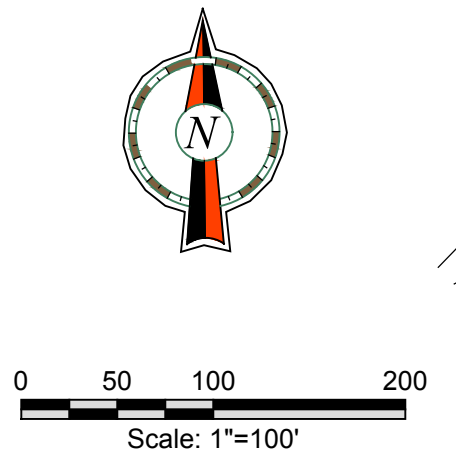
POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087



**ROCKWALL INDEPENDENT SCHOOL DISTRICT
INSTRUMENT NO. 2010-00443616
O.P.R.R.C.T.**

**7,535,880 SQ. FT.
OR 173.00 ACRES**

EXISTING ZONING: AG
PROPOSED ZONING: NEIGHBORHOOD SERVICES



VICINITY MAP
N.T.S.
LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND ALL OF THAT CERTAIN 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.), SAME POINT BEING THE NORTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 88° 49' 51" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 36.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 157-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 3926.93 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF FM 549 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 01° 23' 38" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, A DISTANCE OF 592.56 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF CREEK;

THENCE GENERALLY IN A SOUTHERLY DIRECTION ALONG THE CENTER LINE OF SAID CREEK AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

SOUTH 28° 29' 01" EAST, A DISTANCE OF 135.42 FEET TO A POINT FOR CORNER;
 SOUTH 21° 55' 03" WEST, A DISTANCE OF 149.77 FEET TO A POINT FOR CORNER;
 SOUTH 27° 41' 32" WEST, A DISTANCE OF 163.10 FEET TO A POINT FOR CORNER;
 SOUTH 00° 56' 37" EAST, A DISTANCE OF 367.60 FEET TO A POINT FOR CORNER;
 NORTH 88° 57' 17" EAST, A DISTANCE OF 96.61 FEET TO A POINT FOR CORNER;
 SOUTH 51° 35' 27" EAST, A DISTANCE OF 90.30 FEET TO A POINT FOR CORNER;
 SOUTH 10° 07' 36" EAST, A DISTANCE OF 80.55 FEET TO A POINT FOR CORNER;
 SOUTH 15° 15' 18" WEST, A DISTANCE OF 119.88 FEET TO A POINT FOR CORNER;
 SOUTH 71° 51' 08" WEST, A DISTANCE OF 38.44 FEET TO A POINT FOR CORNER;
 SOUTH 50° 22' 28" WEST, A DISTANCE OF 85.13 FEET TO A POINT FOR CORNER;
 SOUTH 14° 03' 43" EAST, A DISTANCE OF 165.60 FEET TO A POINT FOR CORNER;
 SOUTH 18° 54' 27" EAST, A DISTANCE OF 15.83 FEET TO A POINT FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, DEPARTING THE CENTER LINE OF SAID CREEK, A DISTANCE OF 586.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE SAID WEST RIGHT-OF-WAY LINE OF FM 549

THENCE SOUTH 01° 02' 24" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 406.85 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 01° 47' 11" EAST, ALONG THE EAST LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 669.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 88° 12' 49" WEST, ALONG THE SOUTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 3698.29 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 35' 13" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 1585.58 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 29° 24' 14", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 06' 54" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 455.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 04° 17' 37", AND A CHORD BEARING AND DISTANCE OF NORTH 25° 40' 12" EAST, 75.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 173.00 ACRES OF COMPUTED LAND.

**ROCKWALL-HEATH HIGH SCHOOL
NINTH GRADE CENTER
ZONING CASE XX
JOHN M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL I.S.D.
76.068 ACRES**

ARCHITECT: CORGAN ASSOCIATES, INC. 801 NORTH HOUSTON STREET DALLAS, TEXAS 75202 (214) 214-757-1796 CONTACT: BEVERLY FORNOF	OWNER: ROCKWALL ISD 801 EAST WASHINGTON ST. ROCKWALL, TEXAS, 75087 (469) 698-7031 CONTACT: WILLIAM SALEE	ENGINEER: GLENN ENGINEERING CORP. FIRM REG. NO. F-303 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 989-2174 CELL (972) 717-5151 OFFICE CONTACT: ROBERT HOWMAN
--	--	---

PROJECT COMMENTS



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

DATE: 3/25/2022

PROJECT NUMBER: Z2022-014
 PROJECT NAME: Zoning Change from AG to NS
 SITE ADDRESS/LOCATIONS: 2301 S JOHN KING BLVD, ROCKWALL, 75032

CASE MANAGER: Bethany ross
 CASE MANAGER PHONE: (972) 772-6488
 CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany ross	03/25/2022	Approved w/ Comments

03/25/2022: Z2022-014; Zoning Change (AG to NS)

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard.

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

M.3 For reference, include the case number (Z2022-014) in the lower right-hand corner of all pages on future submittals.

M.4 Please review the attached Draft Ordinance prior to the March 29, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than April 5, 2022.

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. Revisions for this case will be due on March 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the April 12, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on March 29, 2022.

I.6 The projected City Council meeting dates for this case will be April 18, 2022 (1st Reading) and May 2, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/23/2022	Approved w/ Comments

03/23/2022: General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees to be paid for upsizing the water meter and additional square footage to building.

- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Must include a 10' utility easement along street frontage

Water and Wastewater Items:

- Impact fees to be paid with building permit.
- W/WW Infrastructure Study Required (review fees apply)
- Must build 12" water line in Stableglen Dr. from north to south property line per the Master Plan.
- Must build 12-inch waterline down John King per Master Plan
- Loop water line back to CCA site and 12-inch in FM 549.

For WW East of Stableglen Dr.:

- Area to sewer down Long branch and trunk mains to be installed per Master Plans.
- Sewer to be extend to the north to Lofland Farms per master plan.
- Sewer to be stubbed out to the east for Fontanna Ranch.
- Upgrade 3 Lift Station to Ultimate Capacity (Pumps, Electrical Generator, etc.) (Somerset LS, FM 3097 #1 LS, & FM 3097 #2 LS)
- Pro-ratas: \$545.38/acre (Somerset LS), \$432.74/acre (FM 3097 #1 LS), & \$94.41/acre (FM 3097 #2 LS)

For WW West of Stableglen Dr.:

- Hickory Ridge and Mims LS upgrades possibly required or Trunk sewer to be installed down to FM 3097 #1 LS depending results of Infrastructure study.
- Must sewer to Hickory Ridge Lift Station. Pro-rata for Hickory Ridge may apply.

Drainage Items:

- Dumpster area to drain to an oil/water separator and then to the storm system.
- Detention is required and a flood/detention study will be required for the entire developed site using the unit hydrograph method. Crossing the floodplain will require study. (Review Fee apply)
- Run off coefficients shall be per zoning type for entire tract out size of floodplain.
- WOTUS/Wetland determination for all creeks, streams and ponds.

Roadway Paving Items:

- Parking to be 20'x9'
- No deadend parking allowed without a striped and signed "No Parking" area that is 64'x15'.
- Drive aisles to be a min. 24' wide
- Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
- Fire lane to be platted
- Stableglen to be 60' ROW, 41' B-B paving with sidewalks.
- Must build a 10' wide trail along John King.

Landscaping:

- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
- No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/21/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/22/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/21/2022	Approved

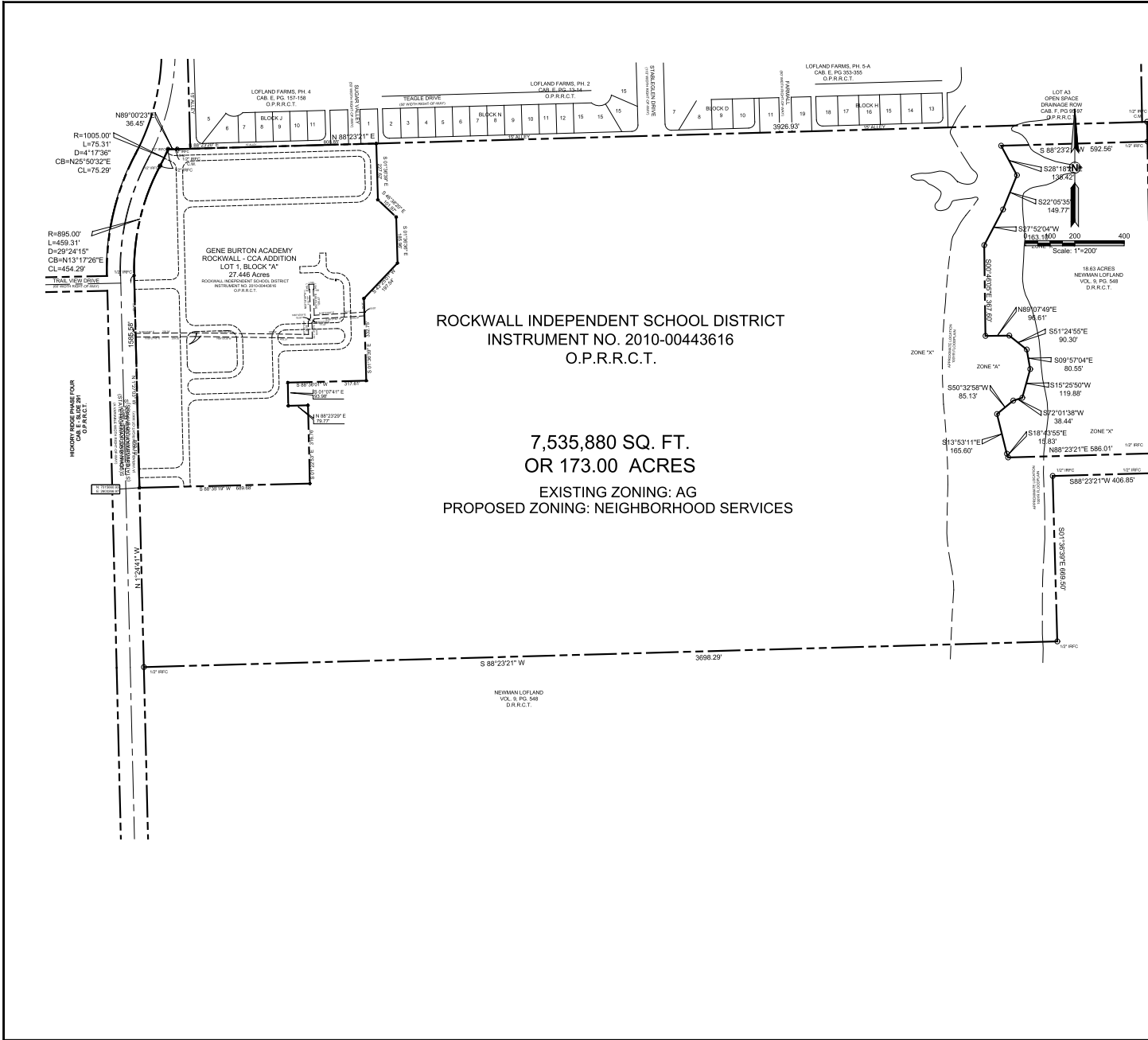
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Bethany ross	03/25/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/21/2022	Approved

No Comments



ROCKWALL INDEPENDENT SCHOOL DISTRICT
 INSTRUMENT NO. 2010-00443616
 O.P.R.C.T.

7,535,880 SQ. FT.
 OR 173.00 ACRES

EXISTING ZONING: AG
 PROPOSED ZONING: NEIGHBORHOOD SERVICES

- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees to be paid for upsizing the water meter and additional square footage to building.
 - Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
 - Retaining wall 3' and over must be engineered.
 - All retaining walls must be rock or stone face. No smooth concrete walls.
 - Must include a 10' utility easement along street frontage

- Water and Wastewater Items:**
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 - Sewer to be stubbed out to the east for Fontanna Ranch.
 - Upgrade 3 Lift Station to Ultimate Capacity (Pumps, Electrical Generator, etc.) (Somerset LS, FM 3097 #1 LS, & FM 3097 #2 LS)
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- Drainage Items:**
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 - Detention is required and a flood/detention study will be required for the entire developed site using the unit hydrograph method. Crossing the floodplain will require study. (Review Fee apply)
 - Run off coefficients shall be per zoning type for entire tract out size of floodplain.
 - WOTUS/Wetland determination for all creeks, streams and ponds.

- Roadway Paving Items:**
- Parking to be 20'x9'
 - No deadend parking allowed without a striped and signed "No Parking" area that is 64'x15'.
 - Drive aisles to be a min. 24' wide
 - Fire lane to have a min. radius of 20' if buildings are less than 30' tall. If any building is over 30' tall, the fire lane min. radius is 30'.
 - Fire lane to be platted
 - Stableglen to be 60' ROW, 41' B-B paving with sidewalks.
 - Must build a 10' wide trail along John King.

- Landscaping:**
- No trees to be within 5' of any public water, sewer, or storm line that is less than 10" in diameter.
 - No trees to be 10' of any public water, sewer, or storm line that is 10" in diameter or greater.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall Heath High School 9th Grade Center

LOT

1

BLOCK

A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

PUBLIC SCHOOL

PROPOSED ZONING NEIGHBORHOOD SERVICES

PROPOSED USE

PUBLIC SCHOOL

ACREAGE 27.446

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER Rockwall Independent School District

APPLICANT Glenn Engineering Corp.

CONTACT PERSON William Salee - Executive Director of Operations

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Drive

Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031

PHONE 972-989-2174 cell

E-MAIL will.salee@rockwallisd.org

E-MAIL rahowman@glenngineering.com

NOTARY VERIFICATION [REQUIRED]

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

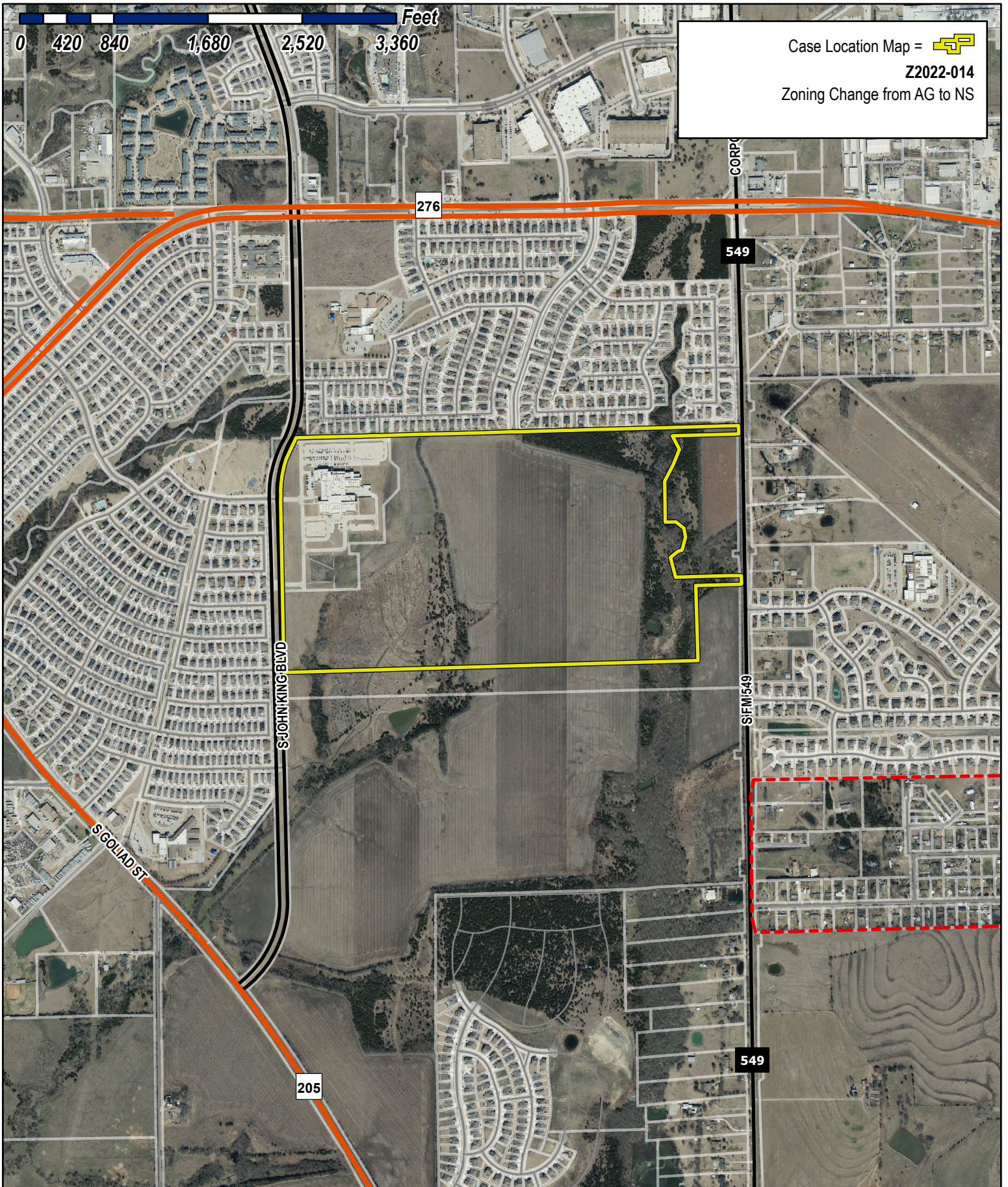
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20 _____. BY SIGNING THIS 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 SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

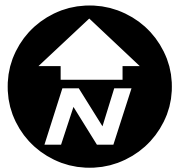
MY COMMISSION EXPIRES _____



City of Rockwall

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

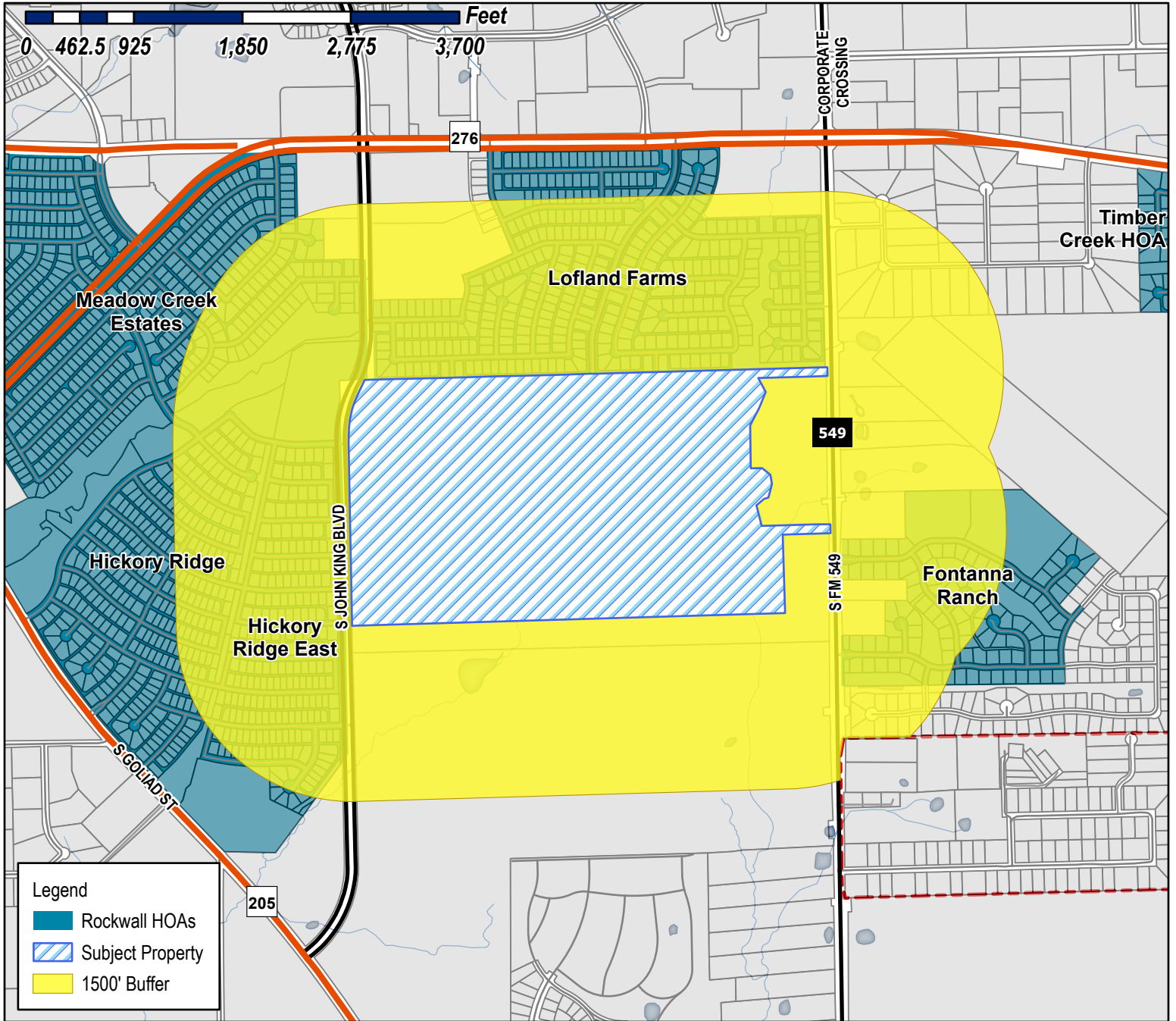




City of Rockwall

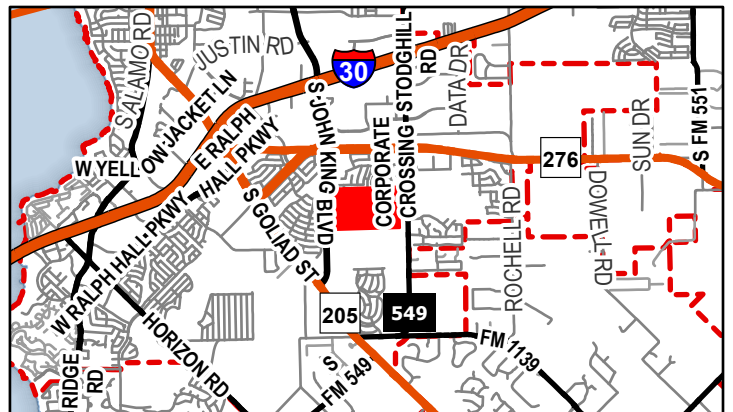
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2022-014
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2301 S. John King Blvd.

Date Saved: 3/18/2022
 For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Subject: Neighborhood Notification Program [Z2022-014]
Date: Friday, March 25, 2022 9:02:48 AM
Attachments: [Public Notice \(03.23.2022\).pdf](#)
[HOA Map Z2022-014.pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [March 25, 2022](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 12, 2022 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 18, 2022 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-014: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a [Zoning Change](#) from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

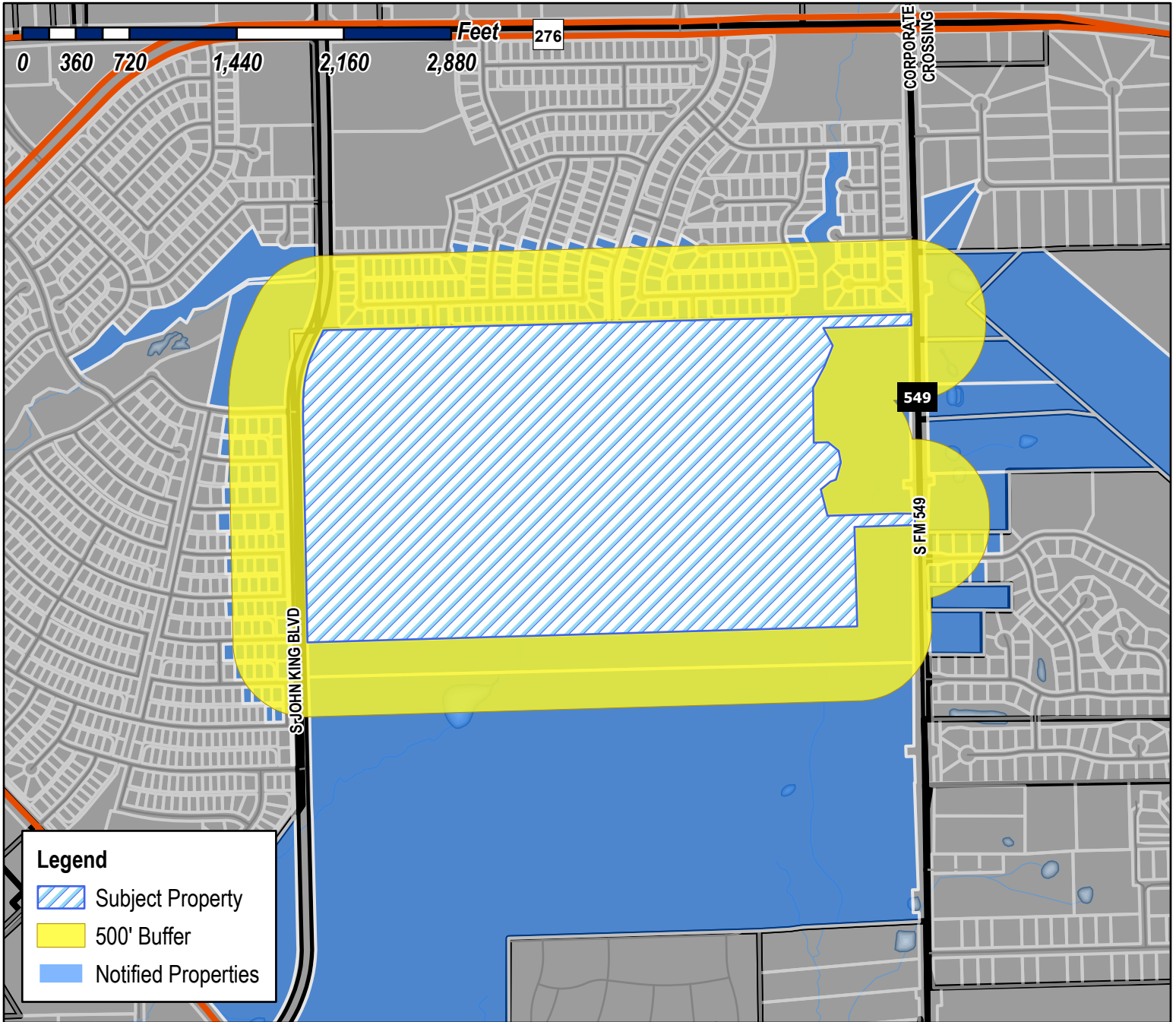
<http://www.rockwall.com/planning/>



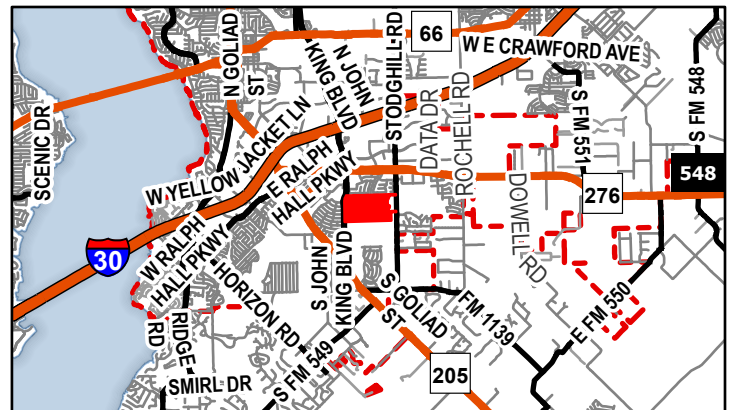
City of Rockwall

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Case Number: Z2022-014
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2301 S. John King Blvd.



Date Saved: 3/18/2022
 For Questions on this Case Call (972) 771-7745

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CALLIER LOGAN AND JENNA
104 RUSH CREEK DRIVE
HEATH, TX 76058

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

HPA TEXAS SUB 2016-2 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

RIVAS DANIEL A & KRISTIN N
1205 KATELYN COURT
IRVING, TX 75060

HOLMES NILES & LINDA
122 JAMES DR
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST
1301 SECOND AVE FL 31
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

KIM SU IL AND CHUN JA
1311 SALINAS DR
ROCKWALL, TX 75087

GERLACH CHRISS & RON FAMILY TRUST
13435 ROANE CIR
NORTH TUSTIN, CA 92705

NEXT GENERATION BLESSINGS LLC
135 SOAPBERRY DRIVE
KYLE, TX 78640

3050 DOUBLE OAK LLC
1503 VIA TOSCANA LANE
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

CSH PROPERTY ONE LLC
1717 MAIN STREET SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1925FM549
ROCKWALL, TX 75087

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1957 S FM 549
ROCKWALL, TX 75032

DRAKE PETER CHARLES
1982 STERLING COURT
ROCKWALL, TX 75032

PEREZ LILIANA AND JOSE GERARDO VIERA
SANCHEZ
2006 HIDDEN TRAIL DRIVE
LEWISVILLE, TX 75067

ERICKSON KRISTIN
211 FIELDCREST DRIVE
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

SPROUL DILLON & SARAH
2120 GARRISON DRIVE
ROCKWALL, TX 75032

LEVERETT STEVEN GLENN
2120 GLEANDER DR
ROCKWALL, TX 75032

FALETTO DAVID S & NORMA G
2120 HARVESTER DRIVE
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
2120 NEW HOLLAND DR
ROCKWALL, TX 75087

FARNHAM DAVID WILLIAM
2121 HARVESTER DR
ROCKWALL, TX 75087

AGUILERA JOSE AND ALMA
2130 DANBURY DRIVE
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

KRAUSE SAMANTHA
2130 HARVESTER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

NEXT GENERATION BLESSINGS LLC
2130 PAINT CREEK CT
ROCKWALL, TX 75087

HARVEY GREG
2131 DANBURY DR
ROCKWALL, TX 75032

RAKOW CHRISTINA M
2131 GARRISON DR
ROCKWALL, TX 75032

SYDNOR KEVIN
2131 HARVESTER DR
ROCKWALL, TX 75032

WILBOURN TORI
2131 PAINTCREEK COURT
ROCKWALL, TX 75032

BROWN CASEY B & MAUREEN D
2140 DANBURY DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

BALES DAVID D & YVONNE R
2140 HARVESTER DR
ROCKWALL, TX 75032

BARRY CHRIS S
2140 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

STONE ERIC PAUL & KIMBERLY G
2140 PAINT CREEK CT
ROCKWALL, TX 75032

KROLL MARILYN M
2140 GARRISON DR
ROCKWALL, TX 75087

TARASZKIEWICZ JOSHUA T & ANNETTE G
2141 HARVESTER DR
ROCKWALL, TX 75032

BOWERS JOHN WALTER
2141 PAINT CREEK CT
ROCKWALL, TX 75032

WHEELOCK DEAN I & IDA P
2141 TEAGLE DR
ROCKWALL, TX 75032

CALLIER LOGAN AND JENNA
2141 DANBURY DR
ROCKWALL, TX 75087

PEREZ LILIANA AND JOSE GERARDO VIERA
SANCHEZ
2141 GARRISON DR
ROCKWALL, TX 75087

SNIDER RANDALL R & DEE ANNA
2150 DANBURY DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

PENNINGTON ADRIENNE
2150 PAINT CREEK CT
ROCKWALL, TX 75032

KIM SU IL AND CHUN JA
2150 GARRISON DR
ROCKWALL, TX 75087

MILLER ANNETTE A
2151 DANBURY DR
ROCKWALL, TX 75032

HAWKINS DONALD W
2151 GARRISON DR
ROCKWALL, TX 75032

ABSHIRE AMANDA
2151 HARVESTER DRIVE
ROCKWALL, TX 75032

GASKILL RODNEY A & REBECCA J
2151 TEAGLE DR
ROCKWALL, TX 75032

DAVENPORT RENTAL PROPERTIES - SERIES 200

DARRIN DRIVE
2151PAINT CREEKCT
ROCKWALL, TX 75087

LALA PHILLIP
2160 DANBURY DRIVE
ROCKWALL, TX 75032

GOUCHER STEVEN AND LISA
2160 HARVESTER DRIVE
ROCKWALL, TX 75032

RIVAS DANIEL A & KRISTIN N
2160 GARRISON DR
ROCKWALL, TX 75087

CONFIDENTIAL
2160 PAINT CREEK CT
ROCKWALL, TX 75087

ORDNER CRYSTAL L AND JOSHUA B
2161 DANBURY DR
ROCKWALL, TX 75032

CAREY DOUGLAS G AND JANET C
2161 GARRISON DRIVE
ROCKWALL, TX 75087

GARCIA-MONTANEZ JOAQUIN
2161 PAINTCREEK COURT
ROCKWALL, TX 75032

GLAZE STEVE LOUIS
2161 TEAGLE DR
ROCKWALL, TX 75032

THE ENTRUST GROUP INC
FBO JUSTIN C MONGER IRA #7230014001
2161 HARVESTER DR
ROCKWALL, TX 75087

TURNER TOMMY & RUTH
2170 DANBURY DR
ROCKWALL, TX 75087

CALDWELL PAULA D & WAYNE F
2170 GARRISON DR
ROCKWALL, TX 75032

KELLEY RUSSELL D &
JENNIFER L SMITH
2170 PAINT CREEK CT
ROCKWALL, TX 75032

JORDAN MISTY
2171 DANBURY DR
ROCKWALL, TX 75032

SCHROEDER MARK AUSTIN AND SARAH
ELIZABETH
2171 GARRISON DR
ROCKWALL, TX 75032

RINKER JOHN AND JENNIFER
2171 PAINT CREEK CT
ROCKWALL, TX 75032

QUEEN RONALD RENARD &
YOLANDA YVETTE WASHINGTON
2171 TEAGLE DR
ROCKWALL, TX 75032

CONFIDENTIAL
2171 HARVESTER DR
ROCKWALL, TX 75087

KEITH TINA J
2180 GARRISON DR
ROCKWALL, TX 75032

LENTZ GARRETT A & KATIE R
2181 TEAGLE DRIVE
ROCKWALL, TX 75032

ERICKSON KRISTIN
2211 FIELDCREST DR
ROCKWALL, TX 75087

WOODS WALTER EDWIN JR & LINDA A
2221 FIELDCREST DR
ROCKWALL, TX 75032

SHIVERS ROBERT & LETRIS
2231 FIELDCREST DR
ROCKWALL, TX 75032

CHRISTIAN JANE E
2231 TEAGLE DR
ROCKWALL, TX 75032

LUONG SIMON
2240 TEAGLE DR
ROCKWALL, TX 75087

BOYINGTON JONATHAN
2241 FIELDCREST DR
ROCKWALL, TX 75032

PRATT TYLER J
2241 TEAGLE DR
ROCKWALL, TX 75032

LEWIS MARCUS & BELICIA
2250 TEAGLE DR
ROCKWALL, TX 75032

DIETZ CHRISTINE M
2251 FIELDCREST DRIVE
ROCKWALL, TX 75032

GARRETT AMY
2251 TEAGLE DR
ROCKWALL, TX 75032

ROBERTS RICHARD O AND NORMA
2260 TEAGLE DR
ROCKWALL, TX 75032

HATCH SCOTT
2261 TEAGLE DR
ROCKWALL, TX 75032

ARAUCO JESUS
2261 FIELDCREST DR
ROCKWALL, TX 75087

ESQUIVEL LEE ANTHONY
2270 TEAGLE DRIVE
ROCKWALL, TX 75032

JOHNSON SUSAN
2271 FIELDCREST DR
ROCKWALL, TX 75032

JONES JAMES III
2271 TEAGLE DR
ROCKWALL, TX 75032

NGUYEN VOI V
2280 TEAGLE DR
ROCKWALL, TX 75032

NORRIS RICK H & IONA E
2281 TEAGLE DR
ROCKWALL, TX 75032

HOLMES NILES & LINDA
2281 FIELDCREST DR
ROCKWALL, TX 75087

THIO JOHAN AND QIAN WANG
2290 TEAGLE DR
ROCKWALL, TX 75087

TEDDER CATHERINE M AND GARY L
2291 FIELDCREST DRIVE
ROCKWALL, TX 75032

BOOTH WALTER STEPHEN & SUE ANN
2291 TEAGLE DR
ROCKWALL, TX 75032

GENTRY RONALD & VALERIE &
2301 FIELDCREST DR
ROCKWALL, TX 75032

ROCKWALL INDEPENDENT SCHOOL DISTRICT
2301 S JOHN KING BLVD
ROCKWALL, TX 75087

STEVENSON TRACY AND JACQUELINE
2311 FIELDCREST DR
ROCKWALL, TX 75032

ALLEN LANCE W
2320 TEAGLE DR
ROCKWALL, TX 75032

BINZ LISA A
2330 TEAGLE DR
ROCKWALL, TX 75032

EATON NICHOLAS A & INDIRA
2331 TEAGLE DR
ROCKWALL, TX 75032

TURNER ANDREW AND HEATHER
2340 TEAGLE DR
ROCKWALL, TX 75032

ONEY CHARLES BRYAN AND
MARGARET DIANN MYERS
2341 TEAGLE DRIVE
ROCKWALL, TX 75032

AGUIRRE BRIANA
2350 TEAGLE DRIVE
ROCKWALL, TX 75032

KING MEREDITH L
2351 TEAGLE DR
ROCKWALL, TX 75032

COLEMAN GILFORT S AND YVETTE L BATES-
2361 TEAGLE DR
ROCKWALL, TX 75032

ADAIR SEAN M & CRYSTAL B
2371 TEAGLE DR
ROCKWALL, TX 75032

PETTY STEPHEN C
2381 TEAGLE DRIVE
ROCKWALL, TX 75032

BONNEY MARK A AND BRIANA T
2391 TEAGLE DR
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
ATTN TAX DEPARTMENT
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

BRANUM JIM
2401 TEAGLE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2016-2 LLC
2411 TEAGLE DR
ROCKWALL, TX 75087

RODRIGUEZ JOSHUA AND SUZANNE L
2421 TEAGLE DR
ROCKWALL, TX 75032

HASTINGS OLLIE JEROME JR AND
BOBBIE T HASTINGS
2431 TEAGLE DR
ROCKWALL, TX 75087

GONZALES DAVID &
TARA MELCHER-GONZALES
2441 TEAGLE DR
ROCKWALL, TX 75032

DOTY RICHARD L
2451 TEAGLE DR
ROCKWALL, TX 75032

CRISP TOYIA M AND
GLEN E BURROUGHS
2461 TEAGLE DRIVE
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

MAHMOOD FLORENCE
2601 MASSEY LN
ROCKWALL, TX 75032

WALKER SHIRLEY ANN
2611 MASSEY LN
ROCKWALL, TX 75032

GERLACH CHRISS & RON FAMILY TRUST
2621 MASSEY LN
ROCKWALL, TX 75087

GAUDET JAMES R AND LISA D
2630 MASSEY LANE
ROCKWALL, TX 75032

JULIANO CARRIE LYNN AND
DIXIE LANEY
2640 MASSEY LN
ROCKWALL, TX 75032

GARCIA ELOY JEFFERY
2641 MASSEY LN
ROCKWALL, TX 75032

AGUNWA HELEN W
2700 MASSEY LN
ROCKWALL, TX 75032

KIRKPATRICK DENNIS ROY JR & BRITTANY DYAN
2700 MCCORMICK CT
ROCKWALL, TX 75032

THOMPSON MARK A
2701 MCCORMICK COURT
ROCKWALL, TX 75032

HODGES GLORIA L
2701 MASSEY LN
ROCKWALL, TX 75087

CALBOW SHAWN P
2710 MIRASOL LOOP
ROUND ROCK, TX 78681

CLOUD GRANT & BRANDY
2711 MCCORMICK CT
ROCKWALL, TX 75032

BOWLIN BEVERLY ANN
2720 MASSEY LN
ROCKWALL, TX 75032

HOLLYFIELD CASEY
2721 MASSEY LN
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC
2721 MCCORMICK CT
ROCKWALL, TX 75087

ARNETT MATTHEW AND SARAH
2730 MASSEY LANE
ROCKWALL, TX 75032

FISH DANNY & DIANA
2731 MASSEY LANE
ROCKWALL, TX 75032

HOLT LARRY KEITH AND DIANA D
2731 MCCORMICK CT
ROCKWALL, TX 75032

BRANUM JIM
2740 CHALMERS CT
ROCKWALL, TX 75032

NEFF RICHARD L & KATHERINE R
2740 MASSEY LANE
ROCKWALL, TX 75032

ROCK RANDALL L
2741 MASSEY LN
ROCKWALL, TX 75087

CONFIDENTIAL
2741 MCCORMICK CT
ROCKWALL, TX 75087

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

PERRY EVON & NILON H ELLIOTT
3022 DOUBLE OAK DR
ROCKWALL, TX 75032

GOWEN GLEN
3022 PINERIDGE DRIVE
ROCKWALL, TX 75032

FISHER CHERYLE &
FELIPE SAENZ
3023 DOUBLE OAK DR
ROCKWALL, TX 75032

ALBERS EDWIN
3023 PINE RIDGE DR
ROCKWALL, TX 75032

WELDON JUDY ANNE
3023 TRAILVIEW DR
ROCKWALL, TX 75032

WILBORN LARRY AND MICHIE
3030 DOUBLE OAK DR
ROCKWALL, TX 75032

RAND AMY &
DOUGLAS W PONTON
3030 PINE RIDGE DR
ROCKWALL, TX 75032

RENTERIA GLORIA AND
RAUL I HERNANDEZ GUERRERO
3031 DOUBLE OAK DRIVE
ROCKWALL, TX 75032

COUTCH THOMAS & IRENE
3031 PINE RIDGE DR
ROCKWALL, TX 75032

GIPSON LEE W
3031 TRAILVIEW DR
ROCKWALL, TX 75032

KOGA DARRIN K
3038 PINE RIDGE DR
ROCKWALL, TX 75032

NYAKUNDI ANNA M
3038 RED RIDGE DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
3038 DOUBLE OAK DR
ROCKWALL, TX 75087

TREJO CRISTINA AND EDGAR J YFARRAGUERRY
3039 DOUBLE OAK DR
ROCKWALL, TX 75032

MICHEL GUILLERMO AND
DEIDRE CORTES
3039 PINE RIDGE DR
ROCKWALL, TX 75032

CUMMINGS MATTHEW LUCAS
3039 RED RIDGE DR
ROCKWALL, TX 75032

WANDA S MITCHELL AND SHARON C JOHNSON
REVOCABLE LIVING TRUST
WANDA S MITCHELL AND SHARON C JOHNSON-
TRUSTEES
3039 TRAILVIEW DR
ROCKWALL, TX 75087

DALES JAMES H & MARGORIE P
3046 DEER RIDGE DR
ROCKWALL, TX 75032

BRADEN CYNTHIA
3046 PINE RIDGE DRIVE
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
3046 RED RIDGE DR
ROCKWALL, TX 75087

JONES DENNIS RAY & ANGELYN O
3047 DOUBLE OAK DR
ROCKWALL, TX 75032

PAIZ ALEX A
3047 PINE RIDGE DR
ROCKWALL, TX 75032

PLATA ANDREW ALEXANDER
3047 RED RIDGE DR
ROCKWALL, TX 75032

PETERSON DEBORAH
3047 TRAILVIEW DR
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
ATTN TAX DEPARTMENT
3047 DEER RIDGE DR
ROCKWALL, TX 75087

USCMF SN TEXAS A LLC
3047 FALLBROOK DR
ROCKWALL, TX 75087

3050 DOUBLE OAK LLC
3050 DOUBLE OAK DR
ROCKWALL, TX 75087

WAKHARKAR SAKET AND GAURI
3054 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

LUGTU MARIA JESUSA CONSISTA
3054 RED RIDGE DR
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

DALLAS GLENN MICHAEL & JAN M
2751 MCCORMICK CT
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
2751 MASSEY LN
ROCKWALL, TX 75087

KROLL MARILYN M
2755 HIGHWAY 66
ROCKWALL, TX 75087

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

CLONTZ DONALD GENE
2761 MCCORMICK CT
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE
2770 MASSEY LN
ROCKWALL, TX 75087

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

BAKER CLARENCE JR
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

ML VENTURES, LLC
2850 DEUTZ CT
ROCKWALL, TX 75087

ZILLOW HOMES PROPERTY TRUST
2851 DEUTZ CT
ROCKWALL, TX 75087

WONG IU YAM IRENE
2851 HAYMAKER DR
ROCKWALL, TX 75087

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
2861 DEUTZ CT
ROCKWALL, TX 75087

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

520 LAKESIDE LLC
3014 DOUBLE OAK DR
ROCKWALL, TX 75087

BOSTEDER STEVEN GEORGE & CARLA
3015 TRAILVIEW DRIVE
ROCKWALL, TX 75032

VAZQUEZ JORGE & AIDA
3054 DEER RIDGE DR
ROCKWALL, TX 75087

TAN JUDY AND
LAM KHANG DUY
3054 FALLBROOK DR
ROCKWALL, TX 75087

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

SCOTT GEORGE C
3055 RED RIDGE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
3055 DEER RIDGE DR
ROCKWALL, TX 75087

MCKERREGHAN ROBERT E
3059 PINE RIDGE DRIVE
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
3062 DUSTY RIDGE DR
ROCKWALL, TX 75087

CALBOW SHAWN P
3062 RED RIDGE DR
ROCKWALL, TX 75087

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

MILLER CLAUDIA J
3063 RED RIDGE DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

SMITH LUCIOUS
3070 RED RIDGE DR
ROCKWALL, TX 75032

EBRAHIMI-SOHI Omid NAVID
3070 DEER RIDGE DR
ROCKWALL, TX 75087

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ MIGUEL & HILDA
3071 RED RIDGE DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
3071 FALLBROOK DR
ROCKWALL, TX 75087

STEWART RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

CRUZ ROLANDO SANTOS &
CATHERINE CRUZ ESTEBAN
3078 RED RIDGE DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
3078 FALLBROOK DR
ROCKWALL, TX 75087

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

POWERS JUSTIN D
3079 DUSTY RIDGE DR
ROCKWALL, TX 75087

BAYOUD JENNIFER
3079 FALLBROOK DR
ROCKWALL, TX 75087

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

520 LAKESIDE LLC
3105 CORNELL AVE
DALLAS, TX 75205

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

SFR JV-2 PROPERTY LLC
3116 MISTY RIDGE LN
ROCKWALL, TX 75087

TURNER JOHN MICHAEL & PATRICIA SUE
312 MYERS ROAD
HEATH, TX 75032

MAH JEFFERY
3124 MISTY RIDGE LN
ROCKWALL, TX 75087

WANDA S MITCHELL AND SHARON C JOHNSON
REVOCABLE LIVING TRUST
WANDA S MITCHELL AND SHARON C JOHNSON-
TRUSTEES
3605 MERIDIAN DR
ARGYLE, TX 76226

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 32563

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

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

LUONG SIMON
4018 138TH ST SW
LYNNWOOD, WA 98087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
474 KEYSTONE BEND
HEATH, TX 75032

EBRAHIMI-SOHI OMID NAVID
5018 BRYAN STREET APT 204
DALLAS, TX 75206

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWILIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

THE ENTRUST GROUP INC
FBO JUSTIN C MONGER IRA #7230014001
555 12TH ST SUITE 900
OAKLAND, CA 94607

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

VAZQUEZ JORGE & AIDA
6990 CHADBOURNE AVE
RIVERSIDE, CA 92505

THIO JOHAN AND QIAN WANG
7008 PORTCELLO DR
PLANO, TX 75024

HASTINGS OLLIE JEROME JR AND
BOBBIE T HASTINGS
703 W BOYDSTUN AVE
ROCKWALL, TX 75087

FARNHAM DAVID WILLIAM
7522 CAMPBELL RD #113-227
DALLAS, TX 75248

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

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75032

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

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

HODGES GLORIA L
PO BOX 1180
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 75032

ARAUCO JESUS
PO BOX 671124
DALLAS, TX 75367

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2022-014: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, 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, April 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 18, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, April 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-014: Zoning Change from AG to NS

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.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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



SUBSECTION 07.03: NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

*: FOR DEVELOPMENT IN THE DOWNTOWN (DT) DISTRICT SEE THE STANDARDS IN [SECTION 04.08, DOWNTOWN \(DT\) DISTRICT](#).

ZONING DISTRICTS →		RESIDENTIAL-OFFICE (RO) DISTRICT	NEIGHBORHOOD SERVICES (NS) DISTRICT	GENERAL RETAIL (GR) DISTRICT	COMMERCIAL (C) DISTRICT	HEAVY COMMERCIAL (HC) DISTRICT	LIGHT INDUSTRIAL (LI) DISTRICT	HEAVY INDUSTRIAL (HI) DISTRICT
DEVELOPMENT STANDARDS ↓								
ABBREVIATION		RO	NS	GR	C	HC	LI	HI
MAXIMUM BUILDING SIZE (SF)		N/A	5,000 ¹	25,000 ²	N/A	N/A	N/A	N/A
MINIMUM LOT REQUIREMENTS	AREA (SF)	6,000 ³	6,000	6,000 43,560	10,000 43,560	12,500 43,560	12,500 43,560	87,120
	WIDTH (FEET)	60	60	60 200	60 200	100 200	100 200	200
	DEPTH (FEET)	100	100	100 200	100 200	125 200	125 200	350
MINIMUM SETBACKS	FRONT (FEET)	25 ^{4,12}	15 ⁵	15 ^{4,5}	15 ^{4,5}	25 ⁴	25 ⁴	50+1/2H>36 ⁷ 50 ⁴
	REAR (FEET)	30	20 W/O FRW & ALLEY	10 W/O FRW & ALLEY	10 W/O FRW & ALLEY	20 W/O FRW & ALLEY	10 W/O FRW ⁷	20 + 1/2H>36 W/O FRW ⁷
			0 W/ FRW & ALLEY	0 W/ FRW & ALLEY	0 W/ FRW & ALLEY	1/2H>36 W/ FRW & ALLEY	1/2H>36 W/ FRW & ALLEY ⁷	8 + 1/2H>36 W/ FRW & ALLEY ⁷
	REAR ADJACENT RESIDENTIAL (FEET) ⁶	N/A	20	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	50 + 1/2H>36 ⁷
	SIDE (FEET)	10	5 W/O FRW	10 W/O FRW	10 W/O FRW	15 + 1/2H>36 W/O FRW ⁷	15 + 1/2H>36 W/O FRW ⁷	15 + 1/2H>36 W/O FRW ⁷
0 W/ FRW			0 W/ FRW	0 W/ FRW	1/2H>36 W/ FRW ⁷	1/2H>36 W/ FRW ⁷	8 + 1/2H>36 W/ FRW ⁷	
SIDE ADJACENT RESIDENTIAL (FEET) ⁶	20	20	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	20 + 1/2H>36 ⁷	50	
BETWEEN BUILDINGS (FEET)		15 W/O FRW 0 W/ FRW	15 W/O FRW 0 W/ FRW	15 W/O FRW 0 W/ FRW	15 W/O FRW 0 W/ FRW	15 + 1/2H>36 W/O FRW ⁷ 1/2H>36 W/ FRW ⁷	15 + 1/2H>36 W/O FRW ⁷ 1/2H>36 W/ FRW ⁷	25 + 1/2H>36 W/O FRW ⁷ 16 + 1/2H>136 W/ FRW ⁷
BUILDING HEIGHT [H] (FEET)		36	36	36 ⁸	60 ⁹	60 ⁹	60 ¹³	60 ¹³
MAXIMUM LOT COVERAGE (%)		40	40	40	60	60	60	85
FLOOR AREA RATIO (FAR)		0.33	N/A	2:1	4:1	4:1	2:1	4:1
MAXIMUM IMPERVIOUS PARKING (%)		75-80 ¹¹	80-85	85-90	85-90	90-95	90-95	90-95
MAXIMUM NUMBER OF ENTRANCES AND/OR EXITS	ARTERIAL STREETS	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰	1/200 ¹⁰
	COLLECTOR STREETS	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰	1/100 ¹⁰
	LOCAL STREETS	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰	1/50 ¹⁰
MINIMUM LANDSCAPING (%)		SEE ARTICLE 08, LANDSCAPE AND FENCE STANDARDS						

KEY: BLUE: WHEN ADJACENT TO INTERSTATE 30; H: BUILDING HEIGHT; 1/2H>36: ONE-HALF THE BUILDING HEIGHT OVER 36-FEET; FRW: FIRE RETARDANT WALL W/O FRW: WITHOUT FIRE RETARDANT WALL

ADDITIONAL REQUIREMENTS:

- 1: A MAXIMUM BUILDING SIZE OF 5,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 2: A MAXIMUM BUILDING SIZE OF 25,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 3: MAXIMUM LOT AREA IS 43,560 SF.
- 4: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- 5: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
- 6: LOTS WITH NON-RESIDENTIAL USES THAT HAVE A SIDE OR REAR YARD CONTIGUOUS OR SEPARATED ONLY BY AN ALLEY, EASEMENT, OR STREET, FROM ANY RESIDENTIAL DISTRICT MUST BE SEPARATED FROM SUCH RESIDENTIAL DISTRICT BY A BUFFER AS DEFINED IN [ARTICLE 08, LANDSCAPE AND FENCE STANDARDS](#); OR AS APPROVED BY THE PLANNING AND ZONING COMMISSION.

- 7: NOT TO EXCEED 50-FEET.
- 8: BUILDING HEIGHT MAY BE INCREASED UP TO 60-FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 9: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SUP BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- 10: (OR) AS APPROVED BY PLANNING AND ZONING COMMISSION.
- 11: A MINIMUM OF SEVEN (7) PERCENT OF THE INTERIOR OF THE PARKING LOT -- NOT INCLUDING THE SETBACK AND LANDSCAPE BUFFER -- SHALL BE PERVIOUS LAND AREA WITH ADDITIONAL PLANTINGS TO CREATE AN AMENITY OPEN SPACE.
- 12: PARKING SHALL NOT BE PERMITTED IN THE REQUIRED SETBACK.
- 13: BUILDING HEIGHT MAY BE INCREASED UP TO 120-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

LEGEND:

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

PERMITTED LAND USES IN AN NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Bed and Breakfast	(2)	(2)	S
Commercial Parking Garage	(6)		A
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	P
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Group or Community Home	(11)	(5)	P
Hospice	(14)		P
Public Library, Art Gallery or Museum	(16)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	S
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		S
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Antique/Collectible Store	(1)		S

LEGEND:

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

PERMITTED LAND USES IN AN NEIGHBORHOOD SERVICES (NS) DISTRICT

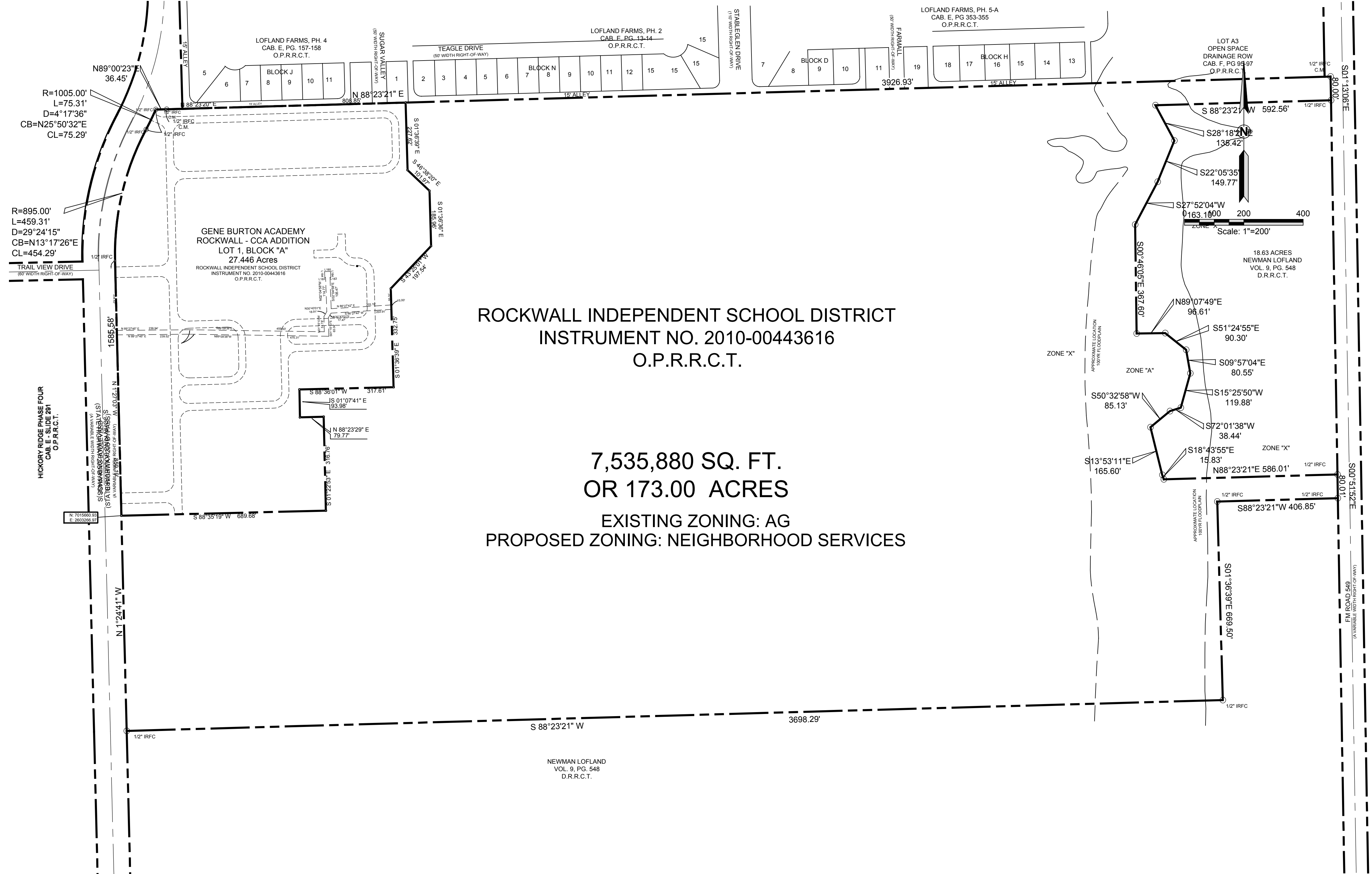
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Astrologer, Hypnotist, or Psychic	(2)		P
Brew Pub	(5)		P
Catering Service	(7)		S
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	S
Copy Center	(9)		P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	S
Garden Supply/Plant Nursery	(13)		S
General Personal Service	(14)	(6)	P
General Retail Store	(15)		P
Hair Salon and/or Manicurist	(16)		P
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Massage Therapist	(19)		P
Private Museum or Art Gallery	(20)		S
Permanent Cosmetics	(23)	(7)	A
Pet Shop	(24)		P
Temporary Real Estate Sales Office	(25)		P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		S
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(29)		S
Art, Photography, or Music Studio	(31)		P
Tailor, Clothing, and/or Apparel Shop	(32)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		S
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Full Service Car Wash and Auto Detail	(5)	(4)	S
Non-Commercial Parking Lot	(9)		S
Service Station	(11)	(8)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	P
Antenna, for an Amateur Radio	(4)	(3)	A

LEGEND:

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

PERMITTED LAND USES IN AN NEIGHBORHOOD SERVICES (NS) DISTRICT

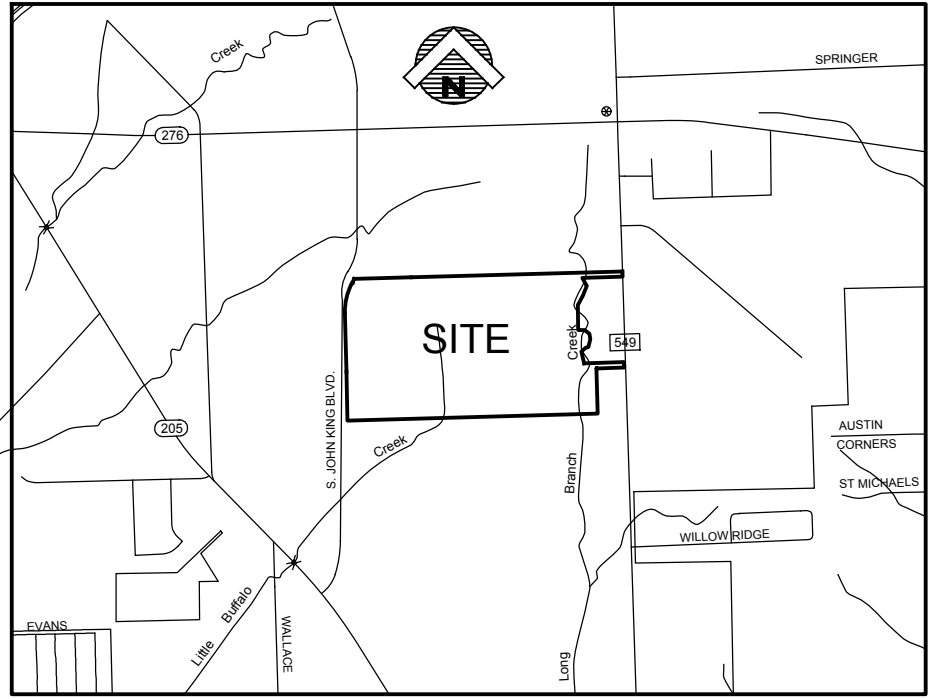
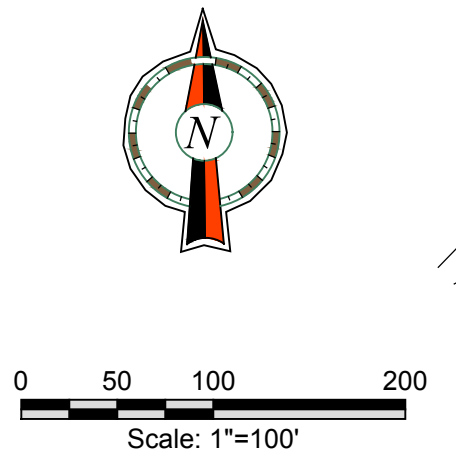
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S



**ROCKWALL INDEPENDENT SCHOOL DISTRICT
INSTRUMENT NO. 2010-00443616
O.P.R.R.C.T.**

**7,535,880 SQ. FT.
OR 173.00 ACRES**

EXISTING ZONING: AG
PROPOSED ZONING: NEIGHBORHOOD SERVICES



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND ALL OF THAT CERTAIN 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.), SAME POINT BEING THE NORTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 88° 49' 51" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 36.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 157-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 3926.93 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF FM 549 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 01° 23' 38" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, A DISTANCE OF 592.56 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF CREEK;

THENCE GENERALLY IN A SOUTHERLY DIRECTION ALONG THE CENTER LINE OF SAID CREEK AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 28° 29' 01" EAST, A DISTANCE OF 135.42 FEET TO A POINT FOR CORNER;
- SOUTH 21° 55' 03" WEST, A DISTANCE OF 149.77 FEET TO A POINT FOR CORNER;
- SOUTH 27° 41' 32" WEST, A DISTANCE OF 163.10 FEET TO A POINT FOR CORNER;
- SOUTH 00° 56' 37" EAST, A DISTANCE OF 367.60 FEET TO A POINT FOR CORNER;
- NORTH 88° 57' 17" EAST, A DISTANCE OF 96.61 FEET TO A POINT FOR CORNER;
- SOUTH 51° 35' 27" EAST, A DISTANCE OF 90.30 FEET TO A POINT FOR CORNER;
- SOUTH 10° 07' 36" EAST, A DISTANCE OF 80.55 FEET TO A POINT FOR CORNER;
- SOUTH 15° 15' 18" WEST, A DISTANCE OF 119.88 FEET TO A POINT FOR CORNER;
- SOUTH 71° 51' 08" WEST, A DISTANCE OF 38.44 FEET TO A POINT FOR CORNER;
- SOUTH 50° 22' 28" WEST, A DISTANCE OF 85.13 FEET TO A POINT FOR CORNER;
- SOUTH 14° 03' 43" EAST, A DISTANCE OF 165.60 FEET TO A POINT FOR CORNER;
- SOUTH 18° 54' 27" EAST, A DISTANCE OF 15.83 FEET TO A POINT FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, DEPARTING THE CENTER LINE OF SAID CREEK, A DISTANCE OF 586.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE SAID WEST RIGHT-OF-WAY LINE OF FM 549

THENCE SOUTH 01° 02' 24" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 406.85 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 01° 47' 11" EAST, ALONG THE EAST LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 669.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 88° 12' 49" WEST, ALONG THE SOUTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 3698.29 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 35' 13" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 1585.58 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 29° 24' 14", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 06' 54" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 455.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 04° 17' 37", AND A CHORD BEARING AND DISTANCE OF NORTH 25° 40' 12" EAST, 75.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 173.00 ACRES OF COMPUTED LAND.

**ROCKWALL-HEATH HIGH SCHOOL
NINTH GRADE CENTER
ZONING CASE XX
JOHN M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL I.S.D.
76.068 ACRES**

ARCHITECT: CORGAN ASSOCIATES, INC. 801 NORTH HOUSTON STREET DALLAS, TEXAS 75202 (214) 214-757-1796 CONTACT: BEVERLY FORNOF	OWNER: ROCKWALL ISD 801 EAST WASHINGTON ST. ROCKWALL, TEXAS, 75087 (469) 698-7031 CONTACT: WILLIAM SALEE	ENGINEER: GLENN ENGINEERING CORP. FIRM REG. NO. F-303 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 989-2174 CELL (972) 717-5151 OFFICE CONTACT: ROBERT HOWMAN
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CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A NEIGHBORHOOD SERVICES (NS) DISTRICT FOR A 173.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 7-1 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25 AND LOT 1, BLOCK A, ROCKWALL CCA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED 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 Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Neighborhood Services (NS) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Section 04.01, *General Commercial District Standards*, and Section 04.03, *Neighborhood Services (NS) District*, of Article 05, *District*

Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF MAY, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: April 18, 2022

2nd Reading: May 2, 2022

Exhibit 'A'
Legal Description

BEING a tract of land situated in the W. H. BAIRD SURVEY, ABSTRACT NO. 25, Rockwall County, Texas and all of that certain 173.00-acre tract of land conveyed to Rockwall Independent School District by deed, as recorded in Instrument No. 2010-00443616, official public records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron rod found for corner in the East right-of-way John King Boulevard (State Highway 205 Bypass) (a variable width R.O.W.), same point being the Northeast corner of said Rockwall Independent School District Tract;

THENCE North 88 degrees 49 minutes 51 seconds East, along the North line of said Rockwall Independent School District tract, a distance of 36.45 feet to a 1/2" iron rod found for corner;

THENCE North 88 degrees 12 minutes 49 seconds East, along the North line of said Rockwall Independent School District tract, passing the Southwest corner of Lofland Farms, Phase 4, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet E, Page 157-158, Official Public Records, Rockwall County, Texas, a continuing for a total distance of 3926.93 feet to a 1/2" iron rod found for corner, said point being in the West right-of-way line of F.M. 549 (a variable width right-of-way);

THENCE South 01 degrees 23 minutes 38 seconds East, along the West right-of-way line of said F.M. 549, a distance of 80.00 feet to a 1/2" iron rod found for corner;

THENCE South 88° 12' 49" West, a distance of 592.56 feet to a point for corner in the center line of creek;

THENCE generally in a Southerly direction along the center line of said creek as follows the following courses and distances:

- South 28° 29' 01" East, a distance of 135.42 feet to a point for corner;
- South 21° 55' 03" West, a distance of 149.77 feet to a point for corner;
- South 27° 41' 32" West, a distance of 163.10 feet to a point for corner;
- South 00° 56' 37" East, a distance of 367.60 feet to a point for corner;
- North 88° 57' 17" East, a distance of 96.61 feet to a point for corner;
- South 51° 35' 27" East, a distance of 90.30 feet to a point for corner;
- South 10° 07' 36" East, a distance of 80.55 feet to a point for corner;
- South 15° 15' 18" West, a distance of 119.88 feet to a point for corner;
- South 71° 51' 06" West, a distance of 38.44 feet to a point for corner;
- South 50° 22' 26" West, a distance of 85.13 feet to a point for corner;
- South 14° 03' 43" East, a distance of 165.60 feet to a point for corner;
- South 18° 54' 27" East, a distance of 15.83 feet to a point for corner;

THENCE North 88° 12' 49" East, departing the center line of said creek, a distance of 586.01 feet to a 1/2" iron rod found for corner, said point being in the said West right-of-way line of F.M. 549

THENCE South 01° 02' 24" East, along the West right-of-way line of said F.M. 549, a distance of 80.01 feet to a 1/2" iron rod found for corner;

THENCE South 88° 12' 49" West, departing the West right-of-way line of said F.M. 549, a distance of 406.85 feet to a 1/2" iron rod found for corner;

THENCE South 01° 47' 11" East, along the East line of said Rockwall Independent School

Exhibit 'A'
Legal Description

District tract, a distance of 669.50 feet to a 1/2" iron rod found for corner, said point being the Southeast corner of said Rockwall Independent School District tract;

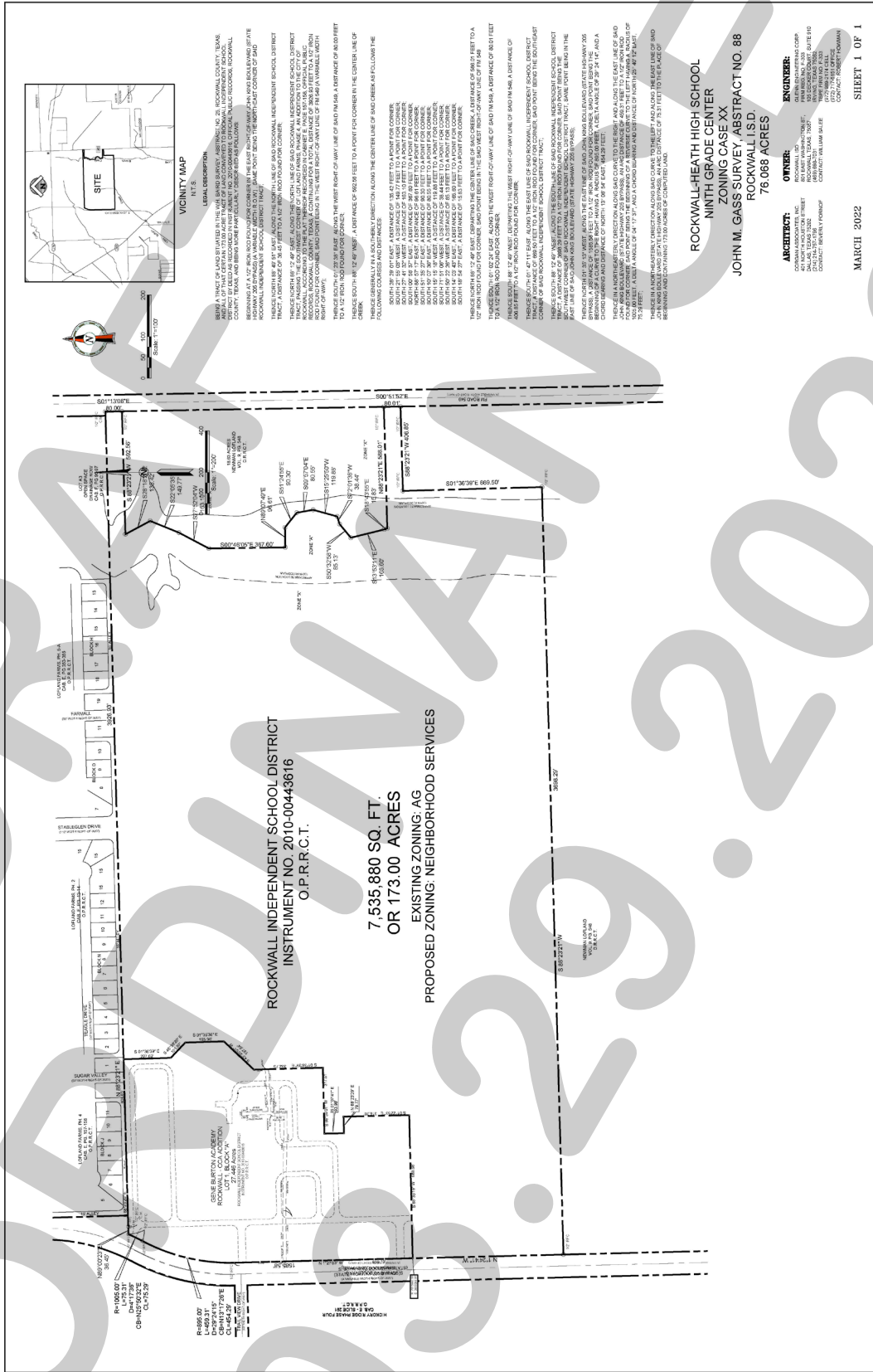
THENCE South 88° 12' 49" West, along the South line of said Rockwall Independent School district tract, a distance of 3698.29 feet to a 1/2" iron rod found for corner, said point being the Southwest corner of said Rockwall Independent School District tract, same point being in the East line of said John King Boulevard (State Highway 205 Bypass);

THENCE North 01° 35' 13" West, along the East line of said John King Boulevard (State Highway 205 Bypass), a distance of 1585.58 feet to a 1/2" iron rod found for corner, said point being the beginning of a curve to the right having a radius of 895.00 feet, a delta angle of 29° 24' 14", and a chord bearing and distance of North 13° 06' 54" East, 454.29 feet;

THENCE in a Northeasterly direction along said curve to the right and along the East line of said John King Boulevard (State Highway 205 Bypass), an arc distance of 459.31 feet to a 1/2" iron rod found for corner, said point being the beginning of a reverse curve to the left having a radius of 1005.00 feet, a delta angle of 04° 17' 37", and a chord bearing and distance of North 25° 40' 12" East, 75.29 feet;

THENCE in a Northeasterly direction along said curve to the left and along the East line of said John King Boulevard (State Highway 205 Bypass), an arc distance of 75.31 feet to the **PLACE OF BEGINNING** and containing 173.00 acres of computed land.

Exhibit 'B' Zoning Exhibit





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 12, 2022
APPLICANT: Robert Howman; Glenn Engineering Corp
CASE NUMBER: Z2022-014; Zoning Change Agricultural (AG) District to a Planned Development (PD) with Neighborhood Services (NS) District

SUMMARY

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development (PD) District for Neighborhood Services (NS) District land uses on a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary

BACKGROUND

On June 15, 1998, the subject property was annexed by the City Council through *Ordinance No. 98-20* [Case No. A1998-002]. On December 5, 2016, the City Council approved a Specific Use Permit (SUP) [Case No. Z2016-035] for the purpose of allowing a *Public School* in an Agricultural (AG) District on the subject property. On December 13, 2016, the Planning and Zoning Commission approved a site plan [Case No. SP2016-029] -- and recommended approval of all associated variances -- allowing the construction of a two (2) story, 150,848 SF public school [i.e. *College and Career Academy (CCA)*]. On December 19, 2016, the City Council approved all requested variances to the SH-205 By-Pass Overlay (SH-205 BY OV) District regarding primary and secondary building material requirements. On April 3, 2017, the City Council approved a final plat [Case No. P2017-013] for the Rockwall CCA Addition. On December 29, 2020, the Planning and Zoning Commission approved a variance request for an Accessory Building [Case No. MIS2020-018] on the Rockwall CCA's property.

PURPOSE

On March 18, 2022, the applicant -- Robert Howman of Glenn Engineering Corp. -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for limited Neighborhood Services (NS) District land uses and development standards. Specifically, the land uses and development standards were limited to only allow facilities for the Rockwall Independent School District (RISD).

ADJACENT LAND USES AND ACCESS

The subject property is located at 2301 John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 4 of the Lofland Farms Subdivision, which consists of 74-lots on 22.17-acres. North of this subdivision is Dorris A. Jones Elementary School followed by an 11.78-acre tract of vacant land. These properties are zoned Planned Development District 45 (PD-45) for General Retail (GR) District, Single-Family 8.4 (SF-8.4) District, and Single-Family 10 (SF-10) District land uses. Beyond this is SH-276, which is identified as a TXDOT6D (i.e. *Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

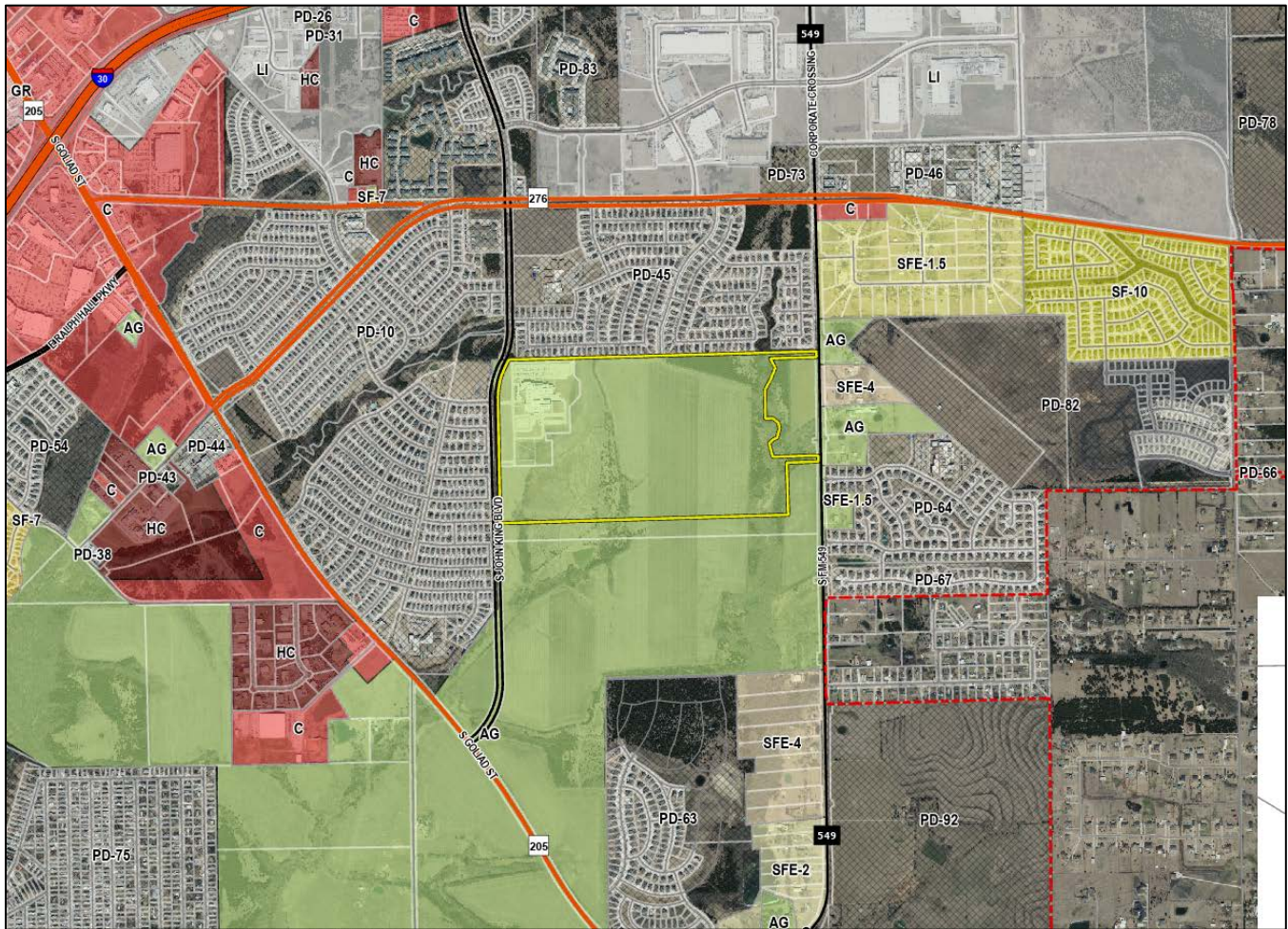
South: Directly south of the subject property are two (2) vacant tracts of land (i.e. *Tract 7 of the W. H. Baird Survey, Abstract No. 25 [28.4540-acres] and Tract 3 of the A. Johnson Survey, Abstract No. 123 [265.0825-acres]*) zoned Agricultural

(AG) District. Beyond this is SH-205, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 17.29-acre tract of vacant land (*i.e. Tract 7-2 of the W. H. Baird Survey, Abstract No. 25*) zoned Agricultural (AG) District. East of this is S FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Hickory Ridge Park and Phase 4 of the Hickory Ridge Subdivision, which consists of 245 lots on 92.62-acres. These properties are zoned Planned Development District 10 (PD-10) for Single Family 10 (SF-10) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO CITY'S CODES

According to Subsection 04.03, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the day-to-day retail and personal service needs of residents." This section goes on to state that "(t)he Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. Since these sites are typically... surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. The Neighborhood Services (NS) District should

not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary." In this case, the Neighborhood Services (NS) District is the base zoning district for the Planned Development District; however, the land uses will be limited to only allowing a: [1] *Public or Private Primary School*, [2] *Public or Private Secondary School*, [3] *Public Park or Playground*, and/or [4] *Track or Stadium*. In addition, the *Temporary Education Building for a Public or Private School* and *Accessory Building or Storage* land uses will be allowed through a Specific Use Permit (SUP). The purpose of selecting the Neighborhood Services (NS) District as the base zoning was because it is the lowest intensity non-residential zoning district, but as stated previously staff has further restricted this district. A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	200'
<i>Minimum Lot Area</i>	1-Acre or 43,560 SF
<i>Minimum Front Yard Setback</i> (1) & (2)	30'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Rear or Side Yard Setback (Adjacent to a Street)</i>	30'
<i>Minimum Rear Yard Setback</i> (3)	10'
<i>Minimum Distance Between Buildings</i> (4)	15'
<i>Maximum Building Height</i> (5)	40'
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Required Landscaping</i>	30%

General Notes:

- 1: No more than one (1) full row of parking (i.e. two [2] rows of parking with a drive aisle) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 4: Zero (0) feet with a fire rated wall.
- 5: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to provide three (3) tiered screening adjacent to all residential properties and conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within South Central Residential District and is designated for Quasi-Public land uses. In addition, the *District Map* shows that the subject property is an ideal place for a *Trail Plan Rest Stop/Trailblazer Pylon* for John King Boulevard in accordance with the John King Boulevard Corridor Plan (see *Subsection 02.02 of Appendix 'B', Corridor Plans, of the OURHometown Vision 2040 Comprehensive Plan*). The *Land Use Designations* section of the plan state that, "(t)he Quasi-Public land use is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public." For the Planning and Zoning Commission and City Council's review, staff has included excerpts from the Comprehensive Plan showing the *Land Use Plan* and *District Strategies* for the South Central Residential District. In this case, the applicant's request would be better classified under the Public land use designation. According to the Comprehensive Plan "(t)he Public land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare." Staff should point out that while the Rockwall Independent School District (RISD) generally conforms with the Quasi-Public land use examples and the two land uses (Public and Quasi-Public) are very similar in nature, the Public land use designation is intended for public agencies. Based on this, the proposed zoning change will require the City Council to amend the Future Land Use Map from a Quasi-Public land use designation to a Public land use. This has been added to the *Conditions of Approval* for this case.

INFRASTRUCTURE

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

- (1) Roadways. At the time of development, the developer shall verify the right-of-way width of John King Boulevard to ensure there is 110-feet of right-of-way. The applicant is also responsible for constructing an extension of Stableglen Drive through the subject property. This roadway is classified as a *Minor Collector* and will require a minimum of 60-feet of right-of-way with a 41-foot *back-of-curb to back-of-curb* concrete street. A five (5) foot sidewalk will be required to be constructed along both sides of the roadway. A ten (10) foot sidewalk along John King Boulevard is required to be extended from the existing *College and Career Academy* to the southern property line of the subject property.
- (2) Water. A 12-inch water line will need to be constructed in the right-of-way of Stableglen Drive from the northern property line to the southern property line. A 12-inch water is required to be extended from the *College and Career Academy* to the southern property line of the subject property. In addition, an infrastructure study will need to be performed in order to determine what additional water infrastructure is need to be looped or extended through the site.
- (3) Wastewater. An infrastructure study will need to be performed in order to determine the necessary improvements to the existing system needed to adequately serve the proposed development. The applicant may be required to pay existing pro-rata agreements if necessary.
- (4) Drainage. The applicant shall be required to perform a flood/detention study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property as well as provide detention of any proposed development.

STAFF ANALYSIS

The proposed zoning change is in conformance with the Planned Development District standards and with the underlying zoning of Neighborhood Services (NS) District as defined by the Unified Development Code (UDC). In addition, the change appears to conform to the policies and guidelines of the OURHometown Vision 2040 Comprehensive Plan; however, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On March 25, 2022, staff mailed 273 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Lofland Farms, and Fontanna Ranch Homeowner's Associations (HOAs), which were the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) property owner notifications from two (2) property owners within the 500-foot notification area in favor of the applicant's request and one (1) property owner notification from one (1) property owner within the 500-foot notification area in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Panned Development (PD) District for Neighborhood Services (NS) District land uses, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;

- (2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Quasi-Public designation to a Public designation; and,
- (3) The applicant shall be responsible for maintaining compliance with the Planned Development District ordinance; and
- (4) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall Heath High School 9th Grade Center

LOT

1

BLOCK

A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

PUBLIC SCHOOL

PROPOSED ZONING NEIGHBORHOOD SERVICES

PROPOSED USE

PUBLIC SCHOOL

ACREAGE 27.446

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER Rockwall Independent School District

APPLICANT Glenn Engineering Corp.

CONTACT PERSON William Salee - Executive Director of Operations

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Drive

Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031

PHONE 972-989-2174 cell

E-MAIL will.salee@rockwallisd.org

E-MAIL rahowman@glenngineering.com

NOTARY VERIFICATION [REQUIRED]

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

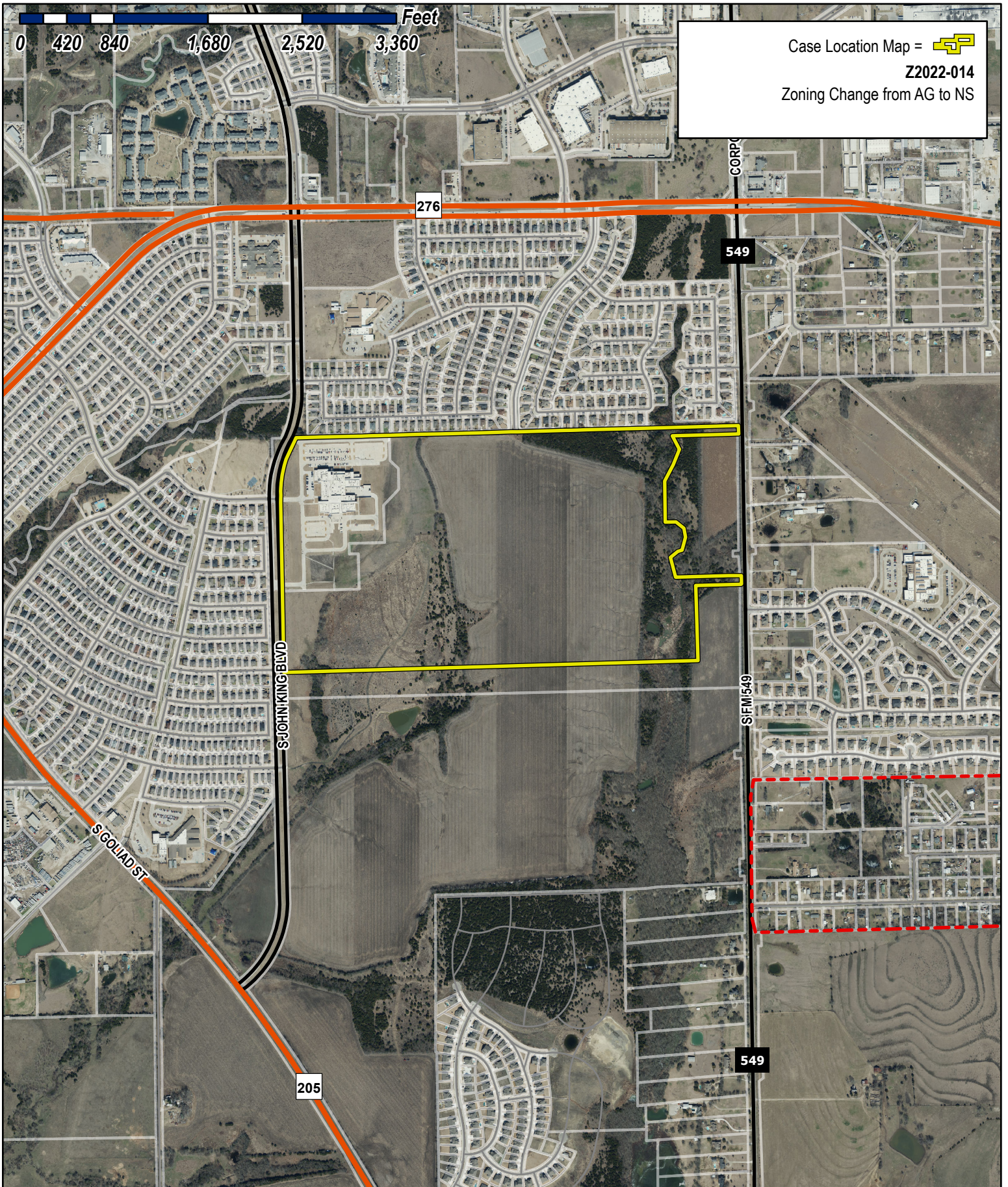
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20 _____. BY SIGNING THIS 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 SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



Case Location Map = 
 Z2022-014
 Zoning Change from AG to NS



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.

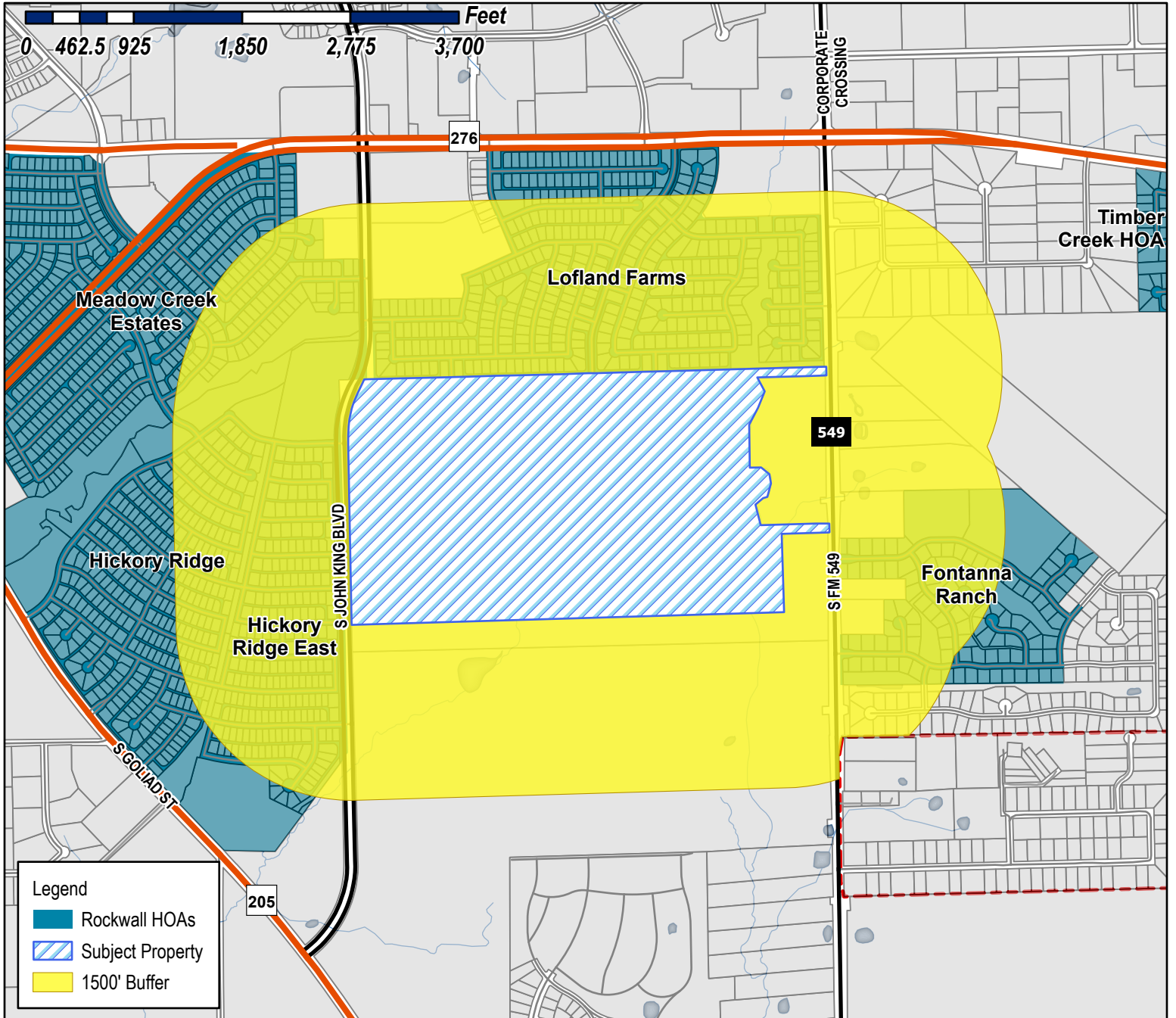




City of Rockwall

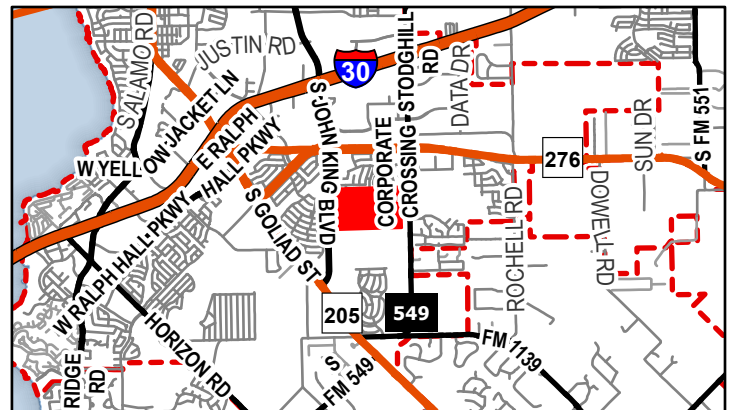
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2022-014
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2301 S. John King Blvd.

Date Saved: 3/18/2022
 For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Subject: Neighborhood Notification Program [Z2022-014]
Date: Friday, March 25, 2022 9:02:48 AM
Attachments: [Public Notice \(03.23.2022\).pdf](#)
[HOA Map Z2022-014.pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [March 25, 2022](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 12, 2022 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 18, 2022 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-014: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a [Zoning Change](#) from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

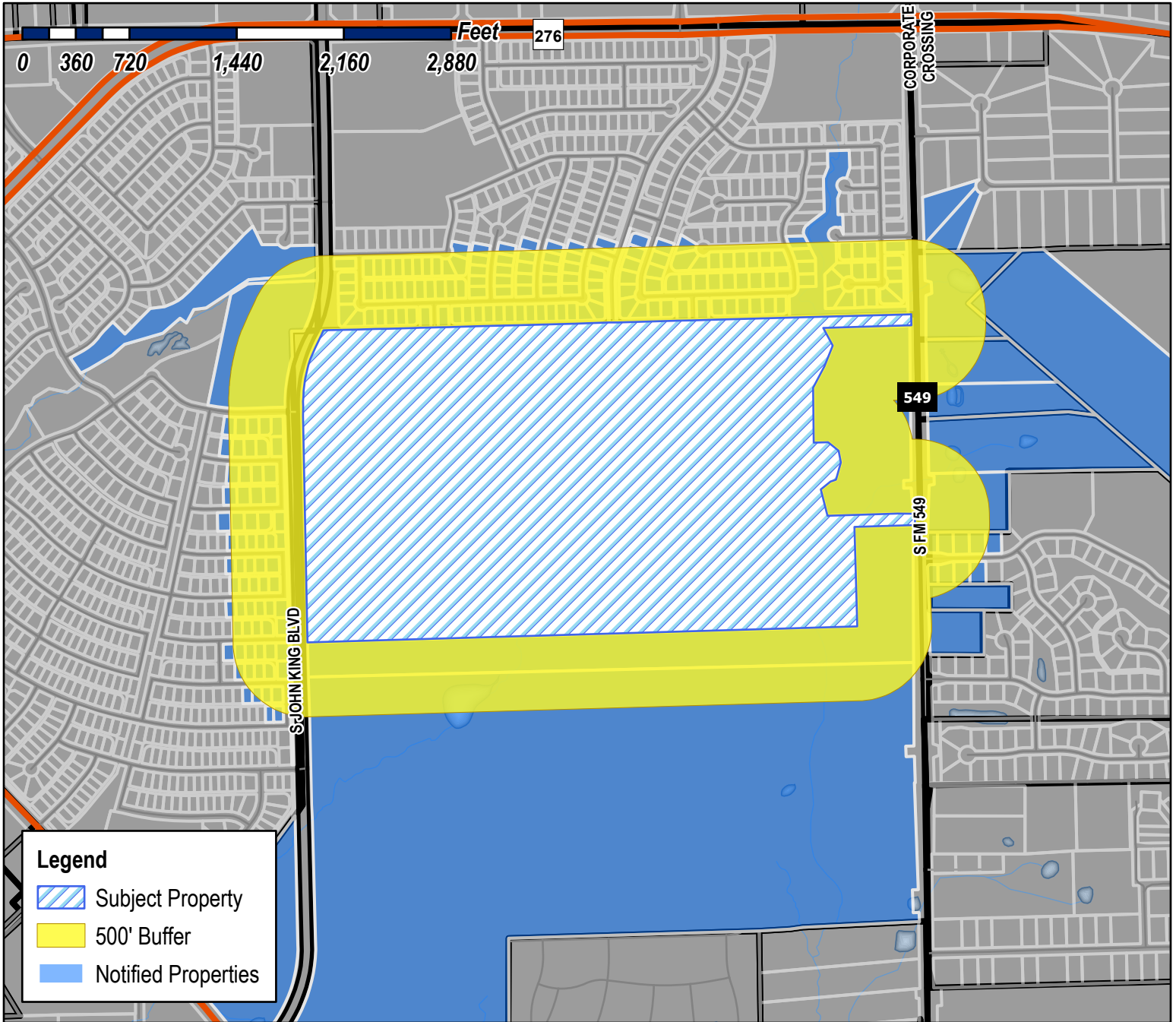
<http://www.rockwall.com/planning/>



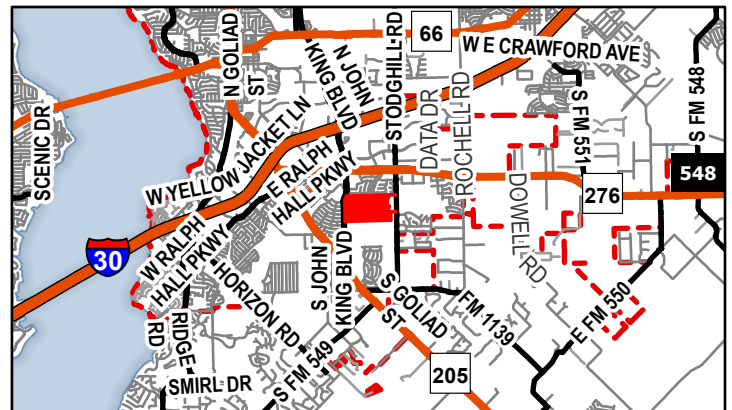
City of Rockwall

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LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CALLIER LOGAN AND JENNA
104 RUSH CREEK DRIVE
HEATH, TX 76058

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

HPA TEXAS SUB 2016-2 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

RIVAS DANIEL A & KRISTIN N
1205 KATELYN COURT
IRVING, TX 75060

HOLMES NILES & LINDA
122 JAMES DR
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST
1301 SECOND AVE FL 31
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

KIM SU IL AND CHUN JA
1311 SALINAS DR
ROCKWALL, TX 75087

GERLACH CHRISS & RON FAMILY TRUST
13435 ROANE CIR
NORTH TUSTIN, CA 92705

NEXT GENERATION BLESSINGS LLC
135 SOAPBERRY DRIVE
KYLE, TX 78640

3050 DOUBLE OAK LLC
1503 VIA TOSCANA LANE
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

CSH PROPERTY ONE LLC
1717 MAIN STREET SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1925FM549
ROCKWALL, TX 75087

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1957 S FM 549
ROCKWALL, TX 75032

DRAKE PETER CHARLES
1982 STERLING COURT
ROCKWALL, TX 75032

PEREZ LILIANA AND JOSE GERARDO VIERA
SANCHEZ
2006 HIDDEN TRAIL DRIVE
LEWISVILLE, TX 75067

ERICKSON KRISTIN
211 FIELDCREST DRIVE
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

SPROUL DILLON & SARAH
2120 GARRISON DRIVE
ROCKWALL, TX 75032

LEVERETT STEVEN GLENN
2120 GLEANDER DR
ROCKWALL, TX 75032

FALETTO DAVID S & NORMA G
2120 HARVESTER DRIVE
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
2120 NEW HOLLAND DR
ROCKWALL, TX 75087

FARNHAM DAVID WILLIAM
2121 HARVESTER DR
ROCKWALL, TX 75087

AGUILERA JOSE AND ALMA
2130 DANBURY DRIVE
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

KRAUSE SAMANTHA
2130 HARVESTER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

NEXT GENERATION BLESSINGS LLC
2130 PAINT CREEK CT
ROCKWALL, TX 75087

HARVEY GREG
2131 DANBURY DR
ROCKWALL, TX 75032

RAKOW CHRISTINA M
2131 GARRISON DR
ROCKWALL, TX 75032

SYDNOR KEVIN
2131 HARVESTER DR
ROCKWALL, TX 75032

WILBOURN TORI
2131 PAINTCREEK COURT
ROCKWALL, TX 75032

BROWN CASEY B & MAUREEN D
2140 DANBURY DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

BALES DAVID D & YVONNE R
2140 HARVESTER DR
ROCKWALL, TX 75032

BARRY CHRIS S
2140 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

STONE ERIC PAUL & KIMBERLY G
2140 PAINT CREEK CT
ROCKWALL, TX 75032

KROLL MARILYN M
2140 GARRISON DR
ROCKWALL, TX 75087

TARASZKIEWICZ JOSHUA T & ANNETTE G
2141 HARVESTER DR
ROCKWALL, TX 75032

BOWERS JOHN WALTER
2141 PAINT CREEK CT
ROCKWALL, TX 75032

WHEELOCK DEAN I & IDA P
2141 TEAGLE DR
ROCKWALL, TX 75032

CALLIER LOGAN AND JENNA
2141 DANBURY DR
ROCKWALL, TX 75087

PEREZ LILIANA AND JOSE GERARDO VIERA
SANCHEZ
2141 GARRISON DR
ROCKWALL, TX 75087

SNIDER RANDALL R & DEE ANNA
2150 DANBURY DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

PENNINGTON ADRIENNE
2150 PAINT CREEK CT
ROCKWALL, TX 75032

KIM SU IL AND CHUN JA
2150 GARRISON DR
ROCKWALL, TX 75087

MILLER ANNETTE A
2151 DANBURY DR
ROCKWALL, TX 75032

HAWKINS DONALD W
2151 GARRISON DR
ROCKWALL, TX 75032

ABSHIRE AMANDA
2151 HARVESTER DRIVE
ROCKWALL, TX 75032

GASKILL RODNEY A & REBECCA J
2151 TEAGLE DR
ROCKWALL, TX 75032

DAVENPORT RENTAL PROPERTIES - SERIES 200

DARRIN DRIVE
2151PAINT CREEKCT
ROCKWALL, TX 75087

LALA PHILLIP
2160 DANBURY DRIVE
ROCKWALL, TX 75032

GOUCHER STEVEN AND LISA
2160 HARVESTER DRIVE
ROCKWALL, TX 75032

RIVAS DANIEL A & KRISTIN N
2160 GARRISON DR
ROCKWALL, TX 75087

CONFIDENTIAL
2160 PAINT CREEK CT
ROCKWALL, TX 75087

ORDNER CRYSTAL L AND JOSHUA B
2161 DANBURY DR
ROCKWALL, TX 75032

CAREY DOUGLAS G AND JANET C
2161 GARRISON DRIVE
ROCKWALL, TX 75087

GARCIA-MONTANEZ JOAQUIN
2161 PAINTCREEK COURT
ROCKWALL, TX 75032

GLAZE STEVE LOUIS
2161 TEAGLE DR
ROCKWALL, TX 75032

THE ENTRUST GROUP INC
FBO JUSTIN C MONGER IRA #7230014001
2161 HARVESTER DR
ROCKWALL, TX 75087

TURNER TOMMY & RUTH
2170 DANBURY DR
ROCKWALL, TX 75087

CALDWELL PAULA D & WAYNE F
2170 GARRISON DR
ROCKWALL, TX 75032

KELLEY RUSSELL D &
JENNIFER L SMITH
2170 PAINT CREEK CT
ROCKWALL, TX 75032

JORDAN MISTY
2171 DANBURY DR
ROCKWALL, TX 75032

SCHROEDER MARK AUSTIN AND SARAH
ELIZABETH
2171 GARRISON DR
ROCKWALL, TX 75032

RINKER JOHN AND JENNIFER
2171 PAINT CREEK CT
ROCKWALL, TX 75032

QUEEN RONALD RENARD &
YOLANDA YVETTE WASHINGTON
2171 TEAGLE DR
ROCKWALL, TX 75032

CONFIDENTIAL
2171 HARVESTER DR
ROCKWALL, TX 75087

KEITH TINA J
2180 GARRISON DR
ROCKWALL, TX 75032

LENTZ GARRETT A & KATIE R
2181 TEAGLE DRIVE
ROCKWALL, TX 75032

ERICKSON KRISTIN
2211 FIELDCREST DR
ROCKWALL, TX 75087

WOODS WALTER EDWIN JR & LINDA A
2221 FIELDCREST DR
ROCKWALL, TX 75032

SHIVERS ROBERT & LETRIS
2231 FIELDCREST DR
ROCKWALL, TX 75032

CHRISTIAN JANE E
2231 TEAGLE DR
ROCKWALL, TX 75032

LUONG SIMON
2240 TEAGLE DR
ROCKWALL, TX 75087

BOYINGTON JONATHAN
2241 FIELDCREST DR
ROCKWALL, TX 75032

PRATT TYLER J
2241 TEAGLE DR
ROCKWALL, TX 75032

LEWIS MARCUS & BELICIA
2250 TEAGLE DR
ROCKWALL, TX 75032

DIETZ CHRISTINE M
2251 FIELDCREST DRIVE
ROCKWALL, TX 75032

GARRETT AMY
2251 TEAGLE DR
ROCKWALL, TX 75032

ROBERTS RICHARD O AND NORMA
2260 TEAGLE DR
ROCKWALL, TX 75032

HATCH SCOTT
2261 TEAGLE DR
ROCKWALL, TX 75032

ARAUCO JESUS
2261 FIELDCREST DR
ROCKWALL, TX 75087

ESQUIVEL LEE ANTHONY
2270 TEAGLE DRIVE
ROCKWALL, TX 75032

JOHNSON SUSAN
2271 FIELDCREST DR
ROCKWALL, TX 75032

JONES JAMES III
2271 TEAGLE DR
ROCKWALL, TX 75032

NGUYEN VOI V
2280 TEAGLE DR
ROCKWALL, TX 75032

NORRIS RICK H & IONA E
2281 TEAGLE DR
ROCKWALL, TX 75032

HOLMES NILES & LINDA
2281 FIELDCREST DR
ROCKWALL, TX 75087

THIO JOHAN AND QIAN WANG
2290 TEAGLE DR
ROCKWALL, TX 75087

TEDDER CATHERINE M AND GARY L
2291 FIELDCREST DRIVE
ROCKWALL, TX 75032

BOOTH WALTER STEPHEN & SUE ANN
2291 TEAGLE DR
ROCKWALL, TX 75032

GENTRY RONALD & VALERIE &
2301 FIELDCREST DR
ROCKWALL, TX 75032

ROCKWALL INDEPENDENT SCHOOL DISTRICT
2301 S JOHN KING BLVD
ROCKWALL, TX 75087

STEVENSON TRACY AND JACQUELINE
2311 FIELDCREST DR
ROCKWALL, TX 75032

ALLEN LANCE W
2320 TEAGLE DR
ROCKWALL, TX 75032

BINZ LISA A
2330 TEAGLE DR
ROCKWALL, TX 75032

EATON NICHOLAS A & INDIRA
2331 TEAGLE DR
ROCKWALL, TX 75032

TURNER ANDREW AND HEATHER
2340 TEAGLE DR
ROCKWALL, TX 75032

ONEY CHARLES BRYAN AND
MARGARET DIANN MYERS
2341 TEAGLE DRIVE
ROCKWALL, TX 75032

AGUIRRE BRIANA
2350 TEAGLE DRIVE
ROCKWALL, TX 75032

KING MEREDITH L
2351 TEAGLE DR
ROCKWALL, TX 75032

COLEMAN GILFORT S AND YVETTE L BATES-
2361 TEAGLE DR
ROCKWALL, TX 75032

ADAIR SEAN M & CRYSTAL B
2371 TEAGLE DR
ROCKWALL, TX 75032

PETTY STEPHEN C
2381 TEAGLE DRIVE
ROCKWALL, TX 75032

BONNEY MARK A AND BRIANA T
2391 TEAGLE DR
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
ATTN TAX DEPARTMENT
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

BRANUM JIM
2401 TEAGLE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2016-2 LLC
2411 TEAGLE DR
ROCKWALL, TX 75087

RODRIGUEZ JOSHUA AND SUZANNE L
2421 TEAGLE DR
ROCKWALL, TX 75032

HASTINGS OLLIE JEROME JR AND
BOBBIE T HASTINGS
2431 TEAGLE DR
ROCKWALL, TX 75087

GONZALES DAVID &
TARA MELCHER-GONZALES
2441 TEAGLE DR
ROCKWALL, TX 75032

DOTY RICHARD L
2451 TEAGLE DR
ROCKWALL, TX 75032

CRISP TOYIA M AND
GLEN E BURROUGHS
2461 TEAGLE DRIVE
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

MAHMOOD FLORENCE
2601 MASSEY LN
ROCKWALL, TX 75032

WALKER SHIRLEY ANN
2611 MASSEY LN
ROCKWALL, TX 75032

GERLACH CHRISS & RON FAMILY TRUST
2621 MASSEY LN
ROCKWALL, TX 75087

GAUDET JAMES R AND LISA D
2630 MASSEY LANE
ROCKWALL, TX 75032

JULIANO CARRIE LYNN AND
DIXIE LANEY
2640 MASSEY LN
ROCKWALL, TX 75032

GARCIA ELOY JEFFERY
2641 MASSEY LN
ROCKWALL, TX 75032

AGUNWA HELEN W
2700 MASSEY LN
ROCKWALL, TX 75032

KIRKPATRICK DENNIS ROY JR & BRITTANY DYAN
2700 MCCORMICK CT
ROCKWALL, TX 75032

THOMPSON MARK A
2701 MCCORMICK COURT
ROCKWALL, TX 75032

HODGES GLORIA L
2701 MASSEY LN
ROCKWALL, TX 75087

CALBOW SHAWN P
2710 MIRASOL LOOP
ROUND ROCK, TX 78681

CLOUD GRANT & BRANDY
2711 MCCORMICK CT
ROCKWALL, TX 75032

BOWLIN BEVERLY ANN
2720 MASSEY LN
ROCKWALL, TX 75032

HOLLYFIELD CASEY
2721 MASSEY LN
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC
2721 MCCORMICK CT
ROCKWALL, TX 75087

ARNETT MATTHEW AND SARAH
2730 MASSEY LANE
ROCKWALL, TX 75032

FISH DANNY & DIANA
2731 MASSEY LANE
ROCKWALL, TX 75032

HOLT LARRY KEITH AND DIANA D
2731 MCCORMICK CT
ROCKWALL, TX 75032

BRANUM JIM
2740 CHALMERS CT
ROCKWALL, TX 75032

NEFF RICHARD L & KATHERINE R
2740 MASSEY LANE
ROCKWALL, TX 75032

ROCK RANDALL L
2741 MASSEY LN
ROCKWALL, TX 75087

CONFIDENTIAL
2741 MCCORMICK CT
ROCKWALL, TX 75087

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

PERRY EVON & NILON H ELLIOTT
3022 DOUBLE OAK DR
ROCKWALL, TX 75032

GOWEN GLEN
3022 PINERIDGE DRIVE
ROCKWALL, TX 75032

FISHER CHERYLE &
FELIPE SAENZ
3023 DOUBLE OAK DR
ROCKWALL, TX 75032

ALBERS EDWIN
3023 PINE RIDGE DR
ROCKWALL, TX 75032

WELDON JUDY ANNE
3023 TRAILVIEW DR
ROCKWALL, TX 75032

WILBORN LARRY AND MICHIE
3030 DOUBLE OAK DR
ROCKWALL, TX 75032

RAND AMY &
DOUGLAS W PONTON
3030 PINE RIDGE DR
ROCKWALL, TX 75032

RENTERIA GLORIA AND
RAUL I HERNANDEZ GUERRERO
3031 DOUBLE OAK DRIVE
ROCKWALL, TX 75032

COUTCH THOMAS & IRENE
3031 PINE RIDGE DR
ROCKWALL, TX 75032

GIPSON LEE W
3031 TRAILVIEW DR
ROCKWALL, TX 75032

KOGA DARRIN K
3038 PINE RIDGE DR
ROCKWALL, TX 75032

NYAKUNDI ANNA M
3038 RED RIDGE DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
3038 DOUBLE OAK DR
ROCKWALL, TX 75087

TREJO CRISTINA AND EDGAR J YFARRAGUERRY
3039 DOUBLE OAK DR
ROCKWALL, TX 75032

MICHEL GUILLERMO AND
DEIDRE CORTES
3039 PINE RIDGE DR
ROCKWALL, TX 75032

CUMMINGS MATTHEW LUCAS
3039 RED RIDGE DR
ROCKWALL, TX 75032

WANDA S MITCHELL AND SHARON C JOHNSON
REVOCABLE LIVING TRUST
WANDA S MITCHELL AND SHARON C JOHNSON-
TRUSTEES
3039 TRAILVIEW DR
ROCKWALL, TX 75087

DALES JAMES H & MARGORIE P
3046 DEER RIDGE DR
ROCKWALL, TX 75032

BRADEN CYNTHIA
3046 PINE RIDGE DRIVE
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
3046 RED RIDGE DR
ROCKWALL, TX 75087

JONES DENNIS RAY & ANGELYN O
3047 DOUBLE OAK DR
ROCKWALL, TX 75032

PAIZ ALEX A
3047 PINE RIDGE DR
ROCKWALL, TX 75032

PLATA ANDREW ALEXANDER
3047 RED RIDGE DR
ROCKWALL, TX 75032

PETERSON DEBORAH
3047 TRAILVIEW DR
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
ATTN TAX DEPARTMENT
3047 DEER RIDGE DR
ROCKWALL, TX 75087

USCMF SN TEXAS A LLC
3047 FALLBROOK DR
ROCKWALL, TX 75087

3050 DOUBLE OAK LLC
3050 DOUBLE OAK DR
ROCKWALL, TX 75087

WAKHARKAR SAKET AND GAURI
3054 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

LUGTU MARIA JESUSA CONSISTA
3054 RED RIDGE DR
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

DALLAS GLENN MICHAEL & JAN M
2751 MCCORMICK CT
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
2751 MASSEY LN
ROCKWALL, TX 75087

KROLL MARILYN M
2755 HIGHWAY 66
ROCKWALL, TX 75087

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

CLONTZ DONALD GENE
2761 MCCORMICK CT
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE
2770 MASSEY LN
ROCKWALL, TX 75087

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

BAKER CLARENCE JR
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

ML VENTURES, LLC
2850 DEUTZ CT
ROCKWALL, TX 75087

ZILLOW HOMES PROPERTY TRUST
2851 DEUTZ CT
ROCKWALL, TX 75087

WONG IU YAM IRENE
2851 HAYMAKER DR
ROCKWALL, TX 75087

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
2861 DEUTZ CT
ROCKWALL, TX 75087

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

520 LAKESIDE LLC
3014 DOUBLE OAK DR
ROCKWALL, TX 75087

BOSTEDER STEVEN GEORGE & CARLA
3015 TRAILVIEW DRIVE
ROCKWALL, TX 75032

VAZQUEZ JORGE & AIDA
3054 DEER RIDGE DR
ROCKWALL, TX 75087

TAN JUDY AND
LAM KHANG DUY
3054 FALLBROOK DR
ROCKWALL, TX 75087

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

SCOTT GEORGE C
3055 RED RIDGE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
3055 DEER RIDGE DR
ROCKWALL, TX 75087

MCKERREGHAN ROBERT E
3059 PINE RIDGE DRIVE
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
3062 DUSTY RIDGE DR
ROCKWALL, TX 75087

CALBOW SHAWN P
3062 RED RIDGE DR
ROCKWALL, TX 75087

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

MILLER CLAUDIA J
3063 RED RIDGE DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

SMITH LUCIOUS
3070 RED RIDGE DR
ROCKWALL, TX 75032

EBRAHIMI-SOHI Omid NAVID
3070 DEER RIDGE DR
ROCKWALL, TX 75087

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ MIGUEL & HILDA
3071 RED RIDGE DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
3071 FALLBROOK DR
ROCKWALL, TX 75087

STEWART RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

CRUZ ROLANDO SANTOS &
CATHERINE CRUZ ESTEBAN
3078 RED RIDGE DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
3078 FALLBROOK DR
ROCKWALL, TX 75087

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

POWERS JUSTIN D
3079 DUSTY RIDGE DR
ROCKWALL, TX 75087

BAYOUD JENNIFER
3079 FALLBROOK DR
ROCKWALL, TX 75087

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

520 LAKESIDE LLC
3105 CORNELL AVE
DALLAS, TX 75205

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

SFR JV-2 PROPERTY LLC
3116 MISTY RIDGE LN
ROCKWALL, TX 75087

TURNER JOHN MICHAEL & PATRICIA SUE
312 MYERS ROAD
HEATH, TX 75032

MAH JEFFERY
3124 MISTY RIDGE LN
ROCKWALL, TX 75087

WANDA S MITCHELL AND SHARON C JOHNSON
REVOCABLE LIVING TRUST
WANDA S MITCHELL AND SHARON C JOHNSON-
TRUSTEES
3605 MERIDIAN DR
ARGYLE, TX 76226

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 32563

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

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

LUONG SIMON
4018 138TH ST SW
LYNNWOOD, WA 98087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
474 KEYSTONE BEND
HEATH, TX 75032

EBRAHIMI-SOHI OMID NAVID
5018 BRYAN STREET APT 204
DALLAS, TX 75206

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWILIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

THE ENTRUST GROUP INC
FBO JUSTIN C MONGER IRA #7230014001
555 12TH ST SUITE 900
OAKLAND, CA 94607

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

VAZQUEZ JORGE & AIDA
6990 CHADBOURNE AVE
RIVERSIDE, CA 92505

THIO JOHAN AND QIAN WANG
7008 PORTCELLO DR
PLANO, TX 75024

HASTINGS OLLIE JEROME JR AND
BOBBIE T HASTINGS
703 W BOYDSTUN AVE
ROCKWALL, TX 75087

FARNHAM DAVID WILLIAM
7522 CAMPBELL RD #113-227
DALLAS, TX 75248

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

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75032

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

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

HODGES GLORIA L
PO BOX 1180
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 75032

ARAUCO JESUS
PO BOX 671124
DALLAS, TX 75367

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2022-014: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, 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, April 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 18, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, April 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-014: Zoning Change from AG to NS

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.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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. Z2022-014: Zoning Change from AG to NS

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:

Catherine & Gary Tedder

Address:

2291 Fieldcrest Dr Rockwall 75032

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-014

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

.....

Respondent Information

Please provide your information.

First Name *

Jennifer

.....

Last Name *

Rinker

Address *

2171 Paintcreek CT.

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

jmrinker31@yahoo.com

Phone Number

469-847-3055

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

This content is neither created nor endorsed by Google.

Google Forms

Case No. Z2022-014: Zoning Change from AG to NS

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.

TO Crowded as it is
No more Agri is not Good

Name: Mark & Janice Voort

Address: 1777 FM 549 Rockwall TX 75082

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

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

- A. Meadow Creek Estates Subdivision
- B. Hickory Ridge Subdivision
- C. Lofland Farms Subdivision
- D. RISD's Career Academy
- E. Somerset Park Subdivision
- F. Sterling Farms Subdivision
- G. Fontanna Ranch Subdivision
- H. Timber Creek Subdivision

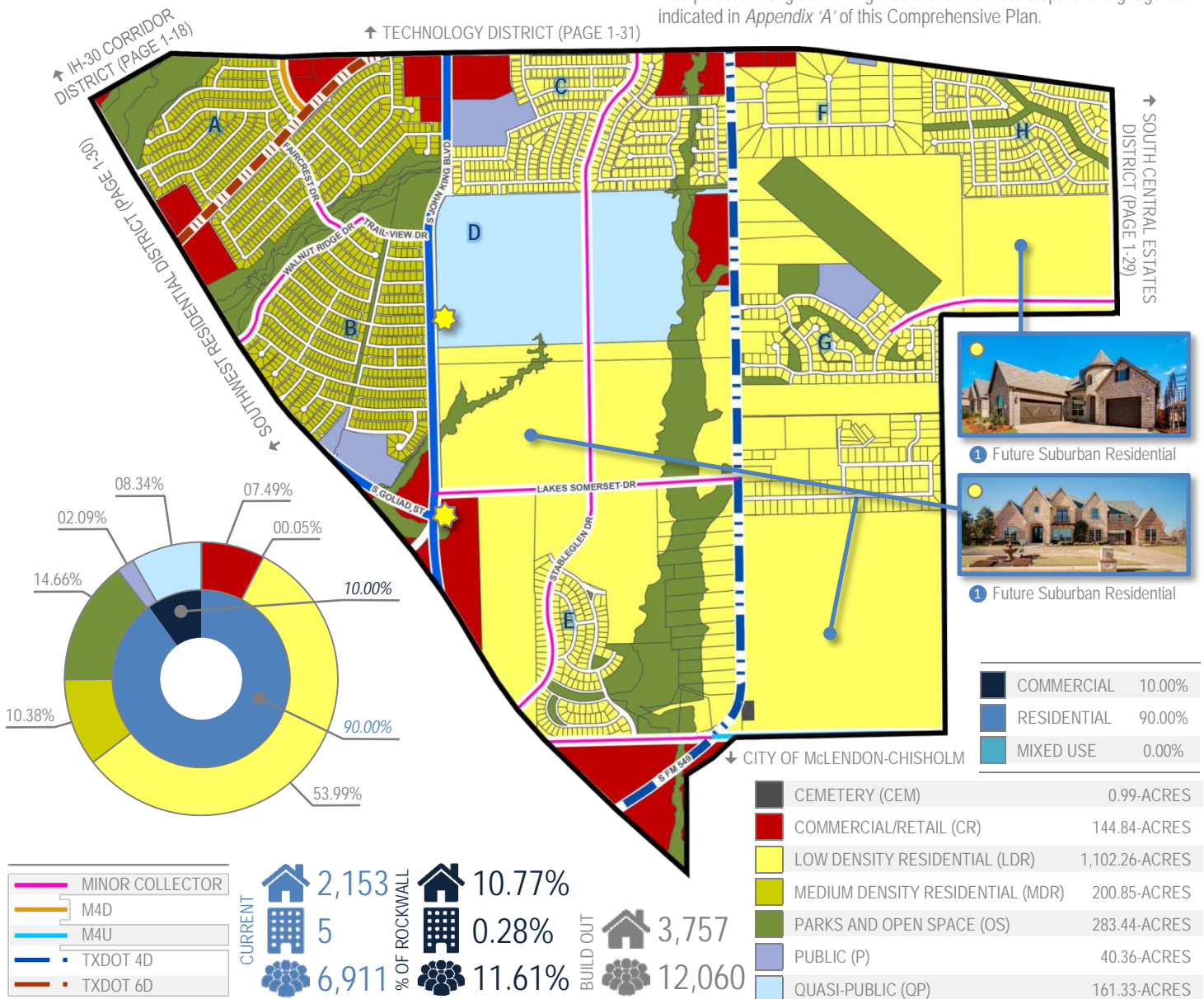
LAND USE PALETTES

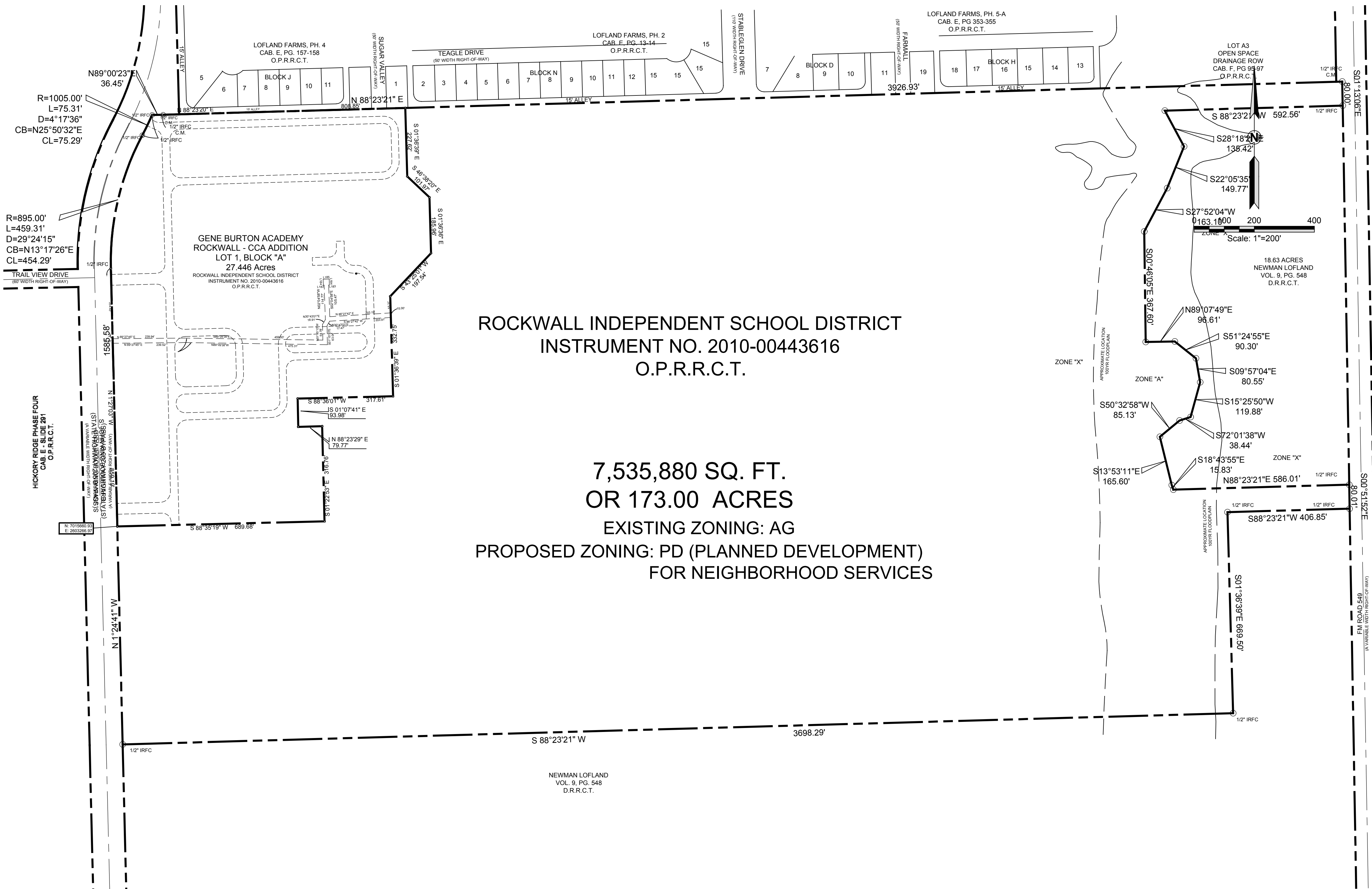
- Current Land Use
- Future Land Use
- John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

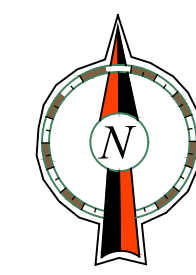
- 1 **Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
- 2 **Commercial Land Uses.** Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
- 3 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



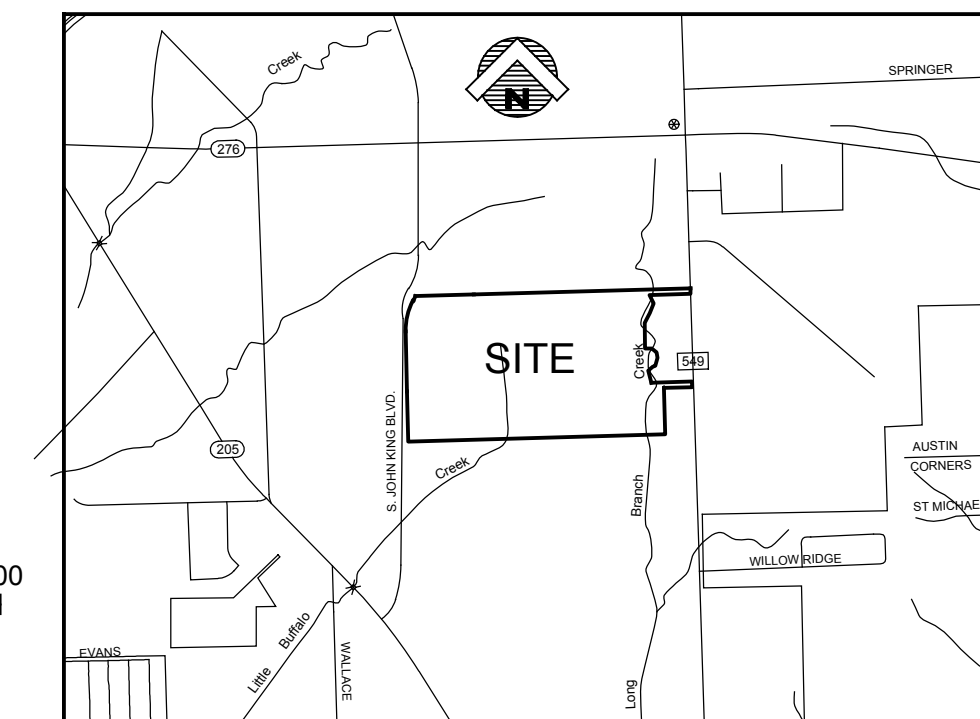


**ROCKWALL INDEPENDENT SCHOOL DISTRICT
INSTRUMENT NO. 2010-00443616
O.P.R.R.C.T.**

**7,535,880 SQ. FT.
OR 173.00 ACRES**
EXISTING ZONING: AG
PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
FOR NEIGHBORHOOD SERVICES



0 50 100 200
Scale: 1"=100'



VICINITY MAP
N.T.S.
LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND ALL OF THAT CERTAIN 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.), SAME POINT BEING THE NORTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 88° 49' 51" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 36.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 157-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 3926.93 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF FM 549 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 01° 23' 38" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, A DISTANCE OF 592.56 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF CREEK;

THENCE GENERALLY IN A SOUTHERLY DIRECTION ALONG THE CENTER LINE OF SAID CREEK AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

SOUTH 28° 29' 01" EAST, A DISTANCE OF 135.42 FEET TO A POINT FOR CORNER;
SOUTH 21° 55' 03" WEST, A DISTANCE OF 149.77 FEET TO A POINT FOR CORNER;
SOUTH 27° 41' 32" WEST, A DISTANCE OF 163.10 FEET TO A POINT FOR CORNER;
SOUTH 00° 56' 37" EAST, A DISTANCE OF 367.60 FEET TO A POINT FOR CORNER;
NORTH 88° 57' 17" EAST, A DISTANCE OF 96.61 FEET TO A POINT FOR CORNER;
SOUTH 51° 35' 27" EAST, A DISTANCE OF 90.30 FEET TO A POINT FOR CORNER;
SOUTH 10° 07' 36" EAST, A DISTANCE OF 80.55 FEET TO A POINT FOR CORNER;
SOUTH 15° 15' 18" WEST, A DISTANCE OF 119.88 FEET TO A POINT FOR CORNER;
SOUTH 71° 51' 06" WEST, A DISTANCE OF 38.44 FEET TO A POINT FOR CORNER;
SOUTH 50° 22' 26" WEST, A DISTANCE OF 85.13 FEET TO A POINT FOR CORNER;
SOUTH 14° 03' 43" EAST, A DISTANCE OF 165.60 FEET TO A POINT FOR CORNER;
SOUTH 18° 54' 27" EAST, A DISTANCE OF 15.83 FEET TO A POINT FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, DEPARTING THE CENTER LINE OF SAID CREEK, A DISTANCE OF 586.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE SAID WEST RIGHT-OF-WAY LINE OF FM 549

THENCE SOUTH 01° 02' 24" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 406.85 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 01° 47' 11" EAST, ALONG THE EAST LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 669.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 88° 12' 49" WEST, ALONG THE SOUTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 3698.29 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 35' 13" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 1585.58 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 29° 24' 14", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 06' 54" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 459.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 04° 17' 37", AND A CHORD BEARING AND DISTANCE OF NORTH 25° 40' 12" EAST, 75.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 173.00 ACRES OF COMPUTED LAND.

**ROCKWALL-HEATH HIGH SCHOOL
NINTH GRADE CENTER
ZONING CASE XX
JOHN M. GASS SURVEY, ABSTRACT NO. 88
ROCKWALL I.S.D.
76.068 ACRES**

ARCHITECT: CORGAN ASSOCIATES, INC. 401 NORTH HOUSTON STREET DALLAS, TEXAS 75202 (214) 214-7571-1706 CONTACT: BEVERLY FORNOFF	OWNER: ROCKWALL ISD 801 EAST WASHINGTON ST. ROCKWALL TEXAS, 75087 (469) 698-7031 CONTACT: WILLIAM SALEE	ENGINEER: GLENN ENGINEERING CORP. FIRM REG. NO. F-303 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 989-2174 CELL (972) 717-5151 OFFICE CONTACT: ROBERT HOWMAN
--	---	---

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 173.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 7-1 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25 AND LOT 1, BLOCK A, ROCKWALL CCA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-62*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and

incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF MAY, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 18, 2022

2nd Reading: May 2, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the W. H. BAIRD SURVEY, ABSTRACT NO. 25, Rockwall County, Texas and all of that certain 173.00-acre tract of land conveyed to Rockwall Independent School District by deed, as recorded in Instrument No. 2010-00443616, official public records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a ½" iron rod found for corner in the East right-of-way John King Boulevard (State Highway 205 Bypass) (a variable width R.O.W.), same point being the Northeast corner of said Rockwall Independent School District Tract;

THENCE North 88 degrees 49 minutes 51 seconds East, along the North line of said Rockwall Independent School District tract, a distance of 36.45 feet to a ½" iron rod found for corner;

THENCE North 88 degrees 12 minutes 49 seconds East, along the North line of said Rockwall Independent School District tract, passing the Southwest corner of Lofland Farms, Phase 4, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet E, Page 157-158, Official Public Records, Rockwall County, Texas, a continuing for a total distance of 3926.93 feet to a ½" iron rod found for corner, said point being in the West right-of-way line of F.M. 549 (a variable width right-of-way);

THENCE South 01 degrees 23 minutes 38 seconds East, along the West right-of-way line of said F.M. 549, a distance of 80.00 feet to a ½" iron rod found for corner;

THENCE South 88° 12' 49" West, a distance of 592.56 feet to a point for corner in the center line of creek;

THENCE generally in a Southerly direction along the center line of said creek as follows the following courses and distances:

South 28° 29' 01" East, a distance of 135.42 feet to a point for corner;
South 21° 55' 03" West, a distance of 149.77 feet to a point for corner;
South 27° 41' 32" West, a distance of 163.10 feet to a point for corner;
South 00° 56' 37" East, a distance of 367.60 feet to a point for corner;
North 88° 57' 17" East, a distance of 96.61 feet to a point for corner;
South 51° 35' 27" East, a distance of 90.30 feet to a point for corner;
South 10° 07' 36" East, a distance of 80.55 feet to a point for corner;
South 15° 15' 18" West, a distance of 119.88 feet to a point for corner;
South 71° 51' 06" West, a distance of 38.44 feet to a point for corner;
South 50° 22' 26" West, a distance of 85.13 feet to a point for corner;
South 14° 03' 43" East, a distance of 165.60 feet to a point for corner;
South 18° 54' 27" East, a distance of 15.83 feet to a point for corner;

THENCE North 88° 12' 49" East, departing the center line of said creek, a distance of 586.01 feet to a ½" iron rod found for corner, said point being in the said West right-of-way line of F.M. 549

THENCE South 01° 02' 24" East, along the West right-of-way line of said F.M. 549, a distance of 80.01 feet to a ½" iron rod found for corner;

THENCE South 88° 12' 49" West, departing the West right-of-way line of said F.M. 549, a distance of 406.85 feet to a ½" iron rod found for corner;

Exhibit 'A':
Legal Description

THENCE South 01° 47' 11" East, along the East line of said Rockwall Independent School District tract, a distance of 669.50 feet to a ½" iron rod found for corner, said point being the Southeast corner of said Rockwall Independent School District tract;

THENCE South 88° 12' 49" West, along the South line of said Rockwall Independent School district tract, a distance of 3698.29 feet to a ½" iron rod found for corner, said point being the Southwest corner of said Rockwall Independent School District tract, same point being in the East line of said John King Boulevard (State Highway 205 Bypass);

THENCE North 01° 35' 13" West, along the East line of said John King Boulevard (State Highway 205 Bypass), a distance of 1585.58 feet to a ½" iron rod found for corner, said point being the beginning of a curve to the right having a radius of 895.00 feet, a delta angle of 29° 24' 14", and a chord bearing and distance of North 13° 06' 54" East, 454.29 feet;

THENCE in a Northeasterly direction along said curve to the right and along the East line of said John King Boulevard (State Highway 205 Bypass), an arc distance of 459.31 feet to a ½" iron rod found for corner, said point being the beginning of a reverse curve to the left having a radius of 1005.00 feet, a delta angle of 04° 17' 37", and a chord bearing and distance of North 25° 40' 12" East, 75.29 feet;

THENCE in a Northeasterly direction along said curve to the left and along the East line of said John King Boulevard (State Highway 205 Bypass), an arc distance of 75.31 feet to the **PLACE OF BEGINNING** and containing 173.00 acres of computed land.

Exhibit 'B':
Survey

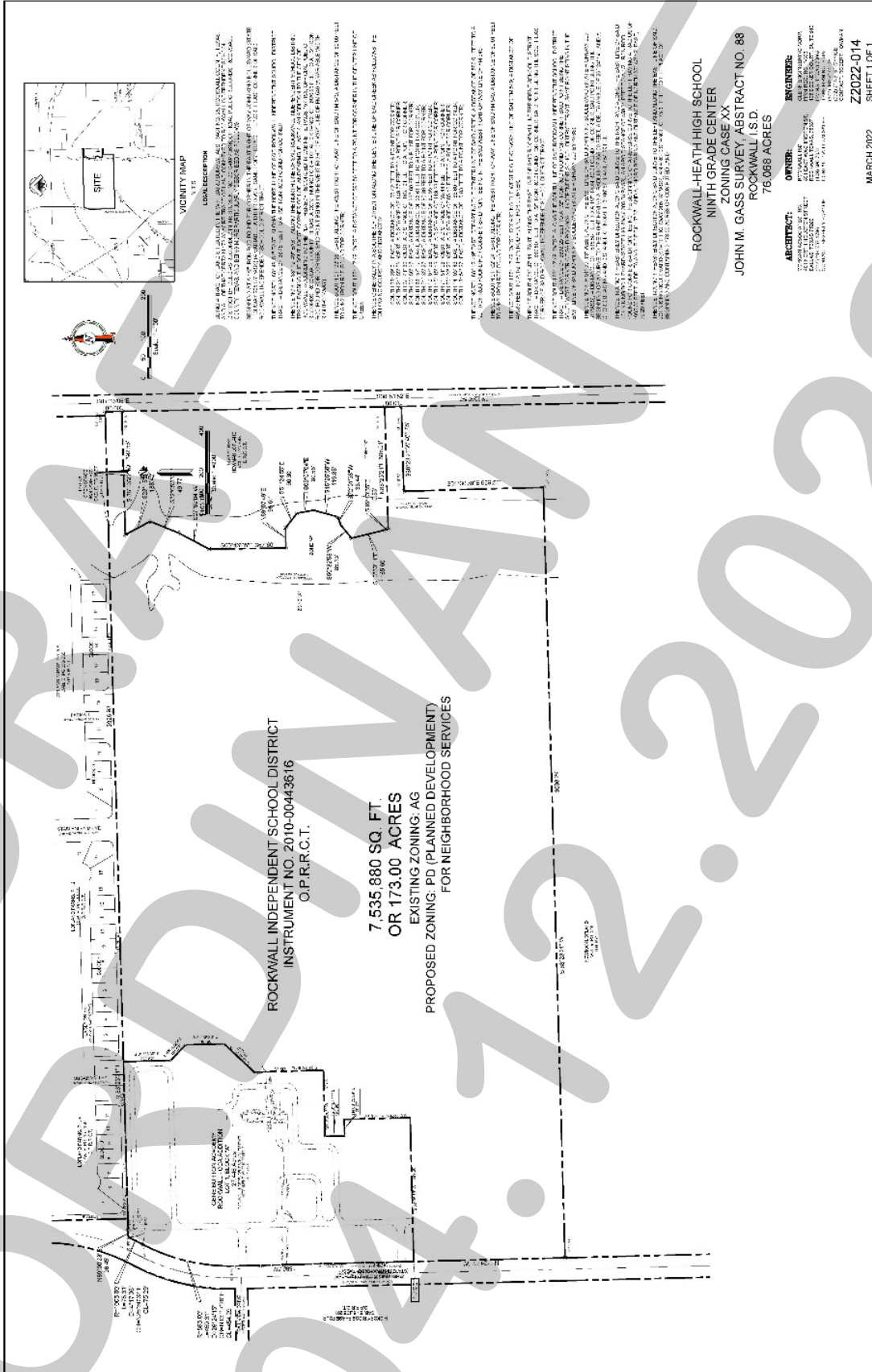


Exhibit 'C':
Development Standards

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by *Ordinance No. 20-02* and be subject to all pertinent development and land use standards for a Neighborhood Services (NS) District as specified by the Unified Development Code (UDC). All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

C.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Public or Private Primary School* or a *Public or Private Secondary School* with special conditions and requirements for ancillary land uses.

C.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) Permitted Uses. The permitted land uses for the *Subject Property* shall be as follows:

(a) Land Uses Permitted *By-Right*:

- Public or Private Primary School ^{(1) & (2)}
- Public or Private Secondary School ^{(1) & (2)}
- Public Park or Playground
- Track or Stadium ⁽³⁾

(b) Land Uses Permitted by Specific Use Permit (SUP):

- Temporary Education Building for a Public or Private School ⁽⁴⁾
- Accessory Building for Storage

Notes:

- (1): All ancillary land uses typically associated with the development of a *Public or Private Primary School* and/or *Public or Private Secondary School* -- as determined by the *Director of Planning and Zoning* or his/her designee -- shall be permitted on the *subject property* and be subject to approval through a site plan or amended site plan by the Planning and Zoning Commission. The Planning and Zoning Commission may require screening, wing walls, and/or other design elements to minimize the impacts of any ancillary land use.
- (2): Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.
- (3): For a *Track or Stadium* with a seating capacity of less than 1,000 people. For a *Tract or Stadium* with a seating capacity of 1,000 people or greater a Specific Use Permit (SUP) shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.
- (4): This land uses shall be subject to the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, special attention should be paid to the placement of any *Temporary Education Buildings* due to the residential adjacencies of the *Subject Property*. *Temporary Education Buildings* shall not be allowed in an established building setback or landscape buffer.

(2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards

Exhibit 'C':
Development Standards

stipulated by the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	200'
<i>Minimum Lot Area</i>	1-Acre or 43,560 SF
<i>Minimum Front Yard Setback</i> ^{(1), (2) & (3)}	40'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Rear or Side Yard Setback (Adjacent to a Street)</i>	40'
<i>Minimum Rear or Side Yard Setback Adjacent to Residential</i>	50'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Distance Between Buildings</i> ⁽⁵⁾	15'
<i>Maximum Building Height</i> ⁽⁶⁾	40'
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Required Landscaping</i>	30%

General Notes:

- ¹: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the adjacent street.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The minimum front yard building setback shall be increased to 100-feet adjacent to John King Boulevard.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Zero (0) feet with a fire rated wall.
- ⁶: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

(3) *Architectural and Building Standards*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, all buildings within the *Subject Property* shall incorporate complementary architectural styles, materials, and colors. Conformance to the intent of this requirement shall be reviewed by the Architectural Review Board (ARB) at the time of site plan.

(4) *Landscaping and Hardscape Standards*. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:

(a) *Landscape Buffer and Sidewalk (John King Boulevard)*. A minimum of a 50-foot landscape buffer shall be provided along John King Boulevard (*outside of and*

Exhibit 'C':
Development Standards

beyond any required right-of-way dedication), and shall incorporate ground cover and shrubbery along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear ten (10) foot trail shall be constructed within the 50-foot landscape buffer.

- (b) Landscape Buffer and Sidewalk (FM-549). A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A six (6) foot trail shall be constructed within the 30-foot landscape buffer.
- (c) Landscape Buffer for the Residential Adjacency Along the Northern Property Line. The northern property line shall incorporate a minimum of a 20-foot landscape buffer that includes a berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees or a combination thereof, and [3] a row of canopy trees on a minimum of 20-foot centers*) along the entire residential adjacency. Berms and shrubbery shall have a minimum height of 48-inches.
- (d) Landscape Buffer for the Residential Adjacency Along the Southern Property Line. The southern property line shall incorporate a minimum of a 20-foot landscape buffer that includes a berm and canopy trees planted on 20-foot centers along the entire residential adjacency.
- (5) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 12, 2022
APPLICANT: Robert Howman; Glenn Engineering Corp
CASE NUMBER: Z2022-014; Zoning Change Agricultural (AG) District to a Planned Development (PD) with Neighborhood Services (NS) District

SUMMARY

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development (PD) District for Neighborhood Services (NS) District land uses on a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary

BACKGROUND

On June 15, 1998, the subject property was annexed by the City Council through *Ordinance No. 98-20* [Case No. A1998-002]. On December 5, 2016, the City Council approved a Specific Use Permit (SUP) [Case No. Z2016-035] for the purpose of allowing a *Public School* in an Agricultural (AG) District on the subject property. On December 13, 2016, the Planning and Zoning Commission approved a site plan [Case No. SP2016-029] -- and recommended approval of all associated variances -- allowing the construction of a two (2) story, 150,848 SF public school [i.e. *College and Career Academy (CCA)*]. On December 19, 2016, the City Council approved all requested variances to the SH-205 By-Pass Overlay (SH-205 BY OV) District regarding primary and secondary building material requirements. On April 3, 2017, the City Council approved a final plat [Case No. P2017-013] for the Rockwall CCA Addition. On December 29, 2020, the Planning and Zoning Commission approved a variance request for an Accessory Building [Case No. MIS2020-018] on the Rockwall CCA's property.

PURPOSE

On March 18, 2022, the applicant -- Robert Howman of Glenn Engineering Corp. -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for limited Neighborhood Services (NS) District land uses and development standards. Specifically, the land uses and development standards were limited to only allow facilities for the Rockwall Independent School District (RISD).

ADJACENT LAND USES AND ACCESS

The subject property is located at 2301 John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 4 of the Lofland Farms Subdivision, which consists of 74-lots on 22.17-acres. North of this subdivision is Dorris A. Jones Elementary School followed by an 11.78-acre tract of vacant land. These properties are zoned Planned Development District 45 (PD-45) for General Retail (GR) District, Single-Family 8.4 (SF-8.4) District, and Single-Family 10 (SF-10) District land uses. Beyond this is SH-276, which is identified as a TXDOT6D (i.e. *Texas Department of Transportation, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

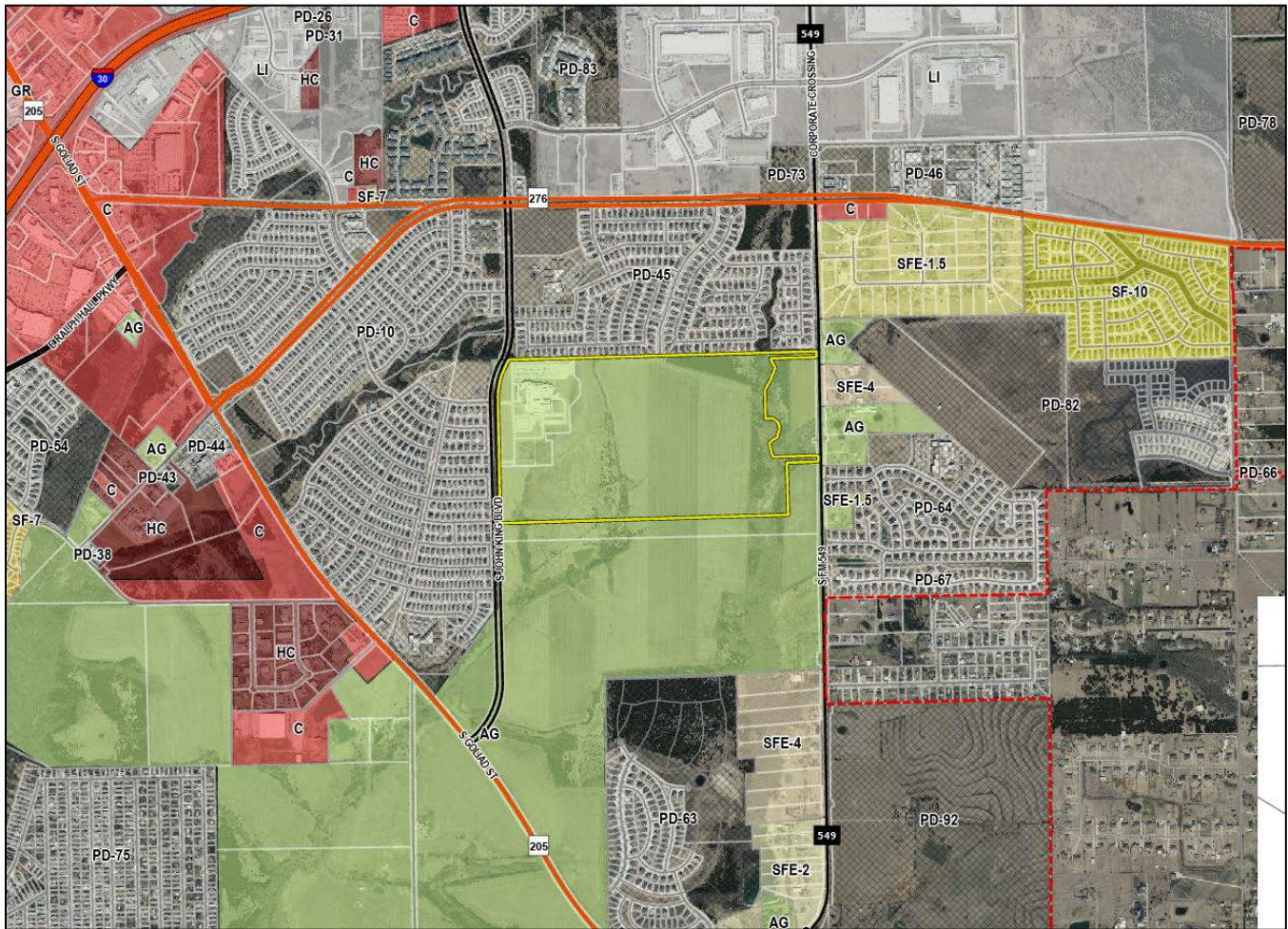
South: Directly south of the subject property are two (2) vacant tracts of land (i.e. *Tract 7 of the W. H. Baird Survey, Abstract No. 25 [28.4540-acres] and Tract 3 of the A. Johnson Survey, Abstract No. 123 [265.0825-acres]*) zoned Agricultural

(AG) District. Beyond this is SH-205, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 17.29-acre tract of vacant land (*i.e. Tract 7-2 of the W. H. Baird Survey, Abstract No. 25*) zoned Agricultural (AG) District. East of this is S FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Hickory Ridge Park and Phase 4 of the Hickory Ridge Subdivision, which consists of 245 lots on 92.62-acres. These properties are zoned Planned Development District 10 (PD-10) for Single Family 10 (SF-10) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CONFORMANCE TO CITY'S CODES

According to Subsection 04.03, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Neighborhood Services (NS) District is a zoning district intended to provide limited retail land uses near neighborhoods for the purpose of supplying the day-to-day retail and personal service needs of residents." This section goes on to state that "(t)he Neighborhood Services (NS) District is typically located at limited corner locations on arterials in existing developments, and is intended to serve small service areas. Since these sites are typically... surrounded by residential development they can appear to be spot zones; however, the Comprehensive Plan acknowledges the need to create neighborhood units, which involve the need for limited retail and service uses in close proximity to neighborhoods. The Neighborhood Services (NS) District should

not contain uses that create excessive amounts of traffic, noise, litter or that would not be conducive to residential adjacency. Due to the residential adjacency of this zoning district, increased landscaping and buffering requirements are necessary." In this case, the Neighborhood Services (NS) District is the base zoning district for the Planned Development District; however, the land uses will be limited to only allowing a: [1] *Public or Private Primary School*, [2] *Public or Private Secondary School*, [3] *Public Park or Playground*, and/or [4] *Track or Stadium*. In addition, the *Temporary Education Building for a Public or Private School* and *Accessory Building or Storage* land uses will be allowed through a Specific Use Permit (SUP). The purpose of selecting the Neighborhood Services (NS) District as the base zoning was because it is the lowest intensity non-residential zoning district, but as stated previously staff has further restricted this district. A summary of the proposed density and dimensional requirements is as follows:

Table 1: Density and Dimensional Requirements

<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	200'
<i>Minimum Lot Area</i>	1-Acre or 43,560 SF
<i>Minimum Front Yard Setback</i> (1) & (2)	30'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Rear or Side Yard Setback (Adjacent to a Street)</i>	30'
<i>Minimum Rear Yard Setback</i> (3)	10'
<i>Minimum Distance Between Buildings</i> (4)	15'
<i>Maximum Building Height</i> (5)	40'
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Required Landscaping</i>	30%

General Notes:

- 1: No more than one (1) full row of parking (i.e. two [2] rows of parking with a drive aisle) shall be allowed between the primary building façade and the right-of-way of FM-1141 and Quail Run Road.
- 2: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- 4: Zero (0) feet with a fire rated wall.
- 5: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

If this zoning change is approved and when the subject property is developed, the development will be required to conform to provide three (3) tiered screening adjacent to all residential properties and conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within South Central Residential District and is designated for Quasi-Public land uses. In addition, the *District Map* shows that the subject property is an ideal place for a *Trail Plan Rest Stop/Trailblazer Pylon* for John King Boulevard in accordance with the John King Boulevard Corridor Plan (see *Subsection 02.02 of Appendix 'B', Corridor Plans, of the OURHometown Vision 2040 Comprehensive Plan*). The *Land Use Designations* section of the plan state that, "(t)he Quasi-Public land use is for land uses that are operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public." For the Planning and Zoning Commission and City Council's review, staff has included excerpts from the Comprehensive Plan showing the *Land Use Plan* and *District Strategies* for the South Central Residential District. In this case, the applicant's request would be better classified under the Public land use designation. According to the Comprehensive Plan "(t)he Public land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare." Staff should point out that while the Rockwall Independent School District (RISD) generally conforms with the Quasi-Public land use examples and the two land uses (Public and Quasi-Public) are very similar in nature, the Public land use designation is intended for public agencies. Based on this, the proposed zoning change will require the City Council to amend the Future Land Use Map from a Quasi-Public land use designation to a Public land use. This has been added to the *Conditions of Approval* for this case.

INFRASTRUCTURE

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

- (1) Roadways. At the time of development, the developer shall verify the right-of-way width of John King Boulevard to ensure there is 110-feet of right-of-way. The applicant is also responsible for constructing an extension of Stableglen Drive through the subject property. This roadway is classified as a *Minor Collector* and will require a minimum of 60-feet of right-of-way with a 41-foot *back-of-curb to back-of-curb* concrete street. A five (5) foot sidewalk will be required to be constructed along both sides of the roadway. A ten (10) foot sidewalk along John King Boulevard is required to be extended from the existing *College and Career Academy* to the southern property line of the subject property.
- (2) Water. A 12-inch water line will need to be constructed in the right-of-way of Stableglen Drive from the northern property line to the southern property line. A 12-inch water is required to be extended from the *College and Career Academy* to the southern property line of the subject property. In addition, an infrastructure study will need to be performed in order to determine what additional water infrastructure is need to be looped or extended through the site.
- (3) Wastewater. An infrastructure study will need to be performed in order to determine the necessary improvements to the existing system needed to adequately serve the proposed development. The applicant may be required to pay existing pro-rata agreements if necessary.
- (4) Drainage. The applicant shall be required to perform a flood/detention study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property as well as provide detention of any proposed development.

STAFF ANALYSIS

The proposed zoning change is in conformance with the Planned Development District standards and with the underlying zoning of Neighborhood Services (NS) District as defined by the Unified Development Code (UDC). In addition, the change appears to conform to the policies and guidelines of the OURHometown Vision 2040 Comprehensive Plan; however, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On March 25, 2022, staff mailed 273 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Lofland Farms, and Fontanna Ranch Homeowner's Associations (HOAs), which were the only Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received two (2) property owner notifications from two (2) property owners within the 500-foot notification area in favor of the applicant's request and one (1) property owner notification from one (1) property owner within the 500-foot notification area in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Panned Development (PD) District for Neighborhood Services (NS) District land uses, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;

- (2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Quasi-Public designation to a Public designation; and,
- (3) The applicant shall be responsible for maintaining compliance with the Planned Development District ordinance; and
- (4) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2301 S. John King, Rockwall, TX

SUBDIVISION Rockwall Heath High School 9th Grade Center

LOT

1

BLOCK

A

GENERAL LOCATION Rockwall 9th Grade Center - South site - at the Gene Burton Academy

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

PUBLIC SCHOOL

PROPOSED ZONING NEIGHBORHOOD SERVICES

PROPOSED USE

PUBLIC SCHOOL

ACREAGE 27.446

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

OWNER Rockwall Independent School District

APPLICANT Glenn Engineering Corp.

CONTACT PERSON William Salee - Executive Director of Operations

CONTACT PERSON Robert Howman

ADDRESS 1191 T.L. Townsend Drive

ADDRESS 4500 Fuller Drive

Suite 220

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Irving, Texas 75038

PHONE 469-698-7031

PHONE 972-989-2174 cell

E-MAIL will.salee@rockwallisd.org

E-MAIL rahowman@glenngineering.com

NOTARY VERIFICATION [REQUIRED]

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

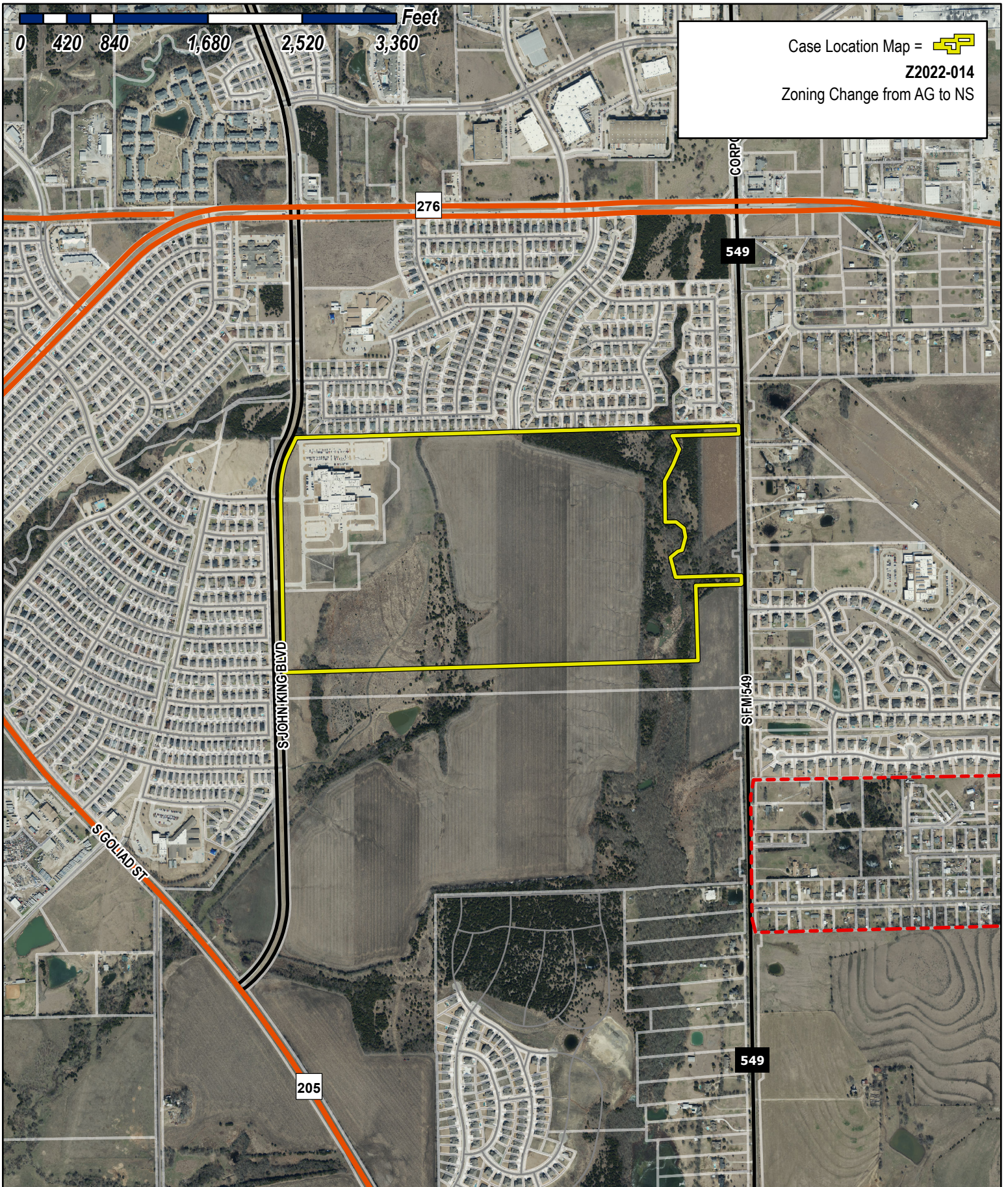
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20 _____. BY SIGNING THIS 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 SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



City of Rockwall

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

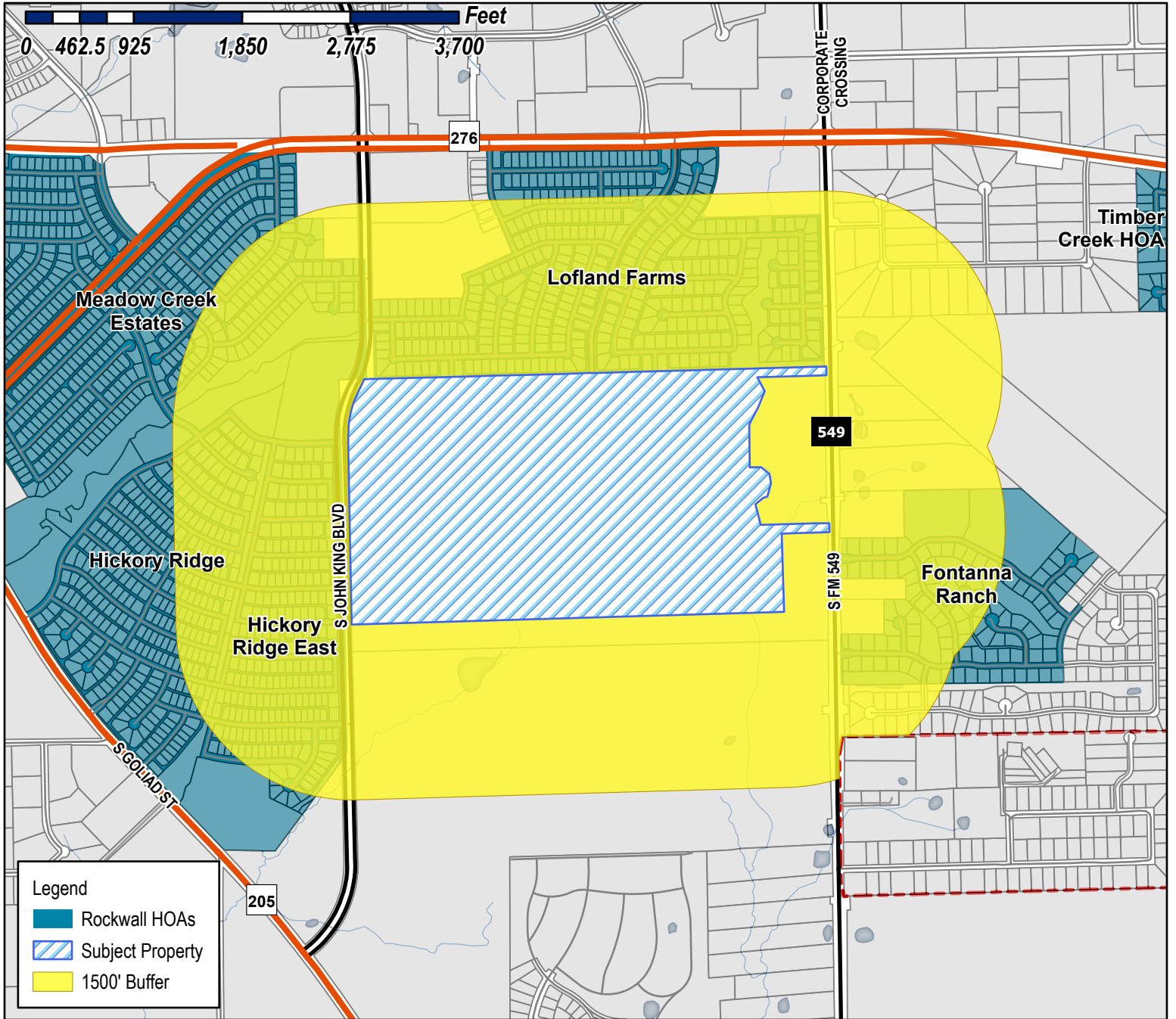




City of Rockwall

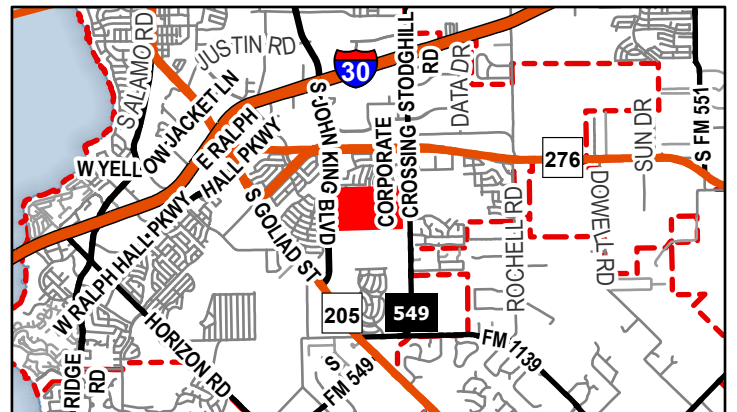
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2022-014
Case Name: Zoning Change from AG to NS
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2301 S. John King Blvd.

Date Saved: 3/18/2022
 For Questions on this Case Call (972) 771-7745



From: [Gamez, Angelica](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Subject: Neighborhood Notification Program [Z2022-014]
Date: Friday, March 25, 2022 9:02:48 AM
Attachments: [Public Notice \(03.23.2022\).pdf](#)
[HOA Map Z2022-014.pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [March 25, 2022](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, April 12, 2022 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, April 18, 2022 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-014: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a [Zoning Change](#) from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and take any action necessary.

Thank you,

Angelica Gamez

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

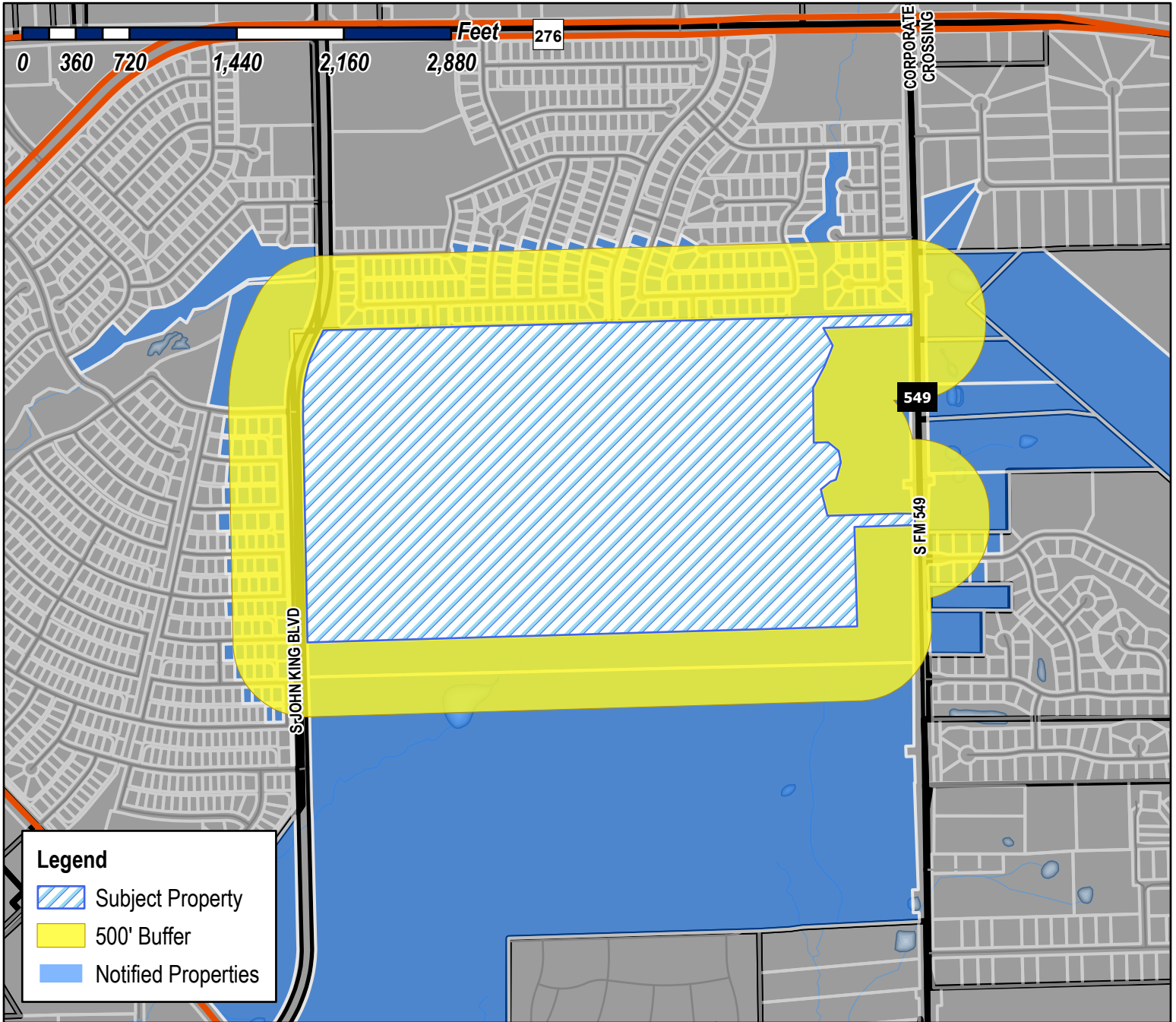
<http://www.rockwall.com/planning/>



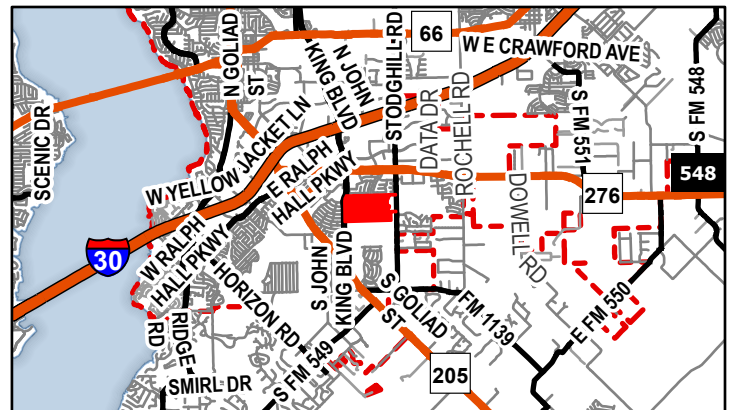
City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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Case Address: 2301 S. John King Blvd.



Date Saved: 3/18/2022
 For Questions on this Case Call (972) 771-7745

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

CALLIER LOGAN AND JENNA
104 RUSH CREEK DRIVE
HEATH, TX 76058

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

HPA TEXAS SUB 2016-2 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

RIVAS DANIEL A & KRISTIN N
1205 KATELYN COURT
IRVING, TX 75060

HOLMES NILES & LINDA
122 JAMES DR
ROCKWALL, TX 75032

ZILLOW HOMES PROPERTY TRUST
1301 SECOND AVE FL 31
SEATTLE, WA 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

KIM SU IL AND CHUN JA
1311 SALINAS DR
ROCKWALL, TX 75087

GERLACH CHRISS & RON FAMILY TRUST
13435 ROANE CIR
NORTH TUSTIN, CA 92705

NEXT GENERATION BLESSINGS LLC
135 SOAPBERRY DRIVE
KYLE, TX 78640

3050 DOUBLE OAK LLC
1503 VIA TOSCANA LANE
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

CSH PROPERTY ONE LLC
1717 MAIN STREET SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

RODRIGUEZ FAMILY TRUST
JOSE DAVID & CYNTHIA MARIA RODRIGUEZ
TRUSTEES
1791 S FM 549
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1925FM549
ROCKWALL, TX 75087

ESTATE OF JEROME WENDELL INGRAM
C/O JAMES KENDELL INGRAM
1957 S FM 549
ROCKWALL, TX 75032

DRAKE PETER CHARLES
1982 STERLING COURT
ROCKWALL, TX 75032

PEREZ LILIANA AND JOSE GERARDO VIERA
SANCHEZ
2006 HIDDEN TRAIL DRIVE
LEWISVILLE, TX 75067

ERICKSON KRISTIN
211 FIELDCREST DRIVE
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

SPROUL DILLON & SARAH
2120 GARRISON DRIVE
ROCKWALL, TX 75032

LEVERETT STEVEN GLENN
2120 GLEANDER DR
ROCKWALL, TX 75032

FALETTO DAVID S & NORMA G
2120 HARVESTER DRIVE
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
2120 NEW HOLLAND DR
ROCKWALL, TX 75087

FARNHAM DAVID WILLIAM
2121 HARVESTER DR
ROCKWALL, TX 75087

AGUILERA JOSE AND ALMA
2130 DANBURY DRIVE
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

KRAUSE SAMANTHA
2130 HARVESTER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

NEXT GENERATION BLESSINGS LLC
2130 PAINT CREEK CT
ROCKWALL, TX 75087

HARVEY GREG
2131 DANBURY DR
ROCKWALL, TX 75032

RAKOW CHRISTINA M
2131 GARRISON DR
ROCKWALL, TX 75032

SYDNOR KEVIN
2131 HARVESTER DR
ROCKWALL, TX 75032

WILBOURN TORI
2131 PAINTCREEK COURT
ROCKWALL, TX 75032

BROWN CASEY B & MAUREEN D
2140 DANBURY DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

BALES DAVID D & YVONNE R
2140 HARVESTER DR
ROCKWALL, TX 75032

BARRY CHRIS S
2140 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

STONE ERIC PAUL & KIMBERLY G
2140 PAINT CREEK CT
ROCKWALL, TX 75032

KROLL MARILYN M
2140 GARRISON DR
ROCKWALL, TX 75087

TARASZKIEWICZ JOSHUA T & ANNETTE G
2141 HARVESTER DR
ROCKWALL, TX 75032

BOWERS JOHN WALTER
2141 PAINT CREEK CT
ROCKWALL, TX 75032

WHEELOCK DEAN I & IDA P
2141 TEAGLE DR
ROCKWALL, TX 75032

CALLIER LOGAN AND JENNA
2141 DANBURY DR
ROCKWALL, TX 75087

PEREZ LILIANA AND JOSE GERARDO VIERA
SANCHEZ
2141 GARRISON DR
ROCKWALL, TX 75087

SNIDER RANDALL R & DEE ANNA
2150 DANBURY DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

PENNINGTON ADRIENNE
2150 PAINT CREEK CT
ROCKWALL, TX 75032

KIM SU IL AND CHUN JA
2150 GARRISON DR
ROCKWALL, TX 75087

MILLER ANNETTE A
2151 DANBURY DR
ROCKWALL, TX 75032

HAWKINS DONALD W
2151 GARRISON DR
ROCKWALL, TX 75032

ABSHIRE AMANDA
2151 HARVESTER DRIVE
ROCKWALL, TX 75032

GASKILL RODNEY A & REBECCA J
2151 TEAGLE DR
ROCKWALL, TX 75032

DAVENPORT RENTAL PROPERTIES - SERIES 200

DARRIN DRIVE
2151PAINT CREEKCT
ROCKWALL, TX 75087

LALA PHILLIP
2160 DANBURY DRIVE
ROCKWALL, TX 75032

GOUCHER STEVEN AND LISA
2160 HARVESTER DRIVE
ROCKWALL, TX 75032

RIVAS DANIEL A & KRISTIN N
2160 GARRISON DR
ROCKWALL, TX 75087

CONFIDENTIAL
2160 PAINT CREEK CT
ROCKWALL, TX 75087

ORDNER CRYSTAL L AND JOSHUA B
2161 DANBURY DR
ROCKWALL, TX 75032

CAREY DOUGLAS G AND JANET C
2161 GARRISON DRIVE
ROCKWALL, TX 75087

GARCIA-MONTANEZ JOAQUIN
2161 PAINTCREEK COURT
ROCKWALL, TX 75032

GLAZE STEVE LOUIS
2161 TEAGLE DR
ROCKWALL, TX 75032

THE ENTRUST GROUP INC
FBO JUSTIN C MONGER IRA #7230014001
2161 HARVESTER DR
ROCKWALL, TX 75087

TURNER TOMMY & RUTH
2170 DANBURY DR
ROCKWALL, TX 75087

CALDWELL PAULA D & WAYNE F
2170 GARRISON DR
ROCKWALL, TX 75032

KELLEY RUSSELL D &
JENNIFER L SMITH
2170 PAINT CREEK CT
ROCKWALL, TX 75032

JORDAN MISTY
2171 DANBURY DR
ROCKWALL, TX 75032

SCHROEDER MARK AUSTIN AND SARAH
ELIZABETH
2171 GARRISON DR
ROCKWALL, TX 75032

RINKER JOHN AND JENNIFER
2171 PAINT CREEK CT
ROCKWALL, TX 75032

QUEEN RONALD RENARD &
YOLANDA YVETTE WASHINGTON
2171 TEAGLE DR
ROCKWALL, TX 75032

CONFIDENTIAL
2171 HARVESTER DR
ROCKWALL, TX 75087

KEITH TINA J
2180 GARRISON DR
ROCKWALL, TX 75032

LENTZ GARRETT A & KATIE R
2181 TEAGLE DRIVE
ROCKWALL, TX 75032

ERICKSON KRISTIN
2211 FIELDCREST DR
ROCKWALL, TX 75087

WOODS WALTER EDWIN JR & LINDA A
2221 FIELDCREST DR
ROCKWALL, TX 75032

SHIVERS ROBERT & LETRIS
2231 FIELDCREST DR
ROCKWALL, TX 75032

CHRISTIAN JANE E
2231 TEAGLE DR
ROCKWALL, TX 75032

LUONG SIMON
2240 TEAGLE DR
ROCKWALL, TX 75087

BOYINGTON JONATHAN
2241 FIELDCREST DR
ROCKWALL, TX 75032

PRATT TYLER J
2241 TEAGLE DR
ROCKWALL, TX 75032

LEWIS MARCUS & BELICIA
2250 TEAGLE DR
ROCKWALL, TX 75032

DIETZ CHRISTINE M
2251 FIELDCREST DRIVE
ROCKWALL, TX 75032

GARRETT AMY
2251 TEAGLE DR
ROCKWALL, TX 75032

ROBERTS RICHARD O AND NORMA
2260 TEAGLE DR
ROCKWALL, TX 75032

HATCH SCOTT
2261 TEAGLE DR
ROCKWALL, TX 75032

ARAUCO JESUS
2261 FIELDCREST DR
ROCKWALL, TX 75087

ESQUIVEL LEE ANTHONY
2270 TEAGLE DRIVE
ROCKWALL, TX 75032

JOHNSON SUSAN
2271 FIELDCREST DR
ROCKWALL, TX 75032

JONES JAMES III
2271 TEAGLE DR
ROCKWALL, TX 75032

NGUYEN VOI V
2280 TEAGLE DR
ROCKWALL, TX 75032

NORRIS RICK H & IONA E
2281 TEAGLE DR
ROCKWALL, TX 75032

HOLMES NILES & LINDA
2281 FIELDCREST DR
ROCKWALL, TX 75087

THIO JOHAN AND QIAN WANG
2290 TEAGLE DR
ROCKWALL, TX 75087

TEDDER CATHERINE M AND GARY L
2291 FIELDCREST DRIVE
ROCKWALL, TX 75032

BOOTH WALTER STEPHEN & SUE ANN
2291 TEAGLE DR
ROCKWALL, TX 75032

GENTRY RONALD & VALERIE &
2301 FIELDCREST DR
ROCKWALL, TX 75032

ROCKWALL INDEPENDENT SCHOOL DISTRICT
2301 S JOHN KING BLVD
ROCKWALL, TX 75087

STEVENSON TRACY AND JACQUELINE
2311 FIELDCREST DR
ROCKWALL, TX 75032

ALLEN LANCE W
2320 TEAGLE DR
ROCKWALL, TX 75032

BINZ LISA A
2330 TEAGLE DR
ROCKWALL, TX 75032

EATON NICHOLAS A & INDIRA
2331 TEAGLE DR
ROCKWALL, TX 75032

TURNER ANDREW AND HEATHER
2340 TEAGLE DR
ROCKWALL, TX 75032

ONEY CHARLES BRYAN AND
MARGARET DIANN MYERS
2341 TEAGLE DRIVE
ROCKWALL, TX 75032

AGUIRRE BRIANA
2350 TEAGLE DRIVE
ROCKWALL, TX 75032

KING MEREDITH L
2351 TEAGLE DR
ROCKWALL, TX 75032

COLEMAN GILFORT S AND YVETTE L BATES-
2361 TEAGLE DR
ROCKWALL, TX 75032

ADAIR SEAN M & CRYSTAL B
2371 TEAGLE DR
ROCKWALL, TX 75032

PETTY STEPHEN C
2381 TEAGLE DRIVE
ROCKWALL, TX 75032

BONNEY MARK A AND BRIANA T
2391 TEAGLE DR
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
ATTN TAX DEPARTMENT
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

BRANUM JIM
2401 TEAGLE DR
ROCKWALL, TX 75087

HPA TEXAS SUB 2016-2 LLC
2411 TEAGLE DR
ROCKWALL, TX 75087

RODRIGUEZ JOSHUA AND SUZANNE L
2421 TEAGLE DR
ROCKWALL, TX 75032

HASTINGS OLLIE JEROME JR AND
BOBBIE T HASTINGS
2431 TEAGLE DR
ROCKWALL, TX 75087

GONZALES DAVID &
TARA MELCHER-GONZALES
2441 TEAGLE DR
ROCKWALL, TX 75032

DOTY RICHARD L
2451 TEAGLE DR
ROCKWALL, TX 75032

CRISP TOYIA M AND
GLEN E BURROUGHS
2461 TEAGLE DRIVE
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

MAHMOOD FLORENCE
2601 MASSEY LN
ROCKWALL, TX 75032

WALKER SHIRLEY ANN
2611 MASSEY LN
ROCKWALL, TX 75032

GERLACH CHRISS & RON FAMILY TRUST
2621 MASSEY LN
ROCKWALL, TX 75087

GAUDET JAMES R AND LISA D
2630 MASSEY LANE
ROCKWALL, TX 75032

JULIANO CARRIE LYNN AND
DIXIE LANEY
2640 MASSEY LN
ROCKWALL, TX 75032

GARCIA ELOY JEFFERY
2641 MASSEY LN
ROCKWALL, TX 75032

AGUNWA HELEN W
2700 MASSEY LN
ROCKWALL, TX 75032

KIRKPATRICK DENNIS ROY JR & BRITTANY DYAN
2700 MCCORMICK CT
ROCKWALL, TX 75032

THOMPSON MARK A
2701 MCCORMICK COURT
ROCKWALL, TX 75032

HODGES GLORIA L
2701 MASSEY LN
ROCKWALL, TX 75087

CALBOW SHAWN P
2710 MIRASOL LOOP
ROUND ROCK, TX 78681

CLOUD GRANT & BRANDY
2711 MCCORMICK CT
ROCKWALL, TX 75032

BOWLIN BEVERLY ANN
2720 MASSEY LN
ROCKWALL, TX 75032

HOLLYFIELD CASEY
2721 MASSEY LN
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC
2721 MCCORMICK CT
ROCKWALL, TX 75087

ARNETT MATTHEW AND SARAH
2730 MASSEY LANE
ROCKWALL, TX 75032

FISH DANNY & DIANA
2731 MASSEY LANE
ROCKWALL, TX 75032

HOLT LARRY KEITH AND DIANA D
2731 MCCORMICK CT
ROCKWALL, TX 75032

BRANUM JIM
2740 CHALMERS CT
ROCKWALL, TX 75032

NEFF RICHARD L & KATHERINE R
2740 MASSEY LANE
ROCKWALL, TX 75032

ROCK RANDALL L
2741 MASSEY LN
ROCKWALL, TX 75087

CONFIDENTIAL
2741 MCCORMICK CT
ROCKWALL, TX 75087

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

PERRY EVON & NILON H ELLIOTT
3022 DOUBLE OAK DR
ROCKWALL, TX 75032

GOWEN GLEN
3022 PINERIDGE DRIVE
ROCKWALL, TX 75032

FISHER CHERYLE &
FELIPE SAENZ
3023 DOUBLE OAK DR
ROCKWALL, TX 75032

ALBERS EDWIN
3023 PINE RIDGE DR
ROCKWALL, TX 75032

WELDON JUDY ANNE
3023 TRAILVIEW DR
ROCKWALL, TX 75032

WILBORN LARRY AND MICHIE
3030 DOUBLE OAK DR
ROCKWALL, TX 75032

RAND AMY &
DOUGLAS W PONTON
3030 PINE RIDGE DR
ROCKWALL, TX 75032

RENTERIA GLORIA AND
RAUL I HERNANDEZ GUERRERO
3031 DOUBLE OAK DRIVE
ROCKWALL, TX 75032

COUTCH THOMAS & IRENE
3031 PINE RIDGE DR
ROCKWALL, TX 75032

GIPSON LEE W
3031 TRAILVIEW DR
ROCKWALL, TX 75032

KOGA DARRIN K
3038 PINE RIDGE DR
ROCKWALL, TX 75032

NYAKUNDI ANNA M
3038 RED RIDGE DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
3038 DOUBLE OAK DR
ROCKWALL, TX 75087

TREJO CRISTINA AND EDGAR J YFARRAGUERRY
3039 DOUBLE OAK DR
ROCKWALL, TX 75032

MICHEL GUILLERMO AND
DEIDRE CORTES
3039 PINE RIDGE DR
ROCKWALL, TX 75032

CUMMINGS MATTHEW LUCAS
3039 RED RIDGE DR
ROCKWALL, TX 75032

WANDA S MITCHELL AND SHARON C JOHNSON
REVOCABLE LIVING TRUST
WANDA S MITCHELL AND SHARON C JOHNSON-
TRUSTEES
3039 TRAILVIEW DR
ROCKWALL, TX 75087

DALES JAMES H & MARGORIE P
3046 DEER RIDGE DR
ROCKWALL, TX 75032

BRADEN CYNTHIA
3046 PINE RIDGE DRIVE
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
3046 RED RIDGE DR
ROCKWALL, TX 75087

JONES DENNIS RAY & ANGELYN O
3047 DOUBLE OAK DR
ROCKWALL, TX 75032

PAIZ ALEX A
3047 PINE RIDGE DR
ROCKWALL, TX 75032

PLATA ANDREW ALEXANDER
3047 RED RIDGE DR
ROCKWALL, TX 75032

PETERSON DEBORAH
3047 TRAILVIEW DR
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
ATTN TAX DEPARTMENT
3047 DEER RIDGE DR
ROCKWALL, TX 75087

USCMF SN TEXAS A LLC
3047 FALLBROOK DR
ROCKWALL, TX 75087

3050 DOUBLE OAK LLC
3050 DOUBLE OAK DR
ROCKWALL, TX 75087

WAKHARKAR SAKET AND GAURI
3054 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

LUGTU MARIA JESUSA CONSISTA
3054 RED RIDGE DR
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

DALLAS GLENN MICHAEL & JAN M
2751 MCCORMICK CT
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
2751 MASSEY LN
ROCKWALL, TX 75087

KROLL MARILYN M
2755 HIGHWAY 66
ROCKWALL, TX 75087

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

CLONTZ DONALD GENE
2761 MCCORMICK CT
ROCKWALL, TX 75032

TURNER JOHN MICHAEL & PATRICIA SUE
2770 MASSEY LN
ROCKWALL, TX 75087

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

BAKER CLARENCE JR
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

ML VENTURES, LLC
2850 DEUTZ CT
ROCKWALL, TX 75087

ZILLOW HOMES PROPERTY TRUST
2851 DEUTZ CT
ROCKWALL, TX 75087

WONG IU YAM IRENE
2851 HAYMAKER DR
ROCKWALL, TX 75087

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
2861 DEUTZ CT
ROCKWALL, TX 75087

QUINLAN ROBERT JOHN AND TENA
2871 DEUTZ CT
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

520 LAKESIDE LLC
3014 DOUBLE OAK DR
ROCKWALL, TX 75087

BOSTEDER STEVEN GEORGE & CARLA
3015 TRAILVIEW DRIVE
ROCKWALL, TX 75032

VAZQUEZ JORGE & AIDA
3054 DEER RIDGE DR
ROCKWALL, TX 75087

TAN JUDY AND
LAM KHANG DUY
3054 FALLBROOK DR
ROCKWALL, TX 75087

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

SCOTT GEORGE C
3055 RED RIDGE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
3055 DEER RIDGE DR
ROCKWALL, TX 75087

MCKERREGHAN ROBERT E
3059 PINE RIDGE DRIVE
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
3062 DUSTY RIDGE DR
ROCKWALL, TX 75087

CALBOW SHAWN P
3062 RED RIDGE DR
ROCKWALL, TX 75087

BIRDWELL GLENN R & BEVERLY J
3063 DEER RIDGE
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

MILLER CLAUDIA J
3063 RED RIDGE DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

SMITH LUCIOUS
3070 RED RIDGE DR
ROCKWALL, TX 75032

EBRAHIMI-SOHI Omid NAVID
3070 DEER RIDGE DR
ROCKWALL, TX 75087

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ MIGUEL & HILDA
3071 RED RIDGE DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
3071 FALLBROOK DR
ROCKWALL, TX 75087

STEWART RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

CRUZ ROLANDO SANTOS &
CATHERINE CRUZ ESTEBAN
3078 RED RIDGE DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
3078 FALLBROOK DR
ROCKWALL, TX 75087

DAWSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

POWERS JUSTIN D
3079 DUSTY RIDGE DR
ROCKWALL, TX 75087

BAYOUD JENNIFER
3079 FALLBROOK DR
ROCKWALL, TX 75087

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

520 LAKESIDE LLC
3105 CORNELL AVE
DALLAS, TX 75205

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

SFR JV-2 PROPERTY LLC
3116 MISTY RIDGE LN
ROCKWALL, TX 75087

TURNER JOHN MICHAEL & PATRICIA SUE
312 MYERS ROAD
HEATH, TX 75032

MAH JEFFERY
3124 MISTY RIDGE LN
ROCKWALL, TX 75087

WANDA S MITCHELL AND SHARON C JOHNSON
REVOCABLE LIVING TRUST
WANDA S MITCHELL AND SHARON C JOHNSON-
TRUSTEES
3605 MERIDIAN DR
ARGYLE, TX 76226

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 32563

MAH JEFFERY
3816 HASKELL CT
DALLAS, TX 75204

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

LUONG SIMON
4018 138TH ST SW
LYNNWOOD, WA 98087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
474 KEYSTONE BEND
HEATH, TX 75032

EBRAHIMI-SOHI OMID NAVID
5018 BRYAN STREET APT 204
DALLAS, TX 75206

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWILIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

THE ENTRUST GROUP INC
FBO JUSTIN C MONGER IRA #7230014001
555 12TH ST SUITE 900
OAKLAND, CA 94607

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

VAZQUEZ JORGE & AIDA
6990 CHADBOURNE AVE
RIVERSIDE, CA 92505

THIO JOHAN AND QIAN WANG
7008 PORTCELLO DR
PLANO, TX 75024

HASTINGS OLLIE JEROME JR AND
BOBBIE T HASTINGS
703 W BOYDSTUN AVE
ROCKWALL, TX 75087

FARNHAM DAVID WILLIAM
7522 CAMPBELL RD #113-227
DALLAS, TX 75248

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

USCMF SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 75032

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

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

HODGES GLORIA L
PO BOX 1180
ROCKWALL, TX 75087

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 75032

ARAUCO JESUS
PO BOX 671124
DALLAS, TX 75367

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Case No. Z2022-014: Zoning Change from AG to NS

Hold a public hearing to discuss and consider a request by Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for the approval of a Zoning Change from an Agricultural (AG) District to Neighborhood Services (NS) District for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, 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, April 12, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, April 18, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Monday, April 18, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-014: Zoning Change from AG to NS

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.

[Redacted area]

Name: [Redacted]
Address: [Redacted]

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. Z2022-014: Zoning Change from AG to NS

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:

Catherine & Gary Tedder

Address:

2291 Fieldcrest Dr Rockwall 75032

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2022-014

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

.....

Respondent Information

Please provide your information.

First Name *

Jennifer

.....

Last Name *

Rinker

Address *

2171 Paintcreek CT.

City *

Rockwall

State *

TX

Zip Code *

75032

Email Address *

jmrinker31@yahoo.com

Phone Number

469-847-3055

Please check all that apply: *

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- I received a property owner notification in the mail.
- I read about the request on the City's website.
- I saw a zoning sign on the property.
- I read about the request in the Rockwall Herald Banner.
- My neighbors told me about the request.
- Other:

This content is neither created nor endorsed by Google.

Google Forms

Case No. Z2022-014: Zoning Change from AG to NS

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.

TO Crowded as it is
No more Agri is Not Good

Name: Mark & Janice Voort

Address: 1777 FM 549 Rockwall TX 75082

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

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

- A. Meadow Creek Estates Subdivision
- B. Hickory Ridge Subdivision
- C. Lofland Farms Subdivision
- D. RISD's Career Academy
- E. Somerset Park Subdivision
- F. Sterling Farms Subdivision
- G. Fontanna Ranch Subdivision
- H. Timber Creek Subdivision

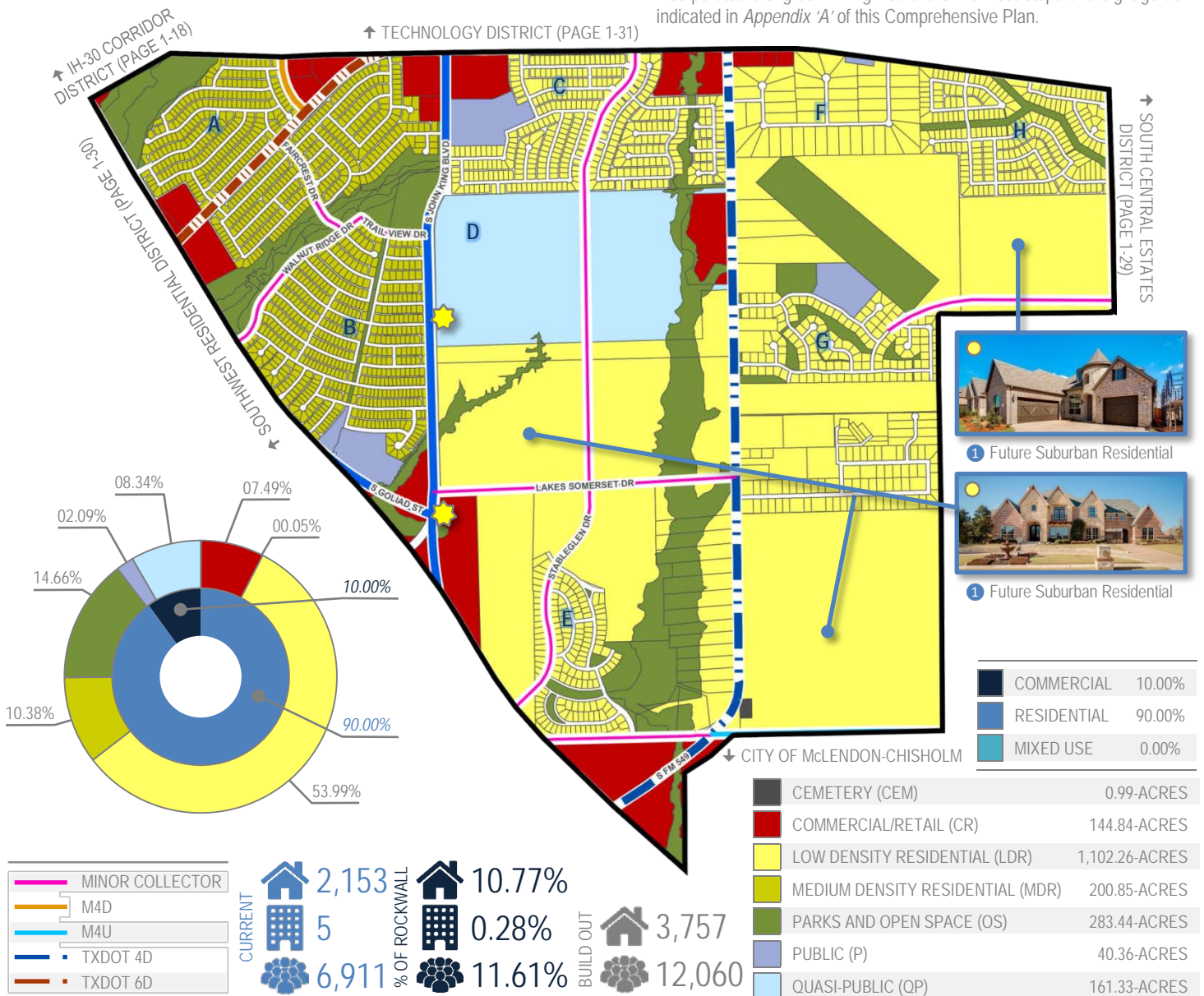
LAND USE PALETTES

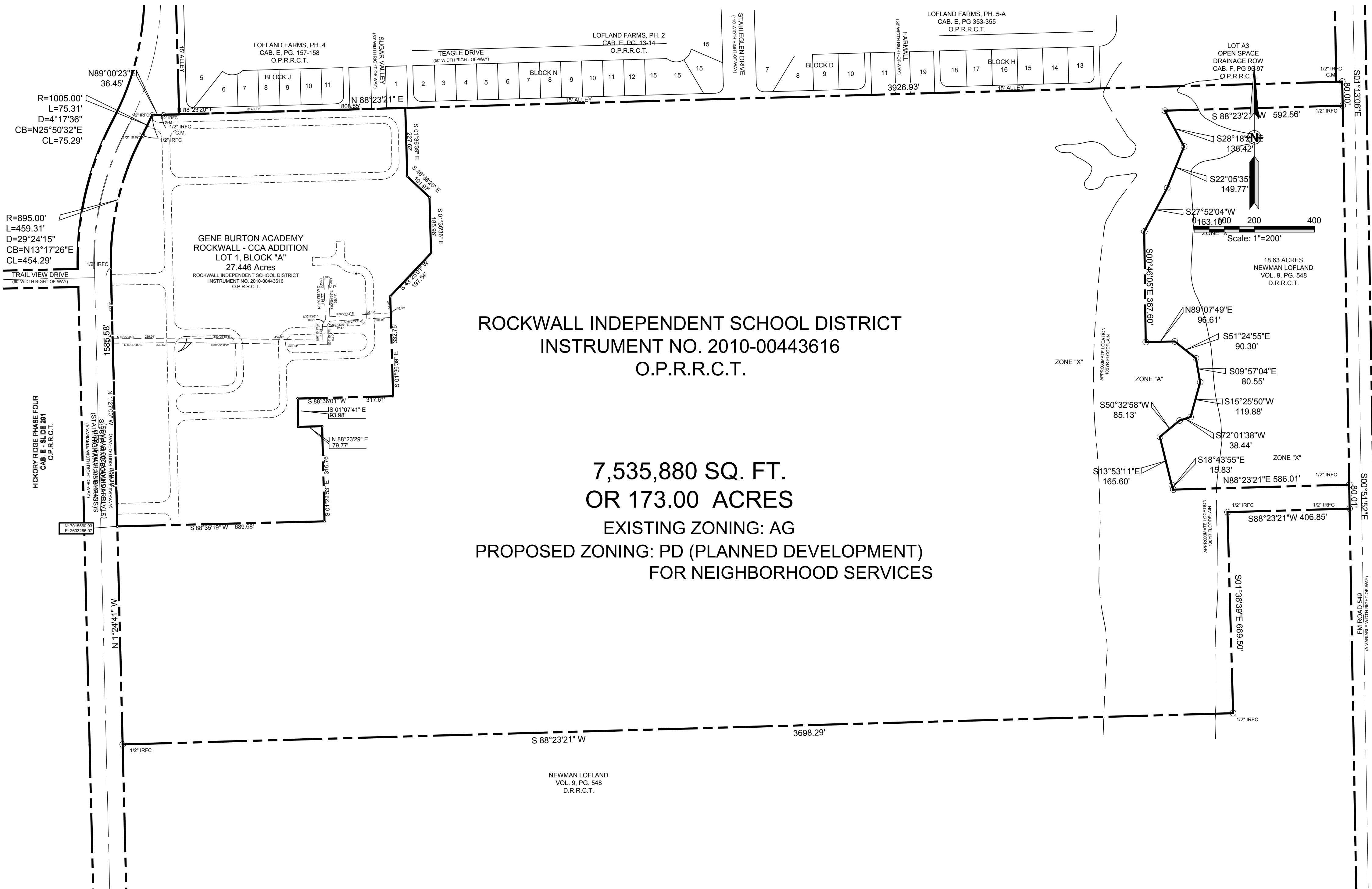
- Current Land Use
- Future Land Use
- John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

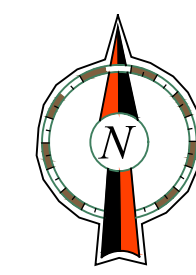
- 1 **Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
- 2 **Commercial Land Uses.** Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
- 3 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



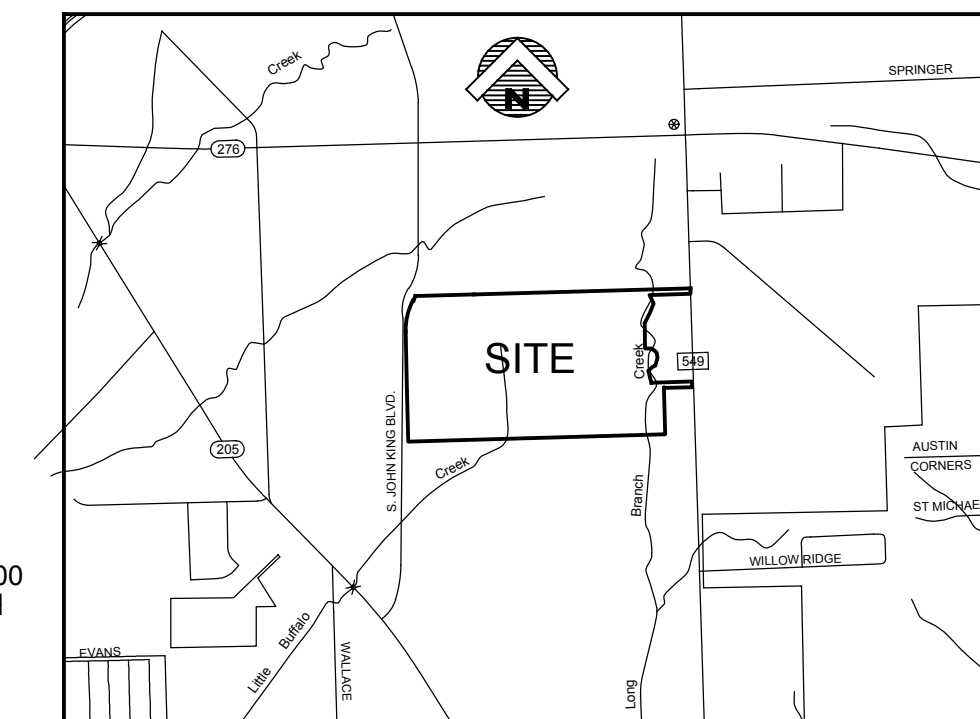


ROCKWALL INDEPENDENT SCHOOL DISTRICT
 INSTRUMENT NO. 2010-00443616
 O.P.R.R.C.T.

7,535,880 SQ. FT.
 OR 173.00 ACRES
 EXISTING ZONING: AG
 PROPOSED ZONING: PD (PLANNED DEVELOPMENT)
 FOR NEIGHBORHOOD SERVICES



0 50 100 200
 Scale: 1"=100'



VICINITY MAP
 N.T.S.
 LEGAL DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE W.H. BAIRD SURVEY, ABSTRACT NO. 25, ROCKWALL COUNTY, TEXAS, AND ALL OF THAT CERTAIN 173.00 ACRE TRACT OF LAND CONVEYED TO ROCKWALL INDEPENDENT SCHOOL DISTRICT BY DEED AS RECORDED IN INSTRUMENT NO. 2010-00443616, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS) (A VARIABLE WIDTH R.O.W.), SAME POINT BEING THE NORTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE NORTH 88° 49' 51" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 36.45 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, ALONG THE NORTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, PASSING THE SOUTHWEST CORNER OF LOFLAND FARMS, PHASE 4, AN ADDITION TO THE CITY OF ROCKWALL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, PAGE 157-158, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, A CONTINUING FOR A TOTAL DISTANCE OF 3926.93 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF FM 549 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 01° 23' 38" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, A DISTANCE OF 592.56 FEET TO A POINT FOR CORNER IN THE CENTER LINE OF CREEK;

THENCE GENERALLY IN A SOUTHERLY DIRECTION ALONG THE CENTER LINE OF SAID CREEK AS FOLLOWS THE FOLLOWING COURSES AND DISTANCES:

SOUTH 28° 29' 01" EAST, A DISTANCE OF 135.42 FEET TO A POINT FOR CORNER;
 SOUTH 21° 55' 03" WEST, A DISTANCE OF 149.77 FEET TO A POINT FOR CORNER;
 SOUTH 27° 41' 32" WEST, A DISTANCE OF 163.10 FEET TO A POINT FOR CORNER;
 SOUTH 00° 56' 37" EAST, A DISTANCE OF 367.60 FEET TO A POINT FOR CORNER;
 NORTH 88° 57' 17" EAST, A DISTANCE OF 96.61 FEET TO A POINT FOR CORNER;
 SOUTH 51° 35' 27" EAST, A DISTANCE OF 90.30 FEET TO A POINT FOR CORNER;
 SOUTH 10° 07' 36" EAST, A DISTANCE OF 80.55 FEET TO A POINT FOR CORNER;
 SOUTH 15° 15' 18" WEST, A DISTANCE OF 119.88 FEET TO A POINT FOR CORNER;
 SOUTH 71° 51' 06" WEST, A DISTANCE OF 38.44 FEET TO A POINT FOR CORNER;
 SOUTH 50° 22' 26" WEST, A DISTANCE OF 85.13 FEET TO A POINT FOR CORNER;
 SOUTH 14° 03' 43" EAST, A DISTANCE OF 165.60 FEET TO A POINT FOR CORNER;
 SOUTH 18° 54' 27" EAST, A DISTANCE OF 15.83 FEET TO A POINT FOR CORNER;

THENCE NORTH 88° 12' 49" EAST, DEPARTING THE CENTER LINE OF SAID CREEK, A DISTANCE OF 586.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING IN THE SAID WEST RIGHT-OF-WAY LINE OF FM 549

THENCE SOUTH 01° 02' 24" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 80.01 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 88° 12' 49" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID FM 549, A DISTANCE OF 406.85 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 01° 47' 11" EAST, ALONG THE EAST LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 669.50 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 88° 12' 49" WEST, ALONG THE SOUTH LINE OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 3698.29 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF SAID ROCKWALL INDEPENDENT SCHOOL DISTRICT TRACT, SAME POINT BEING IN THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS);

THENCE NORTH 01° 35' 13" WEST, ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), A DISTANCE OF 1585.58 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 895.00 FEET, A DELTA ANGLE OF 29° 24' 14", AND A CHORD BEARING AND DISTANCE OF NORTH 13° 06' 54" EAST, 454.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE RIGHT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 459.31 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1005.00 FEET, A DELTA ANGLE OF 04° 17' 37", AND A CHORD BEARING AND DISTANCE OF NORTH 25° 40' 12" EAST, 75.29 FEET;

THENCE IN A NORTHEASTERLY DIRECTION ALONG SAID CURVE TO THE LEFT AND ALONG THE EAST LINE OF SAID JOHN KING BOULEVARD (STATE HIGHWAY 205 BYPASS), AN ARC DISTANCE OF 75.31 FEET TO THE PLACE OF BEGINNING AND CONTAINING 173.00 ACRES OF COMPUTED LAND.

ROCKWALL-HEATH HIGH SCHOOL
 NINTH GRADE CENTER
 ZONING CASE XX
 JOHN M. GASS SURVEY, ABSTRACT NO. 88
 ROCKWALL I.S.D.
 76.068 ACRES

ARCHITECT: CORGAN ASSOCIATES, INC. 401 NORTH HOUSTON STREET DALLAS, TEXAS 75202 (214) 214-7571-1706 CONTACT: BEVERLY FORNOF	OWNER: ROCKWALL ISD 801 EAST WASHINGTON ST. ROCKWALL TEXAS, 75087 (469) 698-7031 CONTACT: WILLIAM SALEE	ENGINEER: GLENN ENGINEERING CORP. FIRM REG. NO. F-303 105 DECKER COURT, SUITE 910 IRVING, TEXAS 75062 TBPE FIRM NO. F-303 (972) 989-2174 CELL (972) 717-5151 OFFICE CONTACT: ROBERT HOWMAN
---	---	---

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 173.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 7-1 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25 AND LOT 1, BLOCK A, ROCKWALL CCA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-62*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and

incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF MAY, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: April 18, 2022

2nd Reading: May 2, 2022

Exhibit 'A':
Legal Description

BEING a tract of land situated in the W. H. BAIRD SURVEY, ABSTRACT NO. 25, Rockwall County, Texas and all of that certain 173.00-acre tract of land conveyed to Rockwall Independent School District by deed, as recorded in Instrument No. 2010-00443616, official public records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a ½" iron rod found for corner in the East right-of-way John King Boulevard (State Highway 205 Bypass) (a variable width R.O.W.), same point being the Northeast corner of said Rockwall Independent School District Tract;

THENCE North 88 degrees 49 minutes 51 seconds East, along the North line of said Rockwall Independent School District tract, a distance of 36.45 feet to a ½" iron rod found for corner;

THENCE North 88 degrees 12 minutes 49 seconds East, along the North line of said Rockwall Independent School District tract, passing the Southwest corner of Lofland Farms, Phase 4, an addition to the City of Rockwall, according to the plat thereof recorded in Cabinet E, Page 157-158, Official Public Records, Rockwall County, Texas, a continuing for a total distance of 3926.93 feet to a ½" iron rod found for corner, said point being in the West right-of-way line of F.M. 549 (a variable width right-of-way);

THENCE South 01 degrees 23 minutes 38 seconds East, along the West right-of-way line of said F.M. 549, a distance of 80.00 feet to a ½" iron rod found for corner;

THENCE South 88° 12' 49" West, a distance of 592.56 feet to a point for corner in the center line of creek;

THENCE generally in a Southerly direction along the center line of said creek as follows the following courses and distances:

South 28° 29' 01" East, a distance of 135.42 feet to a point for corner;
South 21° 55' 03" West, a distance of 149.77 feet to a point for corner;
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South 14° 03' 43" East, a distance of 165.60 feet to a point for corner;
South 18° 54' 27" East, a distance of 15.83 feet to a point for corner;

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THENCE South 01° 02' 24" East, along the West right-of-way line of said F.M. 549, a distance of 80.01 feet to a ½" iron rod found for corner;

THENCE South 88° 12' 49" West, departing the West right-of-way line of said F.M. 549, a distance of 406.85 feet to a ½" iron rod found for corner;

Exhibit 'A':
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THENCE North 01° 35' 13" West, along the East line of said John King Boulevard (State Highway 205 Bypass), a distance of 1585.58 feet to a ½" iron rod found for corner, said point being the beginning of a curve to the right having a radius of 895.00 feet, a delta angle of 29° 24' 14", and a chord bearing and distance of North 13° 06' 54" East, 454.29 feet;

THENCE in a Northeasterly direction along said curve to the right and along the East line of said John King Boulevard (State Highway 205 Bypass), an arc distance of 459.31 feet to a ½" iron rod found for corner, said point being the beginning of a reverse curve to the left having a radius of 1005.00 feet, a delta angle of 04° 17' 37", and a chord bearing and distance of North 25° 40' 12" East, 75.29 feet;

THENCE in a Northeasterly direction along said curve to the left and along the East line of said John King Boulevard (State Highway 205 Bypass), an arc distance of 75.31 feet to the **PLACE OF BEGINNING** and containing 173.00 acres of computed land.

Exhibit 'B':
Survey

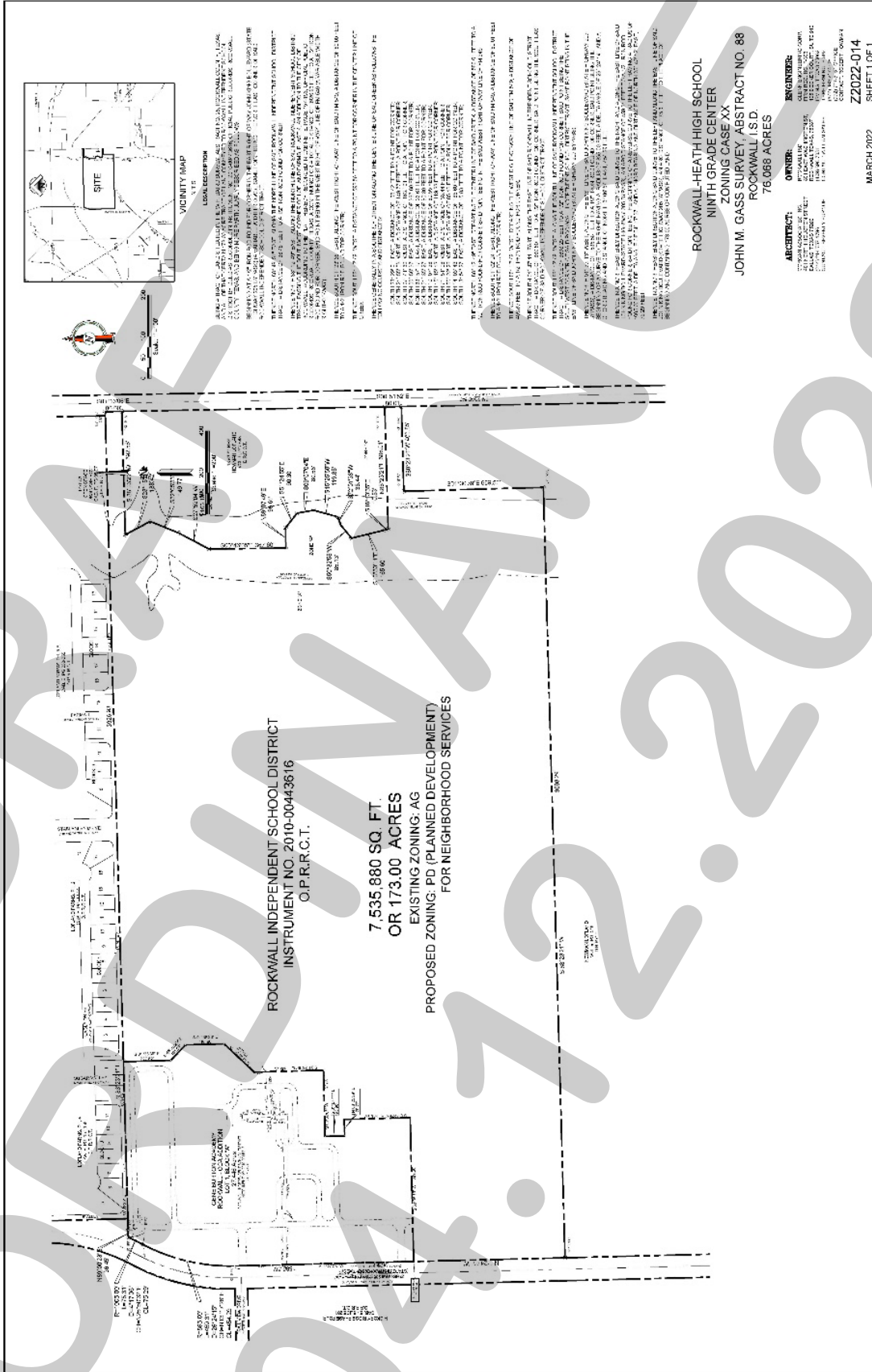


Exhibit 'C':
Development Standards

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by *Ordinance No. 20-02* and be subject to all pertinent development and land use standards for a Neighborhood Services (NS) District as specified by the Unified Development Code (UDC). All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

C.1 PURPOSE.

The purpose of this Planned Development District is to provide provisions that control the development of a *Public or Private Primary School* or a *Public or Private Secondary School* with special conditions and requirements for ancillary land uses.

C.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) *Permitted Uses*. The permitted land uses for the *Subject Property* shall be as follows:

(a) Land Uses Permitted *By-Right*:

- Public or Private Primary School ^{(1) & (2)}
- Public or Private Secondary School ^{(1) & (2)}
- Public Park or Playground
- Track or Stadium ⁽³⁾

(b) Land Uses Permitted by Specific Use Permit (SUP):

- Temporary Education Building for a Public or Private School ⁽⁴⁾
- Accessory Building for Storage

Notes:

- (1): All ancillary land uses typically associated with the development of a *Public or Private Primary School* and/or *Public or Private Secondary School* -- as determined by the *Director of Planning and Zoning* or his/her designee -- shall be permitted on the *subject property* and be subject to approval through a site plan or amended site plan by the Planning and Zoning Commission. The Planning and Zoning Commission may require screening, wing walls, and/or other design elements to minimize the impacts of any ancillary land use.
- (2): Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.
- (3): For a *Track or Stadium* with a seating capacity of less than 1,000 people. For a *Tract or Stadium* with a seating capacity of 1,000 people or greater a Specific Use Permit (SUP) shall be required to be approved by the City Council pending a recommendation from the Planning and Zoning Commission.
- (4): This land uses shall be subject to the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, special attention should be paid to the placement of any *Temporary Education Buildings* due to the residential adjacencies of the *Subject Property*. *Temporary Education Buildings* shall not be allowed in an established building setback or landscape buffer.

(2) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards

Exhibit 'C':
Development Standards

stipulated by the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

<i>Minimum Lot Width</i>	100'
<i>Minimum Lot Depth</i>	200'
<i>Minimum Lot Area</i>	1-Acre or 43,560 SF
<i>Minimum Front Yard Setback</i> ^{(1), (2) & (3)}	40'
<i>Minimum Side Yard Setback</i>	10'
<i>Minimum Rear or Side Yard Setback (Adjacent to a Street)</i>	40'
<i>Minimum Rear or Side Yard Setback Adjacent to Residential</i>	50'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'
<i>Minimum Distance Between Buildings</i> ⁽⁵⁾	15'
<i>Maximum Building Height</i> ⁽⁶⁾	40'
<i>Maximum Lot Coverage</i>	40%
<i>Minimum Required Landscaping</i>	30%

General Notes:

- ¹: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the adjacent street.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The minimum front yard building setback shall be increased to 100-feet adjacent to John King Boulevard.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Zero (0) feet with a fire rated wall.
- ⁶: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

(3) *Architectural and Building Standards*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, all buildings within the *Subject Property* shall incorporate complementary architectural styles, materials, and colors. Conformance to the intent of this requirement shall be reviewed by the Architectural Review Board (ARB) at the time of site plan.

(4) *Landscaping and Hardscape Standards*. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:

(a) *Landscape Buffer and Sidewalk (John King Boulevard)*. A minimum of a 50-foot landscape buffer shall be provided along John King Boulevard (*outside of and*

Exhibit 'C':
Development Standards

beyond any required right-of-way dedication), and shall incorporate ground cover and shrubbery along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear ten (10) foot trail shall be constructed within the 50-foot landscape buffer.

- (b) Landscape Buffer and Sidewalk (FM-549). A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A six (6) foot trail shall be constructed within the 30-foot landscape buffer.
- (c) Landscape Buffer for the Residential Adjacency Along the Northern Property Line. The northern property line shall incorporate a minimum of a 20-foot landscape buffer that includes a berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees or a combination thereof, and [3] a row of canopy trees on a minimum of 20-foot centers*) along the entire residential adjacency. Berms and shrubbery shall have a minimum height of 48-inches.
- (d) Landscape Buffer for the Residential Adjacency Along the Southern Property Line. The southern property line shall incorporate a minimum of a 20-foot landscape buffer that includes a berm and canopy trees planted on 20-foot centers along the entire residential adjacency.
- (5) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



May 9, 2022

TO: Robert Howman
Glenn Engineering Corp.
4500 Fuller Drive
Suite 220
Irving, TX 75038

CC: Will Salee
Rockwall ISD
1191 T.L. Townsend Drive
Rockwall, TX 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2022-014; *Zoning Change (AG to PD) for NS for Rockwall ISD*

Robert Howman:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on May 2, 2022. The following is a record of all recommendations, voting records and conditions of approval:

STAFF RECOMMENDATIONS

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans;
- (2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from a Quasi-Public designation to a Public designation; and,
- (3) The applicant shall be responsible for maintaining compliance with the Planned Development District ordinance; and
- (4) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On April 12, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 6-0, with Commissioner Conway absent.

CITY COUNCIL (1ST READING)

On April 18, 2022, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 6-0, with councilmember Campbell recusing herself.

CITY COUNCIL (2ND READING)

On May 2, 2022, the City Council approved a motion to approve the zoning change with the conditions of approval by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 22-24*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,



Bethany Ross
Planner

CITY OF ROCKWALL

ORDINANCE NO. 22-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT 95 (PD-95) FOR NEIGHBORHOOD SERVICES (NS) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 173.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 7-1 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25 AND LOT 1, BLOCK A, ROCKWALL CCA ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Robert Howman of Glenn Engineering Corp. on behalf of William Salee of the Rockwall Independent School District (RISD) for a change in zoning from an Agricultural (AG) District to a Planned Development District for Neighborhood Services (NS) District land uses for a 173.00-acre tract of land identified as Tract 7-1 of the W. H. Baird Survey, Abstract No. 25 and Lot 1, Block A, Rockwall CCA Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 2301 John King Boulevard, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-62*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and

incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF MAY, 2022.

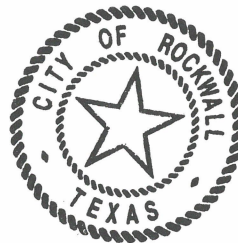


Kevin Fowler, Mayor


ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: April 18, 2022

2nd Reading: May 2, 2022

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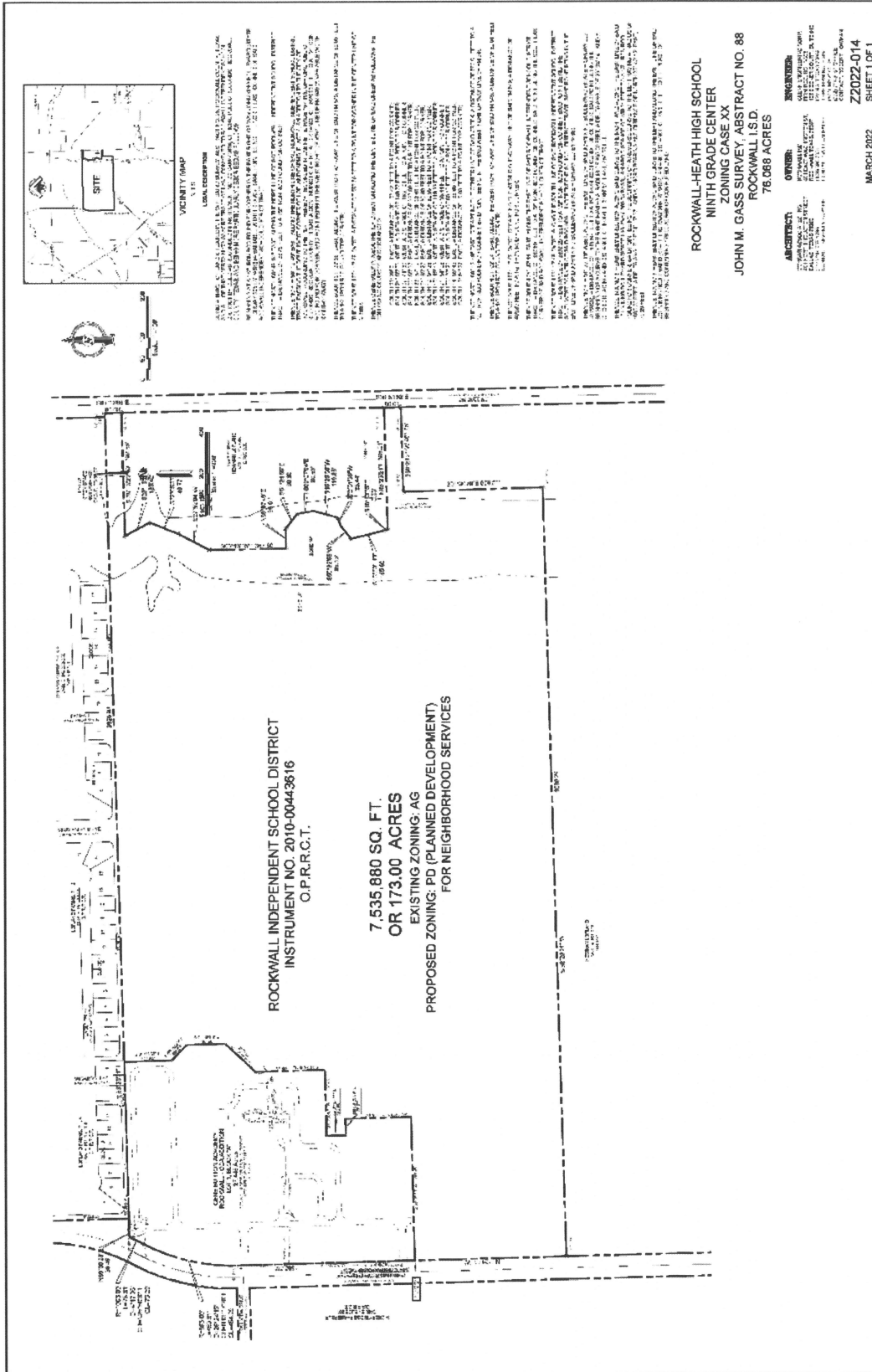


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- Accessory Building for Storage

Notes:

- ⁽¹⁾: All ancillary land uses typically associated with the development of a *Public or Private Primary School* and/or *Public or Private Secondary School* -- as determined by the *Director of Planning and Zoning* or his/her designee -- shall be permitted on the *subject property* and be subject to approval through a site plan or amended site plan by the Planning and Zoning Commission. The Planning and Zoning Commission may require screening, wing walls, and/or other design elements to minimize the impacts of any ancillary land use.
- ⁽²⁾: Adequate pick-up and drop-off areas shall be provided to ensure that street traffic/neighborhood traffic is not impeded. This shall be determined by the Director of Planning and Zoning or his/her designee at the time of site plan.
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- ⁽⁴⁾: This land uses shall be subject to the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC); however, special attention should be paid to the placement of any *Temporary Education Buildings* due to the residential adjacencies of the *Subject Property*. *Temporary Education Buildings* shall not be allowed in an established building setback or landscape buffer.

(2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205

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BY OV) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the standards depicted in *Table 1*, which are as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width	100'
Minimum Lot Depth	200'
Minimum Lot Area	1-Acre or 43,560 SF
Minimum Front Yard Setback ^{(1), (2) & (3)}	40'
Minimum Side Yard Setback	10'
Minimum Rear or Side Yard Setback (Adjacent to a Street)	40'
Minimum Rear or Side Yard Setback Adjacent to Residential	50'
Minimum Rear Yard Setback ⁽⁴⁾	10'
Minimum Distance Between Buildings ⁽⁵⁾	15'
Maximum Building Height ⁽⁶⁾	40'
Maximum Lot Coverage	40%
Minimum Required Landscaping	30%

General Notes:

- ¹: No more than one (1) full row of parking (*i.e. two [2] rows of parking with a drive aisle*) shall be allowed between the primary building façade and the right-of-way of the adjacent street.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The minimum front yard building setback shall be increased to 100-feet adjacent to John King Boulevard.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Zero (0) feet with a fire rated wall.
- ⁶: Building height may be increased up to 60-feet if approved through a Specific Use Permit (SUP) by the Planning and Zoning Commission and City Council.

- (3) Architectural and Building Standards. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Neighborhood Services (NS) District and the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, all buildings within the *Subject Property* shall incorporate complementary architectural styles, materials, and colors. Conformance to the intent of this requirement shall be reviewed by the Architectural Review Board (ARB) at the time of site plan.
- (4) Landscaping and Hardscape Standards. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by the SH-205 By-Pass Overlay (SH-205 BY OV) District, as specified by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:
 - (a) Landscape Buffer and Sidewalk (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover and shrubbery along the entire length of the frontage. Shrubby shall have a

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minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering/curvilinear ten (10) foot trail shall be constructed within the 50-foot landscape buffer.

- (b) Landscape Buffer and Sidewalk (FM-549). A minimum of a 30-foot landscape buffer shall be provided along FM-549 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A six (6) foot trail shall be constructed within the 30-foot landscape buffer.
- (c) Landscape Buffer for the Residential Adjacency Along the Northern Property Line. The northern property line shall incorporate a minimum of a 20-foot landscape buffer that includes a berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees or a combination thereof, and [3] a row of canopy trees on a minimum of 20-foot centers*) along the entire residential adjacency. Berms and shrubbery shall have a minimum height of 48-inches.
- (d) Landscape Buffer for the Residential Adjacency Along the Southern Property Line. The southern property line shall incorporate a minimum of a 20-foot landscape buffer that includes a berm and canopy trees planted on 20-foot centers along the entire residential adjacency.
- (5) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.