



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> 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 925 N. GOLIAD STREET

SUBDIVISION ISAAC PENA ADDITION

LOT

1

BLOCK

A

GENERAL LOCATION

Prop. ID: 71940

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

CURRENT ZONING RO / PD-50

CURRENT USE R/O

PROPOSED ZONING Amending PD-50

PROPOSED USE General Personal Service - SUP

ACREAGE 1.0

LOTS [CURRENT]

1.0

LOTS [PROPOSED]

—

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

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

OWNER CFPC INVESTMENTS, LLC

APPLICANT

CONTACT PERSON CARI FOOTE

CONTACT PERSON

ADDRESS P.O. BOX 1731 MARBLE FALLS

ADDRESS

CITY, STATE & ZIP Tx. 78654

CITY, STATE & ZIP

PHONE 830. 798. 5884

PHONE

E-MAIL CFOOTE@PROFESSIONAL COUNSELING.US

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

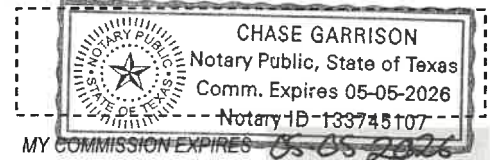
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 25.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 2023 BY SIGNING THIS APPLICATION, 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 10 DAY OF September, 2023

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# DEVELOPMENT APPLICATION

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

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 925 N. GOLIAD STREET  
 SUBDIVISION: ISAAC PENA ADDITION LOT: 1 BLOCK: A  
 GENERAL LOCATION: \_\_\_\_\_ Prop. ID: 71940

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

CURRENT ZONING: RO / PD-50 CURRENT USE: R/O  
 PROPOSED ZONING: Amending PD-50 PROPOSED USE: General Personal Service - SUP  
 ACREAGE: 1.0 LOTS [CURRENT]: 1.0 LOTS [PROPOSED]: —

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

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

OWNER: CFPC INVESTMENTS, LLC  APPLICANT: \_\_\_\_\_  
 CONTACT PERSON: CARI FOOTE CONTACT PERSON: \_\_\_\_\_  
 ADDRESS: P.O. BOX 1731 MARBLE FALLS ADDRESS: \_\_\_\_\_  
 CITY, STATE & ZIP: Tx. 78654 CITY, STATE & ZIP: \_\_\_\_\_  
 PHONE: 830. 798. 5884 PHONE: \_\_\_\_\_  
 E-MAIL: CFOOTE@PROFESSIONAL COUNSELING.US E-MAIL: \_\_\_\_\_

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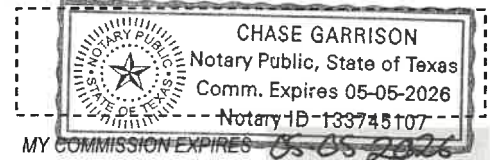
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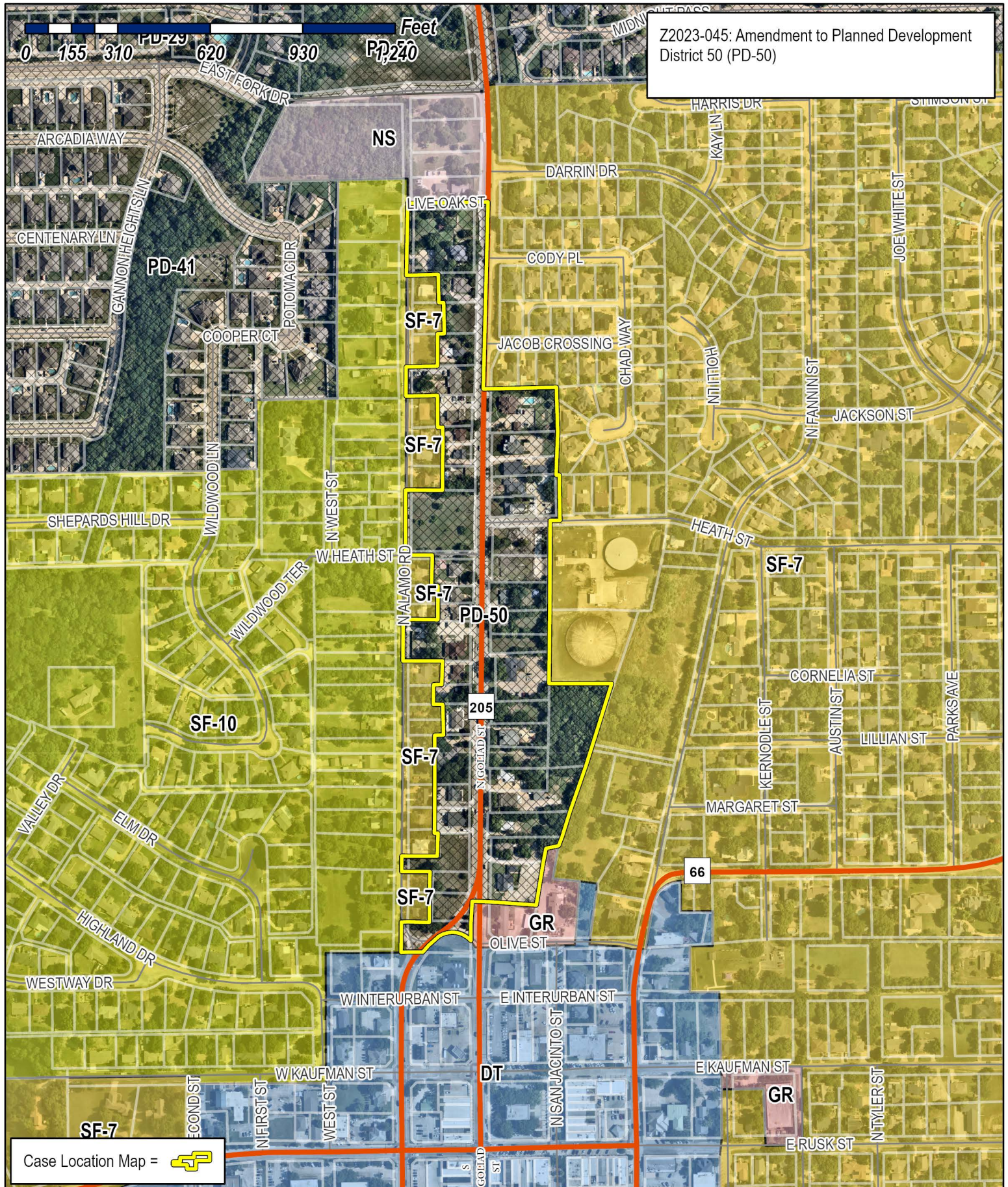
OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Z2023-045: Amendment to Planned Development District 50 (PD-50)



Case Location Map =



# City of Rockwall

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

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

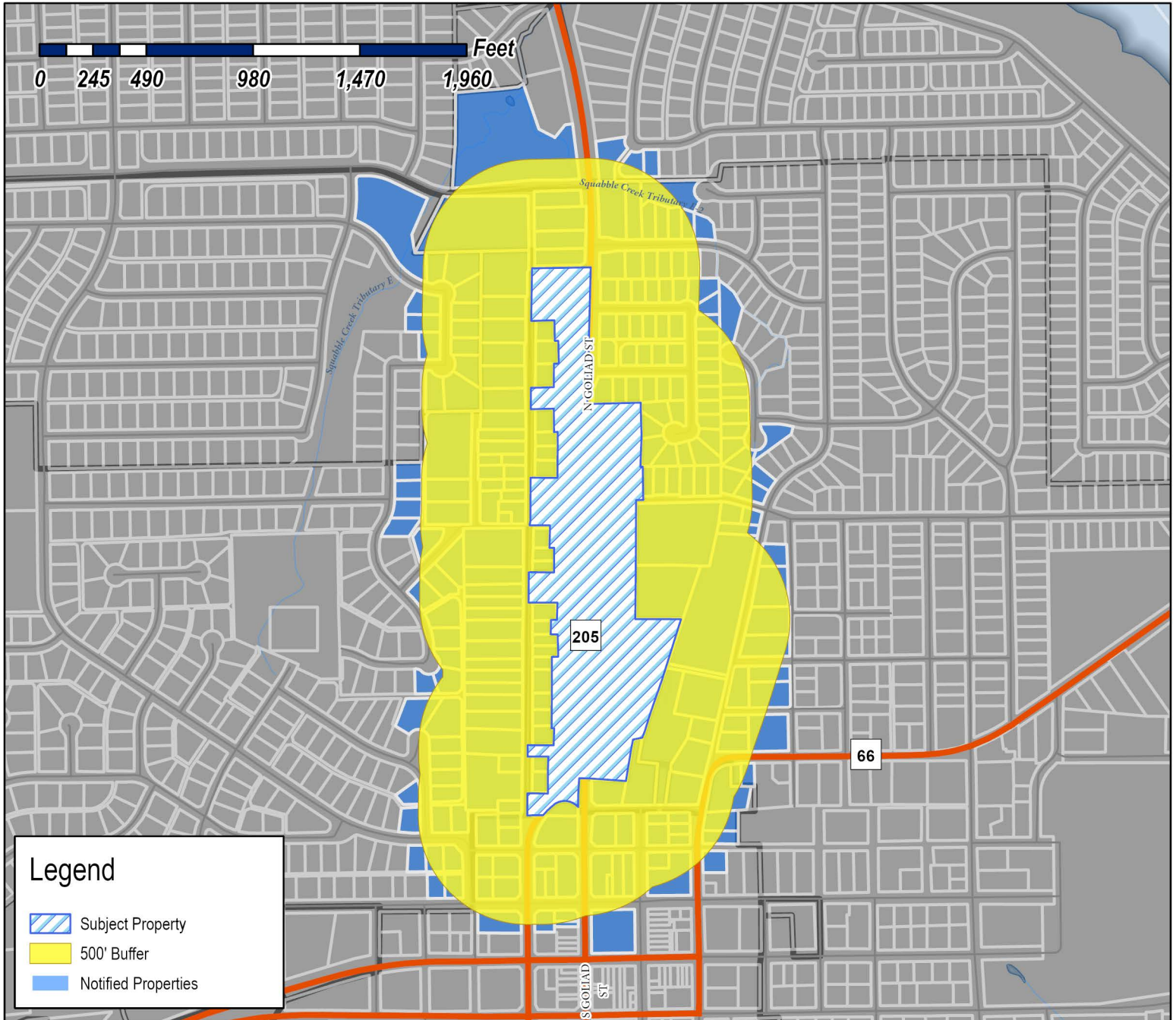




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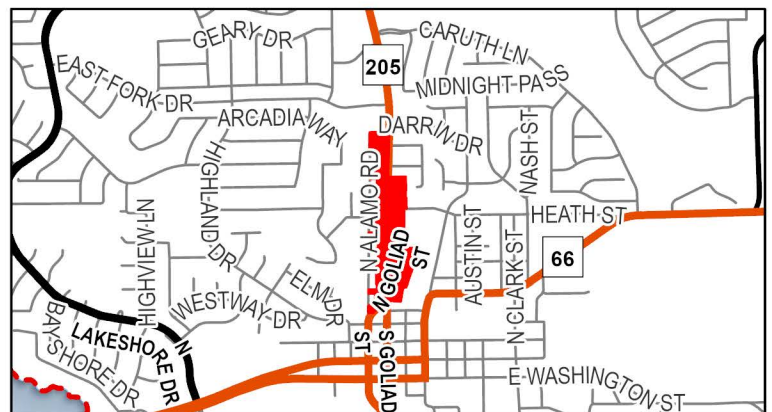
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**Case Number:** Z2023-045  
**Case Name:** Amendment to PD-50  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)

**Date Saved:** 9/13/2023

For Questions on this Case Call: (972) 771-7746

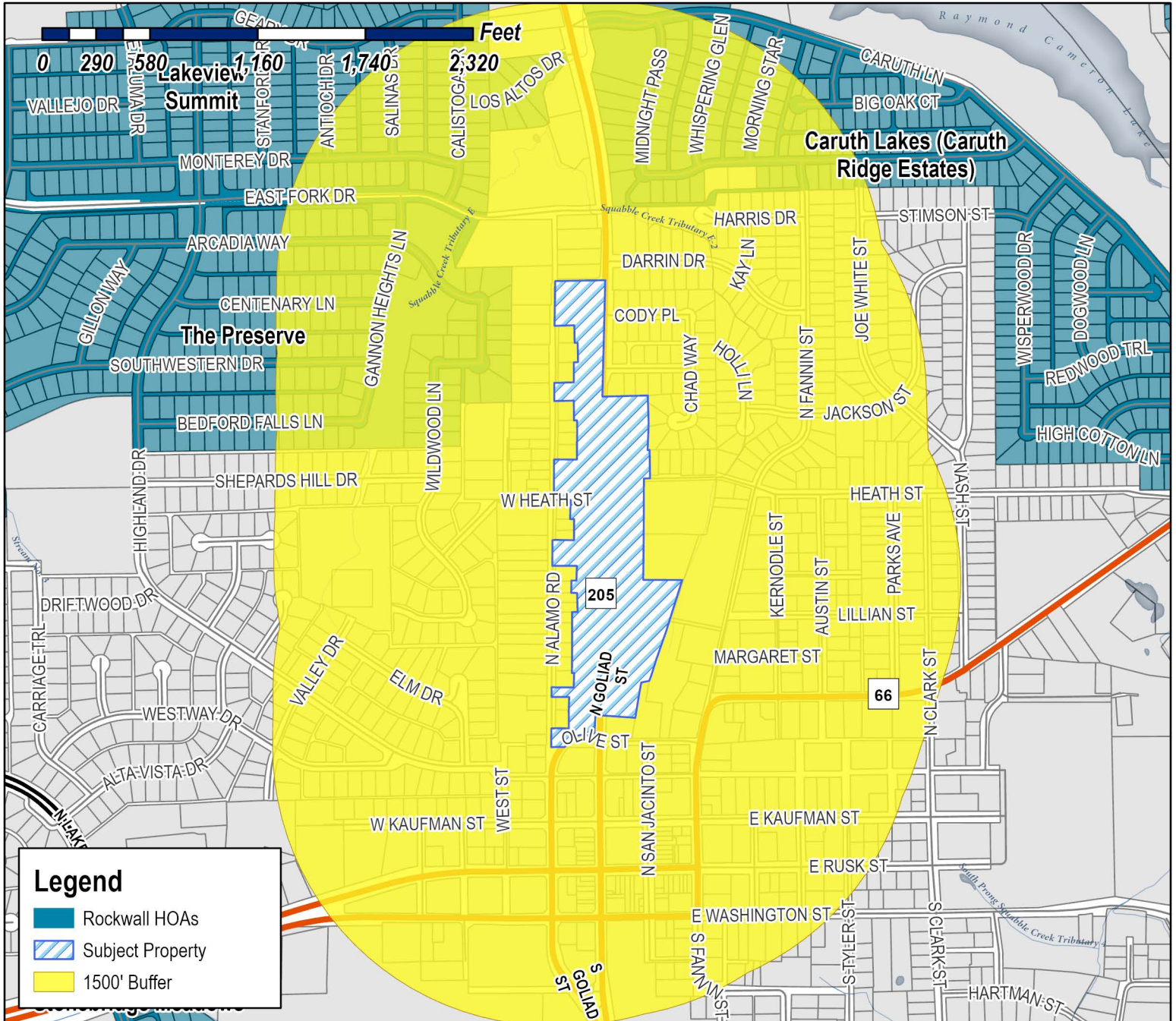




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 For Questions on this Case Call (972) 771-7745



RESIDENT  
100 E HEATH  
ROCKWALL, TX 75087

RESIDENT  
1001 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
1001 N GOLIAD  
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB  
1003 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
1005 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
101 E RUSK  
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX  
1010 HOLLI LANE  
ROCKWALL, TX 75087

RESIDENT  
102 W KAUFMAN  
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN  
104 RUSH CREEK  
HEATH, TX 75032

RESIDENT  
104 W KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

LOFLAND WILLIAM B  
105 E KAUFMAN ST  
ROCKWALL, TX 75087

105 N ALAMO LLC  
105 N ALAMO  
ROCKWALL, TX 75032

WIMPEE JOE  
105 W KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
106 W KAUFMAN  
ROCKWALL, TX 75087

MANLEY MICHAEL J AND MARY F  
1065 MIDNIGHT PASS  
ROCKWALL, TX 75087

RESIDENT  
107 E KAUFMAN  
ROCKWALL, TX 75087

MORGAN JEFFREY E  
1071 MIDNIGHT PASS  
ROCKWALL, TX 75087

ADDIS RUTH  
1079 MIDNIGHT PASS  
ROCKWALL, TX 75087

RESIDENT  
108 INTERURBAN  
ROCKWALL, TX 75087

RESIDENT  
109 E KAUFMAN  
ROCKWALL, TX 75087

CURANOVIC JOHN  
109 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
109 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
111 N GOLIAD ST  
ROCKWALL, TX 75087

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN  
113 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
115 E HEATH ST  
ROCKWALL, TX 75087

STORY CATHERINE C  
117 E HEATH ST  
ROCKWALL, TX 75087

GARRISON MONA AND RONALD  
119 E HEATH STREET  
ROCKWALL, TX 75087

SFR TEXAS ACQUISITIONS 3 LLC  
120 S RIVERSIDE PLAZA #2000  
CHICAGO, IL 60606

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

FITE CENTRE LLC  
1200 FRONTIER TRAIL  
ROCKWALL, TX 75032

RAC OF ROCKWALL LLC  
1220 CRESTCOVE  
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

380 PROPERTY INC  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

LEAL CAROL RHEA  
1307 RIDGE ROAD #2317  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
1355 CLUBHILL DR  
ROCKWALL, TX 75087

LOZANO MANUEL A  
1388 S FM 740  
HEATH, TX 75126

VANDERSLICE R D AND LYNN  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
1408 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

MILNER JOHN R AND SHARON G  
1521 COUNTY ROAD 3327  
GREENVILLE, TX 75402

RAYWAY PROPERTIES LLC  
1572 N MUNSON RD  
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI  
16713 MEADOWBROOK BV  
FORNEY, TX 75126

CGC GROUP INC  
1690 LAKE FOREST DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ARISTA KAUFMAN LLC  
1717 MAIN STREET SUITE 2950  
DALLAS, TX 75201

BARNETT JOSEPH RODNEY & LADONNA  
1855 HIDDEN HILLS  
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW  
192 JACOB CROSSING  
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S  
193 JACOB CROSSING  
ROCKWALL, TX 75087

BLACK SHIRLEY M  
193 PORT SAINT CLAIRE  
ARANSAS PASS, TX 78336

RESIDENT  
194 CODY PLACE  
ROCKWALL, TX 75087

CROY DANNY L  
195 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
196 JACOB CROSSING  
ROCKWALL, TX 75087

STEWART DEBORAH LYNN  
196 DARRIN DR  
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO  
197 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
198 CODY PLACE  
ROCKWALL, TX 75087

KANSIER GAYLE  
198 DARRIN DR  
ROCKWALL, TX 75087



DOOLEY RHONDA N  
19801 E 86TH ST N  
OWASSO, OK 74055

RESIDENT  
199 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
199 JACOB CROSSING  
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN  
199 CODY PLACE  
ROCKWALL, TX 75087

917 PROPERTIES LLC  
2 MANOR COURT  
HEATH, TX 75032

VANILLA BEAN PROPERTIES, SERIES 5 LLC  
2 MANOR COURT  
HEATH, TX 75032

RESIDENT  
200 JACOB CROSSING  
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN  
200 DARRIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

MCWHIRTER CRAIG L  
201 DARRIN DR  
ROCKWALL, TX 75087

COMMUNITY BANK  
201 E KAUFMAN ST  
ROCKWALL, TX 75087

CITY LIFT STATION  
201 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
201 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
202 INTERURBAN ST  
ROCKWALL, TX 75087

MILLER ROBERT AND KATY  
202 CODY PL  
ROCKWALL, TX 75087

GANDY GEORGIA KNEL  
202 DARRIN DR  
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA  
202 E HEATH  
ROCKWALL, TX 75087

RESIDENT  
202 N WEST ST  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 NORTH SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
203 JACOB CROSSING  
ROCKWALL, TX 75087

CLAY KAREN L  
203 CODY PL  
ROCKWALL, TX 75087

DAVIS ROBERT C  
203 DARRIN  
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA  
203 E HEATH ST  
ROCKWALL, TX 75087

CANO OSCAR & NANCY  
203 N. ALAMO RD  
ROCKWALL, TX 75087

NELSON THERESE D  
204 DARRIN DR  
ROCKWALL, TX 75087

HATCHER MATTHEW S & IRENE  
204 HARRIS DR  
ROCKWALL, TX 75087

PHILLIPS TERESA  
204 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
204 N WEST ST  
ROCKWALL, TX 75087

RESIDENT  
204 W HEATH ST  
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC  
2040 N BELT LINE RD STE 400  
MESQUITE, TX 75150

DRAKE EDWARD J II & JENNIFER R  
205 DARRIN DRIVE  
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON  
2054 BRUCE RD  
MARTIN, GA 30557

RESIDENT  
206 CODY PLACE  
ROCKWALL, TX 75087

RUDOLPH COLLIN J  
206 DARRIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
206 N FANNIN ST  
ROCKWALL, TX 75087

PRITCHETT JOHNETTA  
206 W HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
207 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
207 JACOB CROSSING  
ROCKWALL, TX 75087

MITCHELL KELLI A &  
RYAN S WENZEL  
207 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
208 JACOB CROSSING  
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC  
208 SUMMIT RIDGE  
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES  
208 W HEATH ST  
ROCKWALL, TX 75087

HENSON ORA LOUISE  
209 DARRIN DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
210 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
211 JACOB CROSSING  
ROCKWALL, TX 75087

CALDWELL KARISSA A  
211 CODY PLACE  
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH  
212 JACOB XING  
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L  
214 CODY PL  
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S  
2146 HARRELL STREET  
GREENVILLE, TX 75402

MURRAY JOHN DAVID  
215 CODY PLACE  
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R  
2175 LAKE FOREST DR  
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA  
219 CODY PL  
ROCKWALL, TX 75087

KHATER CHARLES ETUX  
2368 E FM 552  
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC  
240 WILLOWCREST  
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC  
242 C NATIONAL DR  
ROCKWALL, TX 75032

LAURENCE CROSSING LLC  
2500 DISCOVERY BLVD SUITE 300  
ROCKWALL, TX 75032

LAURENCE CROSSING LLC  
2500 DISCOVERY BLVD SUITE 300  
ROCKWALL, TX 75032

HOLLON GREGORY D  
2778 S FM 549  
ROCKWALL, TX 75032

WEST MICHAEL  
299 SHENNENDOAH LANE  
ROCKWALL, TX 75087

RESIDENT  
301 HIGHLAND DR  
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST  
301 COOPER COURT  
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R  
301 MARGARET ST  
ROCKWALL, TX 75087

BEDFORD TERRI W  
301 N ALAMO RD  
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC  
301 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
301 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
301 N SAN JACINTO  
ROCKWALL, TX 75087

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S  
302 ARCADIA WAY  
ROCKWALL, TX 75087

LOFTUS GERALDINE J  
302 E MARGARET ST  
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN  
302 ELM DRIVE  
ROCKWALL, TX 75087

WARREN PEGGY E  
302 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
302 N FANNIN ST  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L  
302 N SAN JACINTO ST  
ROCKWALL, TX 75087

CRANE KATHERINE LYNN  
302 W KAUFMAN ST  
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE  
3021 RIDGE RD SUITE A BOX 93  
ROCKWALL, TX 75032

SMITH WENDY  
303 DERICK DR  
FATE, TX 75189

WILLIAMS RONALD DAVID AND PATRICIA  
303 ELM DR  
ROCKWALL, TX 75087

WHITE SANDRA JEAN  
303 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
303 N ALAMO  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

ADAMS-ROMANO KEVIN PATRICK & JULLIAN  
ROSE  
303 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
304 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
304 WILLIAMS ST  
ROCKWALL, TX 75087

GLASS KATHLEEN J  
304 ELM DR  
ROCKWALL, TX 75087

RESIDENT  
304 N SAN JACINTO  
ROCKWALL, TX 75087

ODEN STORMIE E AND TAYLOR C  
304 WEST KAUFMAN STREET  
ROCKWALL, TX 75087

WHITE RUNELLE  
305 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
305 N FANNIN ST  
ROCKWALL, TX 75087

KING BOBBY R ETUX  
305 WILDWOOD LN  
ROCKWALL, TX 75087

RESIDENT  
306 WILLIAMS ST  
ROCKWALL, TX 75087

BELL MARY NELL  
306 ELM DR  
ROCKWALL, TX 75087

STANLEY PAUL & SHERI  
306 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
306 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
307 N FANNIN ST  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
308 FANNIN  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
308 ELM DR  
ROCKWALL, TX 75087

NJK ENTERPRISES LLC  
31 ORLEANS CIRCUIT  
CECIL HILLS SYDNEY, NSW 2171 AUSTRALIA,

GATES CHARLES H & BRENDA F  
310 ELM DR  
ROCKWALL, TX 75087

RESIDENT  
312 ELM DR  
ROCKWALL, TX 75087

UNION BANK & TRUST CO  
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD  
REV TRUST  
312 CENTRAL AVE SE, STE 508  
MINNEAPOLIS, MN 55414

HARKLAU CAROLINE  
312 DARTBROOK  
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC  
312 DARTBROOK  
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M  
317 COOPER STREET  
ROCKWALL, TX 75087

WEAST BRIAN J AND  
CYNTHIA C BROWN  
318 ARCADIA WAY  
ROCKWALL, TX 75087

WEBER MARY JANE  
318 COOPER CT  
ROCKWALL, TX 75087

HEALDAN GROUP INC  
3460 MARRON RD SUITE 103-144  
OCEANSIDE, CA 92056

SNEAK PEAK HOMES LLC  
3483 TIMBERVIEW RD  
DALLAS, TX 75229

RB40 INVESTMENTS LLC  
400 CHIPPENDALE DRIVE  
HEATH, TX 75032

TURNER KYLE RADEY  
4002 BROWNSTONE CT  
DALLAS, TX 75204

KMA LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
401 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
401 N FANNIN ST  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

MONTGOMERY CAMERON K AND AMY E  
404 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
405 N ALAMO  
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL  
EDWARD  
405 N FANNIN STREET  
ROCKWALL, TX 75087

RESIDENT  
405 N GOLIAD  
ROCKWALL, TX 75087

JONES GERWYN AND JANE  
406 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200  
DARRIN DRIVE  
407 CASTLE PINES DRIVE  
HEATH, TX 75032

DAVENPORT RENTAL PROPERTIES LLC  
407 CASTLE PINES DRIVE  
HEATH, TX 75032

HOWELL RONALD & MICHELE  
434 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE  
4756 SECRET COVE LANE  
HEATH, TX 75032

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

BAF 3 LLC  
5001 PLAZA ON THE LAKE SUITE 200  
AUSTIN, TX 78746

RESIDENT  
501 KERNODLE  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
501 CAMP CREEK RD  
ROCKWALL, TX 75087

RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
501 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
502 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

SMITH MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

WOODARD CARL E ET UX  
502 WILDWOOD TER  
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC  
5023 PARKVIEW PLACE  
ADDISON, TX 75001

RESIDENT  
503 N ALAMO  
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN  
503 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

NASH M CALVIN ETUX  
504 WILDWOOD TER  
ROCKWALL, TX 75087

RESIDENT  
505 WILDWOOD TERRACE  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC  
505 N GOLIAD STREET  
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L  
506 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
506 N GOLIAD  
RESIDENT, TX 75087

HICKERSON JON D  
506 WILDWOOD TER  
HICKERSON JON D, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
507 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
508 N ALAMO  
ROCKWALL, TX 75087

HAM JOSHUA L  
512 HIGHVIEW LANE  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

JENNIFER'S HOMES INC  
519 E INTERSTATE 30 #442  
ROCKWALL, TX 75087

FANG PROPERTIES LLC  
536 LOMA VISTA  
HEATH, TX 75032

SIDDALL RYAN AND  
TAYLOR GILSTRAP  
5469 JEFFERSON DR  
SACHSE, TX 75048

FRENCH MELISSA AND JACOB AARON  
5582 YARBOROUGH DR  
FORNEY, TX 75126

WYLIE KIMBERLY  
5904 COUNTY ROAD 2592  
ROYSE CITY, TX 75189

STAR 2022 SFR3 BORROWER LP  
591 WEST PUTNAM AVE  
GREENWICH, CT 6830

GEN 39:2-6 LLC  
599 BORDEAUX DRIVE  
ROCKWALL, TX 75087

RESIDENT  
601 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

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

HANSARD STANLEY E ETUX DALE  
602 WILDWOOD LN  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

KENDALL JESSICA  
604 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

POINTER PRICE  
605 NAKOMA DR  
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA  
606 WILDWOOD LN  
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN  
ELISE  
<Null>  
607 KERNODLE ST <Null>  
ROCKWALL, TX 75087

BELL ZACHARY A AND ELIZABEH H  
608 WILDWOOD LN  
ROCKWALL, TX 75087

SIENTY RYAN FAIN  
6182 COUNTY RD 4400  
COMMERCE, TX 75428

ROY LAWRENCE HANCE JR TRUST  
ROY LAWRENCE HANCE JR- TRUSTEE  
6946 SPERRY STREET  
DALLAS, TX 75214

CASTRO MICHAEL AND RENE  
700 WINDSONG LN  
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC  
7005 CHASE OAKS BLVD SUITE 180  
PLANO, TX 75025

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

TIBBETTS ELAINE  
703 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

ZIMMERMAN CAROLYN  
705 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A  
<Null>  
7814 KILLARNEY LANE <Null>  
ROWLETT, TX 75089

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

MASON MARK S & TAMARA M  
802 POTOMAC DRIVE  
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M  
803 KERNODLE ST  
ROCKWALL, TX 75087

KUCERA TIMOTHY M  
803 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
804 N GOLIAD STREET  
ROCKWALL, TX 75087

MBK3 PROPERTY HOLDING CO LLC  
804 TRUMPETER WAY  
ROCKWALL, TX 75032

BUSHNELL MICHAEL S & TIFFANIE C  
805 KERNODLE ST  
ROCKWALL, TX 75087

NAVARRO FRANCISCO OCHOA AND  
MELISSA ANN REDD  
805 N ALAMO RD  
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA  
805 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
806 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
807 N ALAMO RD  
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R  
807 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
807 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
808 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
808 N GOLIAD  
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE  
809 COUNTY CLUB DRIVE  
HEATH, TX 75032

MARTINEZ RAQUEL P  
809 N GOLIAD ST  
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M  
810 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
810 N GOLIAD  
ROCKWALL, TX 75087

AOUN PIERRE E  
811 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
812 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
812 N GOLIAD  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN  
818 POTOMAC DR  
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID  
834 POTOMAC DR  
ROCKWALL, TX 75087

MCCULLEY DARREN WAYNE AND MICHELE  
837 POTOMAC DRIVE  
ROCKWALL, TX 75087

WAY FAMILY TRUST  
8441 S FM ROAD 549  
ROCKWALL, TX 75032

KUNJACHEN BLESSY AND SHIBU  
852 POTOMAC DRIVE  
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD  
853 POTOMAC DRIVE  
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L  
868 POTOMAC DRIVE  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
880 SHORES BLVD  
ROCKWALL, TX 75087

INGLES CRISTINA LA SAIGNE  
901 N ALAMO  
ROCKWALL, TX 75087

CROWDER GERALDINE  
901 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
902 N GOLIAD <Null>  
ROCKWALL, TX 75087



EAGLE SEIKI SALES LTD  
C/O ELIZABETH BURKS  
902 PALO PINTO ST  
WEATHERFORD, TX 76086

MOMSEN KIMBERLY  
903 N ALAMO ROAD  
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD  
903 NORTH FANNIN STREET  
ROCKWALL, TX 75087

RESIDENT  
904 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
905 N ALAMO ST  
ROCKWALL, TX 75087

RESIDENT  
905 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
905 N WEST ST  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
906 N GOLIAD  
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA  
906 N WEST  
ROCKWALL, TX 75087

RESIDENT  
907 N GOLIAD ST  
ROCKWALL, TX 75087

JC GAERLAN LLC  
907 NORTH ALAMO ROAD  
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN  
908 N ALAMO RD  
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC  
908 N GOLIAD ST  
ROCKWALL, TX 75087

MARTINKUS NICOLE  
908 N WEST ST  
ROCKWALL, TX 75087

MOLINA JOE C II  
909 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
909 N GOLIAD  
ROCKWALL, TX 75087

MCFADIN SARA TERESA  
909 N WEST STREET  
ROCKWALL, TX 75087

ZAVALA VICTOR V  
910 N ALAMO RD  
ROCKWALL, TX 75087

PERRY RUBY DELL  
910 N WEST ST  
ROCKWALL, TX 75087

WHITE TIMOTHY E  
9104 PRIVATE ROAD 2325  
TERRELL, TX 75160

LEWIS BEN  
911 N ALAMO  
ROCKWALL, TX 75087

RECSA LLC  
911 NORTH GOLIAD  
ROCKWALL, TX 75087

JONES PAMELA J  
912 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
912 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
913 N ALAMO RD  
ROCKWALL, TX 75087

BAXTER JAKE STEPHEN AND CATHERINE  
ELIZABETH  
915 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
915 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
917 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
917 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
918 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N GOLIAD  
ROCKWALL, TX 75087

BELANGER CORKY  
921 N ALAMO RD  
ROCKWALL, TX 75087

BARRY BARBARA  
922 N ALAMO RD  
ROCKWALL, TX 75087

HUDSON SHELI O  
923 N ALAMO  
ROCKWALL, TX 75087

CHAVEZ ENRIQUE  
923 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
924 N ALAMO  
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND  
MICHAEL CRAWFORD  
925 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
925 N GOLIAD  
ROCKWALL, TX 75087

PRECISION GLOBAL CORPORATION  
9330 LBJ FREEWAY SUITE 900  
DALLAS, TX 75243

TAILLAC JEAN ANTHONY  
944 CHAD WAY  
ROCKWALL, TX 75087

RICE JOSHUA M  
947 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
948 CHAD WAY  
ROCKWALL, TX 75087

CORENO FRANCISCO R  
951 CHAD WAY  
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D  
952 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
955 CHAD WAY  
ROCKWALL, TX 75087

ALLEN MARK C AND  
DONNA K BOYD  
956 CHAD WAY  
ROCKWALL, TX 75087

LEFTEROV MARTIN AND  
JESSICA LADD  
960 CHAD WAY  
ROCKWALL, TX 75087

TO TUAN QUOC  
964 CHAD WAY  
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE  
968 CHAD WAY  
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R  
974 CHAD WAY  
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY  
975 N ALAMO RD  
ROCKWALL, TX 75087

LOWRY BRENDA  
978 CHAD WAY  
ROCKWALL, TX 75087

CLARK RYAN W & AMY B  
982 CHAD WAY  
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K  
986 CHAD WAY  
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A  
990 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
993 HOLLI LN  
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE  
994 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
995 HOLLI LN  
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE  
997 HOLLI LN  
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE  
998 CHAD WAY  
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE  
998 HOLLI LN  
ROCKWALL, TX 75087

NELSON MICHAEL D  
999 HOLLI LN  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

BOWEN JAMES A  
P.O. BOX 385  
CADDO MILLS, TX 75135

ODOM JAY & ALISON  
P.O. BOX 578  
ROCKWALL, TX 75087

THE PRESERVE HOMEOWNERS ASSOCIATION  
INC  
P.O. BOX 702348  
DALLAS, TX 75370

K'S ADVERTISING DALLAS INC THE  
PO BOX 1238  
ROCKWALL, TX 75087

BUTCHER MELVIN R  
PO BOX 147  
QUINLAN, TX 75474

CFPC INVESTMENTS LLC  
PO BOX 1731  
MARBLE FALLS, TX 78654

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

WOMEN IN NEED INC  
PO BOX 349  
GREENVILLE, TX 75403

MILE HIGH BORROW 1 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

PRINGLE PHYLLIS M  
PO BOX 584  
ROCKWALL, TX 75087

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

RUTH DOWER LIVING TRUST DATED JUNE 3,  
2014  
RUTH DOWER TRUSTEE  
PO BOX 871239  
MESQUITE, TX 75187

CITY OF ROCKWALL

ORDINANCE NO. 17-19

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO ALLOW AN ANIMAL CLINIC FOR SMALL ANIMALS LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by David Falls requesting the approval of an amendment to Planned Development District 50 (PD-50) and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall for the purpose of amending the permitted land uses to allow for the addition of an *Animal Clinic for Small Animals* land use to be permitted by a Specific Use Permit (SUP) within a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 50 (PD-50), 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 Planned Development District 50 (PD-50) and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-15*;

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

**SECTION 3.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Section 4.2, *Residential Office (RO) District*, of Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

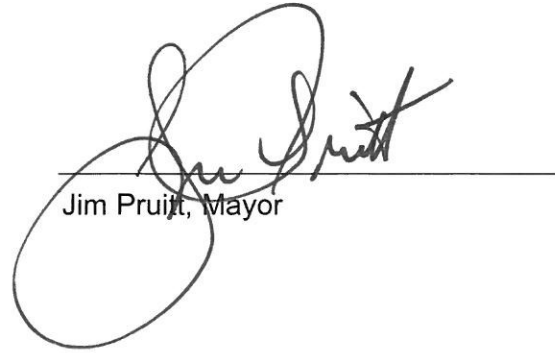
**SECTION 4.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**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 [*Ordinance No. 04-38*], 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 [*Ordinance No. 04-38*] of 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 [*Ordinance No. 04-38*] (*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;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 17<sup>th</sup> DAY OF APRIL, 2017.**

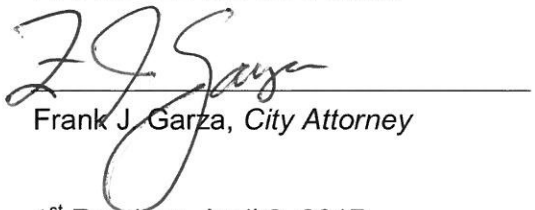


Jim Pruitt, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**



Frank J. Garza, City Attorney

1<sup>st</sup> Reading: April 3, 2017

2<sup>nd</sup> Reading: April 17, 2017

**EXHIBIT 'A':**  
*Legal Description*

**BEGINNING** at a point in the northwest corner of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** easterly 211.13' along the south right of way of Live Oak Street for a corner;

**THENCE** southerly 598.12' along the west right of way of Goliad Street (SH-205);

**THENCE** east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** east 220' following the north property line of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** southerly 441.42' following the east property lines of lots fronting Goliad Street to a point on the north right of way of Heath Street;

**THENCE** west 39.54' along the north right of way of Heath Street;

**THENCE** southerly following along the east property lines of lots fronting Goliad Street 562.59' to a point being the northwest corner of B.F. Boydston Survey, Block 123, Lot F (604 N Goliad Street);

**THENCE** east 210.09' along the north property line of said Block 123, Lot F for a corner;

**THENCE** southerly 289.31' along the eastern property line of said Block 123, Lot F for a corner;

**THENCE** southerly 519.9' following along the east property lines of lots fronting Goliad Street to a point being the southeast corner of B.F. Boydston Survey, Block 123, Lot B (406 N. Goliad Street);

**THENCE** west 215.11' along the south property line of said Block 123, Lot B (406 N. Goliad Street) and crossing to a point on the west right of way of Goliad Street;

**THENCE** southerly 170.59' following along the west right of way of Goliad Street to a point being the southeast corner of Block 17, Lot 15 of the Amick Addition (401-403 N. Goliad Street);

**THENCE** west 210' along the south property line of said Block B, Lot 15 of the Amick Addition for a corner;

**THENCE** northerly 101.05' along the west property line of said Block 17, Lot 15 of the Amick Addition;

**THENCE** easterly 70.83' along the north property line of Block 17, Lot 15 of the Amick Addition;

**THENCE** north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

**THENCE** west 72.99' along the south property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** northerly 51.75' along the west property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** easterly 97.01' along the north property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** northerly 754.05' following along the west property lines of lots fronting Goliad Street to a point in the south property line of Block 23A, Lot 34 of the Amick Addition (803 N. Goliad Street);

**THENCE** west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

**EXHIBIT 'A':**  
*Legal Description*

**THENCE** northerly 139.55' along the east right of way of N. Alamo Street;

**THENCE** east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition (805. N. Goliad Street) to a point;

**THENCE** northerly 250.95' following along the west property lines of lots fronting N. Goliad Street and crossing to the north right of way of Heath Street for a corner;

**THENCE** west 70.51' along the north right of way of Heath Street for a corner;

**THENCE** northerly 205. 32' along the east right of way of N. Alamo Street;

**THENCE** easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

**THENCE** northerly 334.45' following along the west property line of lots fronting Goliad Street to a point on the south property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** west 85.69' along the south property line of Block 29 of the Garner Addition (915 N. Goliad Street) to the east right of way of Alamo Street;

**THENCE** northerly 98.02' along the east right of way of Alamo Street for a point;

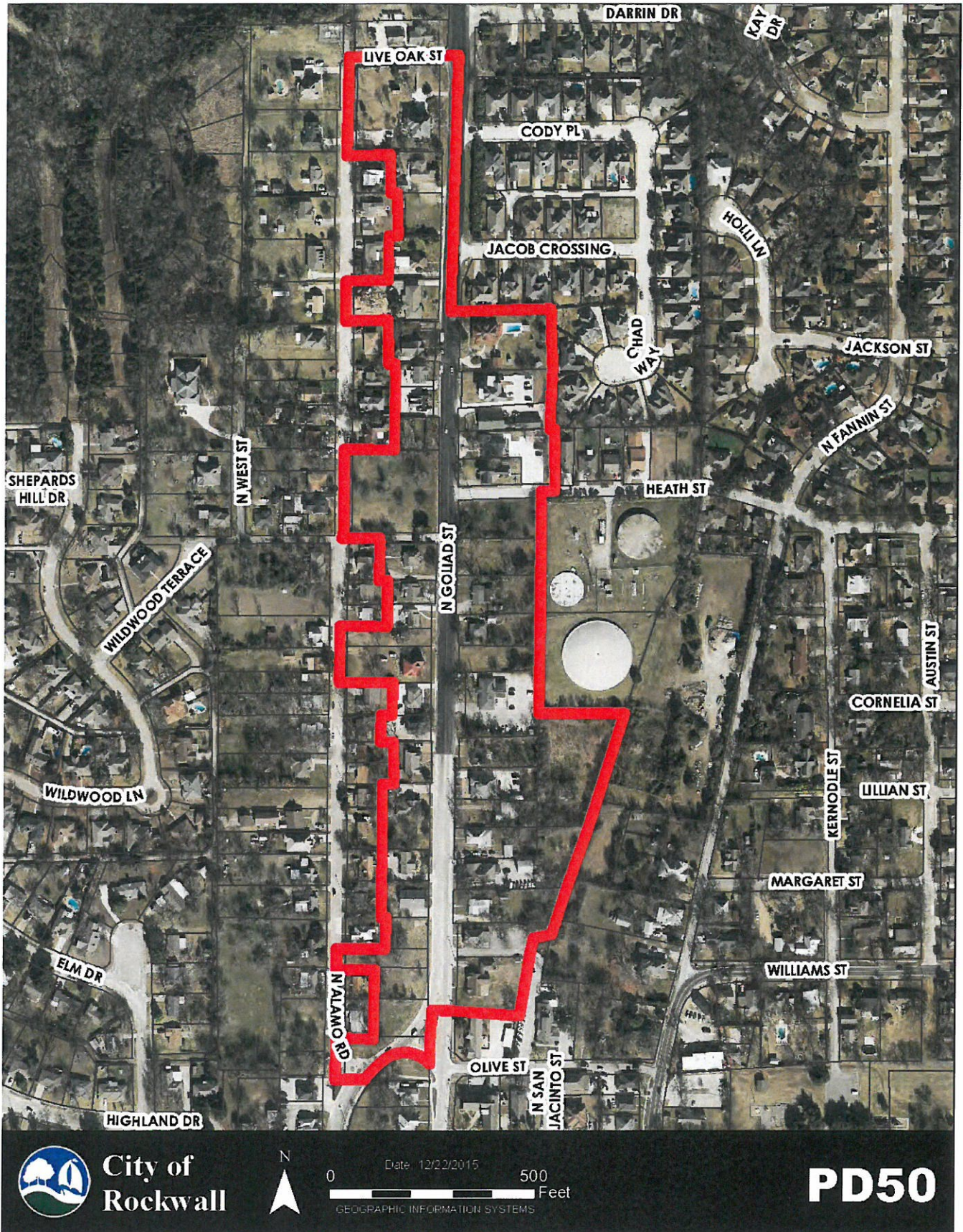
**THENCE** easterly 85.08' along the north property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** northerly 345.36' following along the west property line of lots fronting Goliad Street to a point in the south right-of-way of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** northerly 218.51' following along the east right of way of Alamo Street to the **POINT OF BEGINNING** containing approximately 21.266-acres of land.



**EXHIBIT 'B':**  
Location Map



**EXHIBIT 'C':**  
*District Development Standards*

**Development Standards.**

- 1) *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
  - (a) *Antique/Collectable Sales.* The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
    - ii. *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
    - iii. The sale of new or used clothing and appliances shall be prohibited.
    - iv. The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
    - v. That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
  - (b) *Banquet Facility (Event Venue).* A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.
  - (c) *Animal Clinic for Small Animals.* An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.
    - i. An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.
    - ii. The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
    - iii. No outdoor pens or kennels shall be permitted.
- 2) *Cross Access Easements.* Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- 3) *Parking.* That all non-residential land uses shall adhere to the following parking requirements:
  - (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
  - (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*.

**EXHIBIT 'C':**  
*District Development Standards*

*Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.

- (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- 4) *Site Plan*. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- 5) *Variances*. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

# PROJECT COMMENTS



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

DATE: 9/22/2023

PROJECT NUMBER: Z2023-045  
PROJECT NAME: Amendment to PD-50  
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Hold a public hearing to discuss and consider a request by Cari Foote for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 17-19] for the purpose of allowing the General Personal Services land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	09/21/2023	Approved w/ Comments

09/21/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Cari Foote of CFPC Investments, LLC for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 17-19] for the purpose of allowing the General Personal Services land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street.

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

M.3 For reference, include the case number (Z2028-045) in the lower right-hand corner of all pages on future submittals.

I.4 A General Personal Service is defined as “(e)stablishments primarily engaged in providing services generally involving the care of the person and/or his/her apparel including but not limited to barber and beauty shops, dressmaking, shoe shining, dry-cleaning and laundry pick-up stations, tailor or seamstress, and reducing salons/health clubs.” (Subsection 02.02. F. 16, of Article 13, UDC)

I.5 The underlying zoning for Planned Development District 50 (PD-50) is Residential Office (RO) District. Within the Residential Office (RO) District the General Personal Service land use is not permitted. The applicant is requesting to amend PD-50 to allow a General Personal Service land use through a Specific Use Permit (SUP). If approved, any new General Personal Service land use locating within PD-50 must first obtain a discretionary SUP before the issuance of a Certificate of Occupancy (CO).

M.6 Please review the attached draft ordinance prior to the September 26, 2023 Planning & Zoning Commission meeting, and provide staff with your markups by October 3, 2023.

I.7 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 October 3, 2023; 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 October 10, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 26, 2023.

I.8 The projected City Council meeting dates for this case will be October 16, 2023 (1st Reading) and November 6, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/19/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	09/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/20/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/18/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/18/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	09/22/2023	N/A
No Comments			



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> 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 925 N. GOLIAD STREET

SUBDIVISION ISAAC PENA ADDITION

LOT 1 BLOCK A

GENERAL LOCATION

Prop. ID: 71940

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

CURRENT ZONING RO / PD-50

CURRENT USE R/O

PROPOSED ZONING Amending PD-50

PROPOSED USE General Personal Service - SUP

ACREAGE 1.0

LOTS [CURRENT] 1.0

LOTS [PROPOSED] —

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

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

OWNER CFPC INVESTMENTS, LLC

APPLICANT

CONTACT PERSON CARI FOOTE

CONTACT PERSON

ADDRESS P.O. BOX 1731 MARBLE FALLS

ADDRESS

CITY, STATE & ZIP Tx. 78654

CITY, STATE & ZIP

PHONE 830. 798. 5884

PHONE

E-MAIL CFOOTE@PROFESSIONAL COUNSELING.US

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

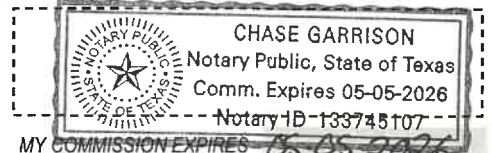
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Cari Foote [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 25.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 2023 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."

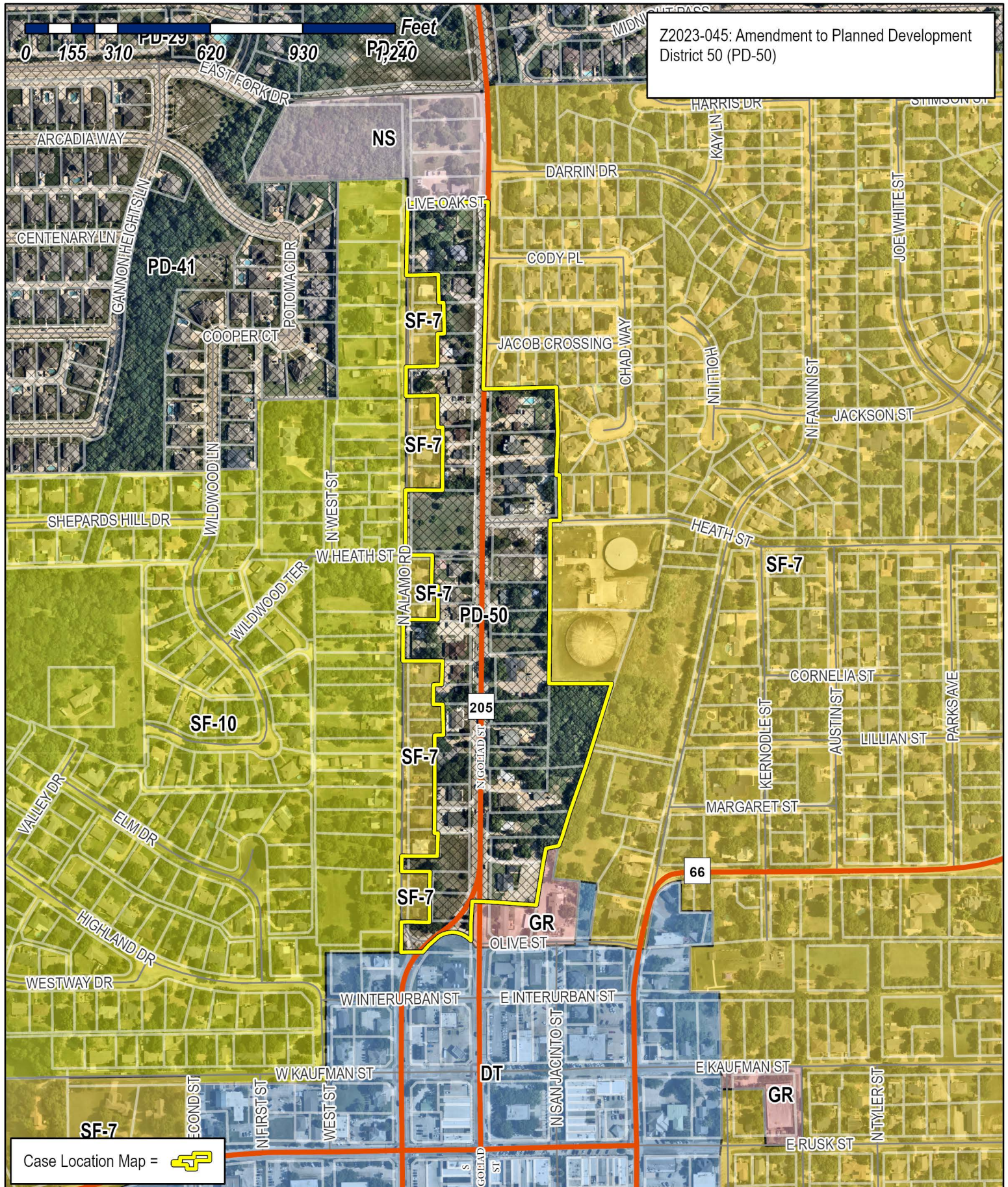
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF September, 2023


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Z2023-045: Amendment to Planned Development District 50 (PD-50)



Case Location Map = 



# City of Rockwall

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

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

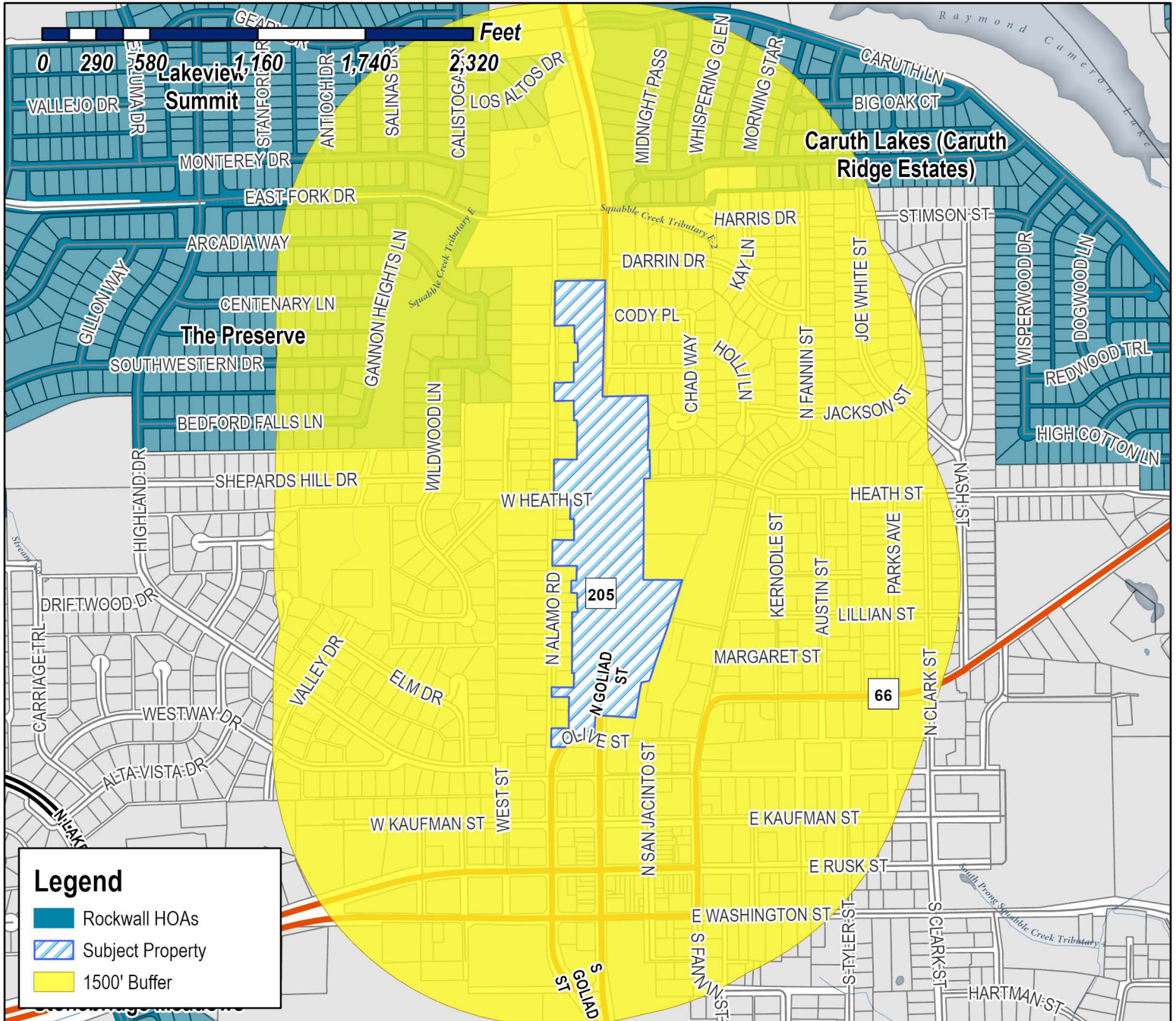




# City of Rockwall

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**Case Number:** Z2023-045  
**Case Name:** Amendment to PD-50  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)

**Date Saved:** 9/13/2023  
 For Questions on this Case Call (972) 771-7745





## Lee, Henry

---

**From:** Zavala, Melanie  
**Sent:** Friday, September 22, 2023 10:32 AM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2023-045]  
**Attachments:** Public Notice (P&Z) (09.19.2023).pdf; HOA Map (09.13.2023).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 *September 22, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 10, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 16, 2023 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](mailto: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>.

### **Z2023-045: Amendment to PD-50**

Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] for the purpose of allowing the *General Personal Services* land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Olive Street and south of Live Oak Street, and take any action necessary.

Thank You,

***Melanie Zavala***

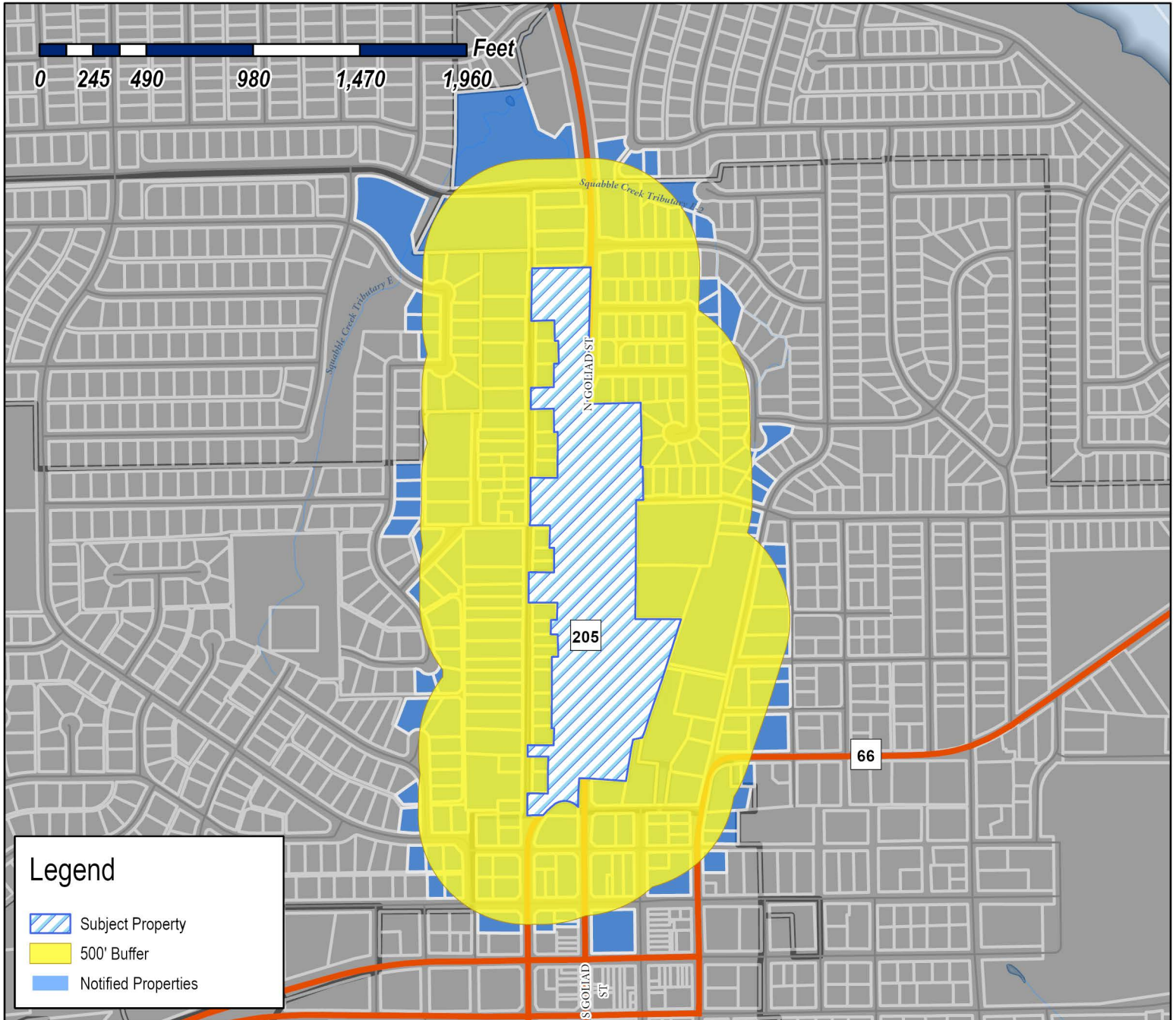
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568



# City of Rockwall

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

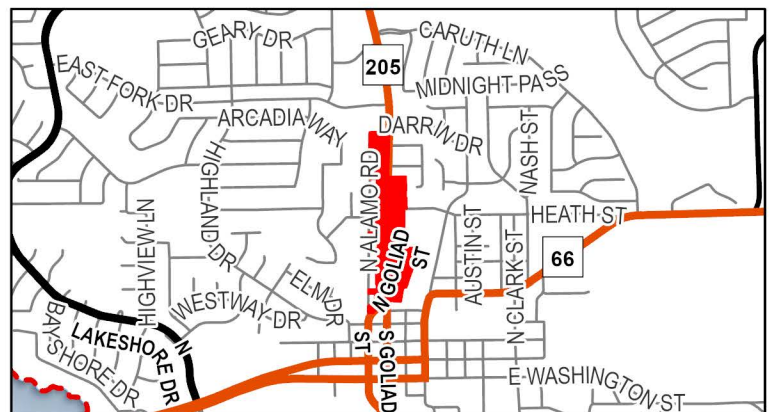
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**Case Number:** Z2023-045  
**Case Name:** Amendment to PD-50  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)

**Date Saved:** 9/13/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT  
100 E HEATH  
ROCKWALL, TX 75087

RESIDENT  
1001 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
1001 N GOLIAD  
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB  
1003 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
1005 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
101 E RUSK  
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX  
1010 HOLLI LANE  
ROCKWALL, TX 75087

RESIDENT  
102 W KAUFMAN  
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN  
104 RUSH CREEK  
HEATH, TX 75032

RESIDENT  
104 W KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

LOFLAND WILLIAM B  
105 E KAUFMAN ST  
ROCKWALL, TX 75087

105 N ALAMO LLC  
105 N ALAMO  
ROCKWALL, TX 75032

WIMPEE JOE  
105 W KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
106 W KAUFMAN  
ROCKWALL, TX 75087

MANLEY MICHAEL J AND MARY F  
1065 MIDNIGHT PASS  
ROCKWALL, TX 75087

RESIDENT  
107 E KAUFMAN  
ROCKWALL, TX 75087

MORGAN JEFFREY E  
1071 MIDNIGHT PASS  
ROCKWALL, TX 75087

ADDIS RUTH  
1079 MIDNIGHT PASS  
ROCKWALL, TX 75087

RESIDENT  
108 INTERURBAN  
ROCKWALL, TX 75087

RESIDENT  
109 E KAUFMAN  
ROCKWALL, TX 75087

CURANOVIC JOHN  
109 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
109 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
111 N GOLIAD ST  
ROCKWALL, TX 75087

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN  
113 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
115 E HEATH ST  
ROCKWALL, TX 75087

STORY CATHERINE C  
117 E HEATH ST  
ROCKWALL, TX 75087

GARRISON MONA AND RONALD  
119 E HEATH STREET  
ROCKWALL, TX 75087

SFR TEXAS ACQUISITIONS 3 LLC  
120 S RIVERSIDE PLAZA #2000  
CHICAGO, IL 60606

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

FITE CENTRE LLC  
1200 FRONTIER TRAIL  
ROCKWALL, TX 75032

RAC OF ROCKWALL LLC  
1220 CRESTCOVE  
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

380 PROPERTY INC  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

LEAL CAROL RHEA  
1307 RIDGE ROAD #2317  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
1355 CLUBHILL DR  
ROCKWALL, TX 75087

LOZANO MANUEL A  
1388 S FM 740  
HEATH, TX 75126

VANDERSLICE R D AND LYNN  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
1408 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

MILNER JOHN R AND SHARON G  
1521 COUNTY ROAD 3327  
GREENVILLE, TX 75402

RAYWAY PROPERTIES LLC  
1572 N MUNSON RD  
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI  
16713 MEADOWBROOK BV  
FORNEY, TX 75126

CGC GROUP INC  
1690 LAKE FOREST DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ARISTA KAUFMAN LLC  
1717 MAIN STREET SUITE 2950  
DALLAS, TX 75201

BARNETT JOSEPH RODNEY & LADONNA  
1855 HIDDEN HILLS  
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW  
192 JACOB CROSSING  
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S  
193 JACOB CROSSING  
ROCKWALL, TX 75087

BLACK SHIRLEY M  
193 PORT SAINT CLAIRE  
ARANSAS PASS, TX 78336

RESIDENT  
194 CODY PLACE  
ROCKWALL, TX 75087

CROY DANNY L  
195 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
196 JACOB CROSSING  
ROCKWALL, TX 75087

STEWART DEBORAH LYNN  
196 DARRIN DR  
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO  
197 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
198 CODY PLACE  
ROCKWALL, TX 75087

KANSIER GAYLE  
198 DARRIN DR  
ROCKWALL, TX 75087

DOOLEY RHONDA N  
19801 E 86TH ST N  
OWASSO, OK 74055

RESIDENT  
199 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
199 JACOB CROSSING  
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN  
199 CODY PLACE  
ROCKWALL, TX 75087

917 PROPERTIES LLC  
2 MANOR COURT  
HEATH, TX 75032

VANILLA BEAN PROPERTIES, SERIES 5 LLC  
2 MANOR COURT  
HEATH, TX 75032

RESIDENT  
200 JACOB CROSSING  
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN  
200 DARRIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

MCWHIRTER CRAIG L  
201 DARRIN DR  
ROCKWALL, TX 75087

COMMUNITY BANK  
201 E KAUFMAN ST  
ROCKWALL, TX 75087

CITY LIFT STATION  
201 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
201 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
202 INTERURBAN ST  
ROCKWALL, TX 75087

MILLER ROBERT AND KATY  
202 CODY PL  
ROCKWALL, TX 75087

GANDY GEORGIA KNEL  
202 DARRIN DR  
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA  
202 E HEATH  
ROCKWALL, TX 75087

RESIDENT  
202 N WEST ST  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 NORTH SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
203 JACOB CROSSING  
ROCKWALL, TX 75087

CLAY KAREN L  
203 CODY PL  
ROCKWALL, TX 75087

DAVIS ROBERT C  
203 DARRIN  
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA  
203 E HEATH ST  
ROCKWALL, TX 75087

CANO OSCAR & NANCY  
203 N. ALAMO RD  
ROCKWALL, TX 75087

NELSON THERESE D  
204 DARRIN DR  
ROCKWALL, TX 75087

HATCHER MATTHEW S & IRENE  
204 HARRIS DR  
ROCKWALL, TX 75087

PHILLIPS TERESA  
204 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
204 N WEST ST  
ROCKWALL, TX 75087

RESIDENT  
204 W HEATH ST  
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC  
2040 N BELT LINE RD STE 400  
MESQUITE, TX 75150

DRAKE EDWARD J II & JENNIFER R  
205 DARRIN DRIVE  
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON  
2054 BRUCE RD  
MARTIN, GA 30557

RESIDENT  
206 CODY PLACE  
ROCKWALL, TX 75087

RUDOLPH COLLIN J  
206 DARRIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
206 N FANNIN ST  
ROCKWALL, TX 75087

PRITCHETT JOHNETTA  
206 W HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
207 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
207 JACOB CROSSING  
ROCKWALL, TX 75087

MITCHELL KELLI A &  
RYAN S WENZEL  
207 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
208 JACOB CROSSING  
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC  
208 SUMMIT RIDGE  
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES  
208 W HEATH ST  
ROCKWALL, TX 75087

HENSON ORA LOUISE  
209 DARRIN DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
210 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
211 JACOB CROSSING  
ROCKWALL, TX 75087

CALDWELL KARISSA A  
211 CODY PLACE  
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH  
212 JACOB XING  
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L  
214 CODY PL  
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S  
2146 HARRELL STREET  
GREENVILLE, TX 75402

MURRAY JOHN DAVID  
215 CODY PLACE  
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R  
2175 LAKE FOREST DR  
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA  
219 CODY PL  
ROCKWALL, TX 75087

KHATER CHARLES ETUX  
2368 E FM 552  
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC  
240 WILLOWCREST  
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC  
242 C NATIONAL DR  
ROCKWALL, TX 75032

LAURENCE CROSSING LLC  
2500 DISCOVERY BLVD SUITE 300  
ROCKWALL, TX 75032

LAURENCE CROSSING LLC  
2500 DISCOVERY BLVD SUITE 300  
ROCKWALL, TX 75032

HOLLON GREGORY D  
2778 S FM 549  
ROCKWALL, TX 75032

WEST MICHAEL  
299 SHENNENDOAH LANE  
ROCKWALL, TX 75087

RESIDENT  
301 HIGHLAND DR  
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST  
301 COOPER COURT  
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R  
301 MARGARET ST  
ROCKWALL, TX 75087

BEDFORD TERRI W  
301 N ALAMO RD  
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC  
301 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
301 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
301 N SAN JACINTO  
ROCKWALL, TX 75087

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S  
302 ARCADIA WAY  
ROCKWALL, TX 75087

LOFTUS GERALDINE J  
302 E MARGARET ST  
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN  
302 ELM DRIVE  
ROCKWALL, TX 75087

WARREN PEGGY E  
302 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
302 N FANNIN ST  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L  
302 N SAN JACINTO ST  
ROCKWALL, TX 75087

CRANE KATHERINE LYNN  
302 W KAUFMAN ST  
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE  
3021 RIDGE RD SUITE A BOX 93  
ROCKWALL, TX 75032

SMITH WENDY  
303 DERICK DR  
FATE, TX 75189

WILLIAMS RONALD DAVID AND PATRICIA  
303 ELM DR  
ROCKWALL, TX 75087

WHITE SANDRA JEAN  
303 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
303 N ALAMO  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

ADAMS-ROMANO KEVIN PATRICK & JULLIAN  
ROSE  
303 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
304 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
304 WILLIAMS ST  
ROCKWALL, TX 75087

GLASS KATHLEEN J  
304 ELM DR  
ROCKWALL, TX 75087

RESIDENT  
304 N SAN JACINTO  
ROCKWALL, TX 75087

ODEN STORMIE E AND TAYLOR C  
304 WEST KAUFMAN STREET  
ROCKWALL, TX 75087

WHITE RUNELLE  
305 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
305 N FANNIN ST  
ROCKWALL, TX 75087

KING BOBBY R ETUX  
305 WILDWOOD LN  
ROCKWALL, TX 75087

RESIDENT  
306 WILLIAMS ST  
ROCKWALL, TX 75087

BELL MARY NELL  
306 ELM DR  
ROCKWALL, TX 75087

STANLEY PAUL & SHERI  
306 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
306 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
307 N FANNIN ST  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
308 FANNIN  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
308 ELM DR  
ROCKWALL, TX 75087

NJK ENTERPRISES LLC  
31 ORLEANS CIRCUIT  
CECIL HILLS SYDNEY, NSW 2171 AUSTRALIA,

GATES CHARLES H & BRENDA F  
310 ELM DR  
ROCKWALL, TX 75087

RESIDENT  
312 ELM DR  
ROCKWALL, TX 75087

UNION BANK & TRUST CO  
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD  
REV TRUST  
312 CENTRAL AVE SE, STE 508  
MINNEAPOLIS, MN 55414

HARKLAU CAROLINE  
312 DARTBROOK  
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC  
312 DARTBROOK  
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M  
317 COOPER STREET  
ROCKWALL, TX 75087

WEAST BRIAN J AND  
CYNTHIA C BROWN  
318 ARCADIA WAY  
ROCKWALL, TX 75087

WEBER MARY JANE  
318 COOPER CT  
ROCKWALL, TX 75087

HEALDAN GROUP INC  
3460 MARRON RD SUITE 103-144  
OCEANSIDE, CA 92056

SNEAK PEAK HOMES LLC  
3483 TIMBERVIEW RD  
DALLAS, TX 75229

RB40 INVESTMENTS LLC  
400 CHIPPENDALE DRIVE  
HEATH, TX 75032

TURNER KYLE RADEY  
4002 BROWNSTONE CT  
DALLAS, TX 75204

KMA LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
401 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
401 N FANNIN ST  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

MONTGOMERY CAMERON K AND AMY E  
404 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
405 N ALAMO  
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL  
EDWARD  
405 N FANNIN STREET  
ROCKWALL, TX 75087

RESIDENT  
405 N GOLIAD  
ROCKWALL, TX 75087



JONES GERWYN AND JANE  
406 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200  
DARRIN DRIVE  
407 CASTLE PINES DRIVE  
HEATH, TX 75032

DAVENPORT RENTAL PROPERTIES LLC  
407 CASTLE PINES DRIVE  
HEATH, TX 75032

HOWELL RONALD & MICHELE  
434 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE  
4756 SECRET COVE LANE  
HEATH, TX 75032

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

BAF 3 LLC  
5001 PLAZA ON THE LAKE SUITE 200  
AUSTIN, TX 78746

RESIDENT  
501 KERNODLE  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
501 CAMP CREEK RD  
ROCKWALL, TX 75087

RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
501 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
502 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

SMITH MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

WOODARD CARL E ET UX  
502 WILDWOOD TER  
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC  
5023 PARKVIEW PLACE  
ADDISON, TX 75001

RESIDENT  
503 N ALAMO  
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN  
503 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

NASH M CALVIN ETUX  
504 WILDWOOD TER  
ROCKWALL, TX 75087

RESIDENT  
505 WILDWOOD TERRACE  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC  
505 N GOLIAD STREET  
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L  
506 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
506 N GOLIAD  
RESIDENT, TX 75087

HICKERSON JON D  
506 WILDWOOD TER  
HICKERSON JON D, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
507 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
508 N ALAMO  
ROCKWALL, TX 75087

HAM JOSHUA L  
512 HIGHVIEW LANE  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

JENNIFER'S HOMES INC  
519 E INTERSTATE 30 #442  
ROCKWALL, TX 75087

FANG PROPERTIES LLC  
536 LOMA VISTA  
HEATH, TX 75032

SIDDALL RYAN AND  
TAYLOR GILSTRAP  
5469 JEFFERSON DR  
SACHSE, TX 75048

FRENCH MELISSA AND JACOB AARON  
5582 YARBOROUGH DR  
FORNEY, TX 75126

WYLIE KIMBERLY  
5904 COUNTY ROAD 2592  
ROYSE CITY, TX 75189

STAR 2022 SFR3 BORROWER LP  
591 WEST PUTNAM AVE  
GREENWICH, CT 6830

GEN 39:2-6 LLC  
599 BORDEAUX DRIVE  
ROCKWALL, TX 75087

RESIDENT  
601 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

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

HANSARD STANLEY E ETUX DALE  
602 WILDWOOD LN  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

KENDALL JESSICA  
604 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

POINTER PRICE  
605 NAKOMA DR  
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA  
606 WILDWOOD LN  
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN  
ELISE  
<Null>  
607 KERNODLE ST <Null>  
ROCKWALL, TX 75087

BELL ZACHARY A AND ELIZABEH H  
608 WILDWOOD LN  
ROCKWALL, TX 75087

SIENTY RYAN FAIN  
6182 COUNTY RD 4400  
COMMERCE, TX 75428

ROY LAWRENCE HANCE JR TRUST  
ROY LAWRENCE HANCE JR- TRUSTEE  
6946 SPERRY STREET  
DALLAS, TX 75214

CASTRO MICHAEL AND RENE  
700 WINDSONG LN  
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC  
7005 CHASE OAKS BLVD SUITE 180  
PLANO, TX 75025

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

TIBBETTS ELAINE  
703 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

ZIMMERMAN CAROLYN  
705 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A  
<Null>  
7814 KILLARNEY LANE <Null>  
ROWLETT, TX 75089

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

MASON MARK S & TAMARA M  
802 POTOMAC DRIVE  
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M  
803 KERNODLE ST  
ROCKWALL, TX 75087

KUCERA TIMOTHY M  
803 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
804 N GOLIAD STREET  
ROCKWALL, TX 75087

MBK3 PROPERTY HOLDING CO LLC  
804 TRUMPETER WAY  
ROCKWALL, TX 75032

BUSHNELL MICHAEL S & TIFFANIE C  
805 KERNODLE ST  
ROCKWALL, TX 75087

NAVARRO FRANCISCO OCHOA AND  
MELISSA ANN REDD  
805 N ALAMO RD  
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA  
805 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
806 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
807 N ALAMO RD  
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R  
807 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
807 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
808 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
808 N GOLIAD  
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE  
809 COUNTY CLUB DRIVE  
HEATH, TX 75032

MARTINEZ RAQUEL P  
809 N GOLIAD ST  
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M  
810 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
810 N GOLIAD  
ROCKWALL, TX 75087

AOUN PIERRE E  
811 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
812 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
812 N GOLIAD  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN  
818 POTOMAC DR  
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID  
834 POTOMAC DR  
ROCKWALL, TX 75087

MCCULLEY DARREN WAYNE AND MICHELE  
837 POTOMAC DRIVE  
ROCKWALL, TX 75087

WAY FAMILY TRUST  
8441 S FM ROAD 549  
ROCKWALL, TX 75032

KUNJACHEN BLESSY AND SHIBU  
852 POTOMAC DRIVE  
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD  
853 POTOMAC DRIVE  
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L  
868 POTOMAC DRIVE  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
880 SHORES BLVD  
ROCKWALL, TX 75087

INGLES CRISTINA LA SAIGNE  
901 N ALAMO  
ROCKWALL, TX 75087

CROWDER GERALDINE  
901 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
902 N GOLIAD <Null>  
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD  
C/O ELIZABETH BURKS  
902 PALO PINTO ST  
WEATHERFORD, TX 76086

MOMSEN KIMBERLY  
903 N ALAMO ROAD  
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD  
903 NORTH FANNIN STREET  
ROCKWALL, TX 75087

RESIDENT  
904 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
905 N ALAMO ST  
ROCKWALL, TX 75087

RESIDENT  
905 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
905 N WEST ST  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
906 N GOLIAD  
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA  
906 N WEST  
ROCKWALL, TX 75087

RESIDENT  
907 N GOLIAD ST  
ROCKWALL, TX 75087

JC GAERLAN LLC  
907 NORTH ALAMO ROAD  
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN  
908 N ALAMO RD  
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC  
908 N GOLIAD ST  
ROCKWALL, TX 75087

MARTINKUS NICOLE  
908 N WEST ST  
ROCKWALL, TX 75087

MOLINA JOE C II  
909 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
909 N GOLIAD  
ROCKWALL, TX 75087

MCFADIN SARA TERESA  
909 N WEST STREET  
ROCKWALL, TX 75087

ZAVALA VICTOR V  
910 N ALAMO RD  
ROCKWALL, TX 75087

PERRY RUBY DELL  
910 N WEST ST  
ROCKWALL, TX 75087

WHITE TIMOTHY E  
9104 PRIVATE ROAD 2325  
TERRELL, TX 75160

LEWIS BEN  
911 N ALAMO  
ROCKWALL, TX 75087

RECSA LLC  
911 NORTH GOLIAD  
ROCKWALL, TX 75087

JONES PAMELA J  
912 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
912 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
913 N ALAMO RD  
ROCKWALL, TX 75087

BAXTER JAKE STEPHEN AND CATHERINE  
ELIZABETH  
915 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
915 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
917 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
917 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
918 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N GOLIAD  
ROCKWALL, TX 75087

BELANGER CORKY  
921 N ALAMO RD  
ROCKWALL, TX 75087

BARRY BARBARA  
922 N ALAMO RD  
ROCKWALL, TX 75087

HUDSON SHELI O  
923 N ALAMO  
ROCKWALL, TX 75087

CHAVEZ ENRIQUE  
923 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
924 N ALAMO  
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND  
MICHAEL CRAWFORD  
925 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
925 N GOLIAD  
ROCKWALL, TX 75087

PRECISION GLOBAL CORPORATION  
9330 LBJ FREEWAY SUITE 900  
DALLAS, TX 75243

TAILLAC JEAN ANTHONY  
944 CHAD WAY  
ROCKWALL, TX 75087

RICE JOSHUA M  
947 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
948 CHAD WAY  
ROCKWALL, TX 75087

CORENO FRANCISCO R  
951 CHAD WAY  
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D  
952 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
955 CHAD WAY  
ROCKWALL, TX 75087

ALLEN MARK C AND  
DONNA K BOYD  
956 CHAD WAY  
ROCKWALL, TX 75087

LEFTEROV MARTIN AND  
JESSICA LADD  
960 CHAD WAY  
ROCKWALL, TX 75087

TO TUAN QUOC  
964 CHAD WAY  
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE  
968 CHAD WAY  
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R  
974 CHAD WAY  
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY  
975 N ALAMO RD  
ROCKWALL, TX 75087

LOWRY BRENDA  
978 CHAD WAY  
ROCKWALL, TX 75087

CLARK RYAN W & AMY B  
982 CHAD WAY  
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K  
986 CHAD WAY  
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A  
990 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
993 HOLLI LN  
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE  
994 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
995 HOLLI LN  
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE  
997 HOLLI LN  
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE  
998 CHAD WAY  
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE  
998 HOLLI LN  
ROCKWALL, TX 75087

NELSON MICHAEL D  
999 HOLLI LN  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

BOWEN JAMES A  
P.O. BOX 385  
CADDO MILLS, TX 75135

ODOM JAY & ALISON  
P.O. BOX 578  
ROCKWALL, TX 75087

THE PRESERVE HOMEOWNERS ASSOCIATION  
INC  
P.O. BOX 702348  
DALLAS, TX 75370

K'S ADVERTISING DALLAS INC THE  
PO BOX 1238  
ROCKWALL, TX 75087

BUTCHER MELVIN R  
PO BOX 147  
QUINLAN, TX 75474

CFPC INVESTMENTS LLC  
PO BOX 1731  
MARBLE FALLS, TX 78654

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

WOMEN IN NEED INC  
PO BOX 349  
GREENVILLE, TX 75403

MILE HIGH BORROW 1 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

PRINGLE PHYLLIS M  
PO BOX 584  
ROCKWALL, TX 75087

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

RUTH DOWER LIVING TRUST DATED JUNE 3,  
2014  
RUTH DOWER TRUSTEE  
PO BOX 871239  
MESQUITE, TX 75187

# PUBLIC NOTICE



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

**Z2023-045: Amendment to PD-50**

*Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 17-19] for the purpose of allowing the General Personal Services land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, 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, October 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 16, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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, October 16, 2023 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. Z2023-045: Amendment to PD-50**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



Cari Foote MA, LPC-S, LMFT-S, EMDR Certified  
925 N. Goliad Street  
Rockwall, TX 75087  
Cfoote@professionalcounseling.us

September 13, 2023

925 N. Goliad Street Rockwall, TX 75087

Ryan Miller  
Director of Planning, City of Rockwall  
Rmiller@rockwall.com  
385 South Goliad Rockwall, TX 75087

Mr. Miller,

Please consider amending P-50 to include General Personal Service use by Special Use Permit.

I'm making this request in order to fully utilize each room at my building located at 925 N. Goliad Street. Amending PD-50 will allow more business opportunities that will complement my existing tenants.

Thank you for your consideration.



Cari Foote

Signature Date: 9-18-23

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO ALLOW AN *GENERAL PERSONAL SERVICE* LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Cari Foote requesting the approval of an amendment to Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall for the purpose of amending the permitted land uses to allow for the addition of an *General Personal Service* land use to be permitted by a Specific Use Permit (SUP) within a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 50 (PD-50), 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 Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-19*;

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

**SECTION 3.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

**SECTION 4.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**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 [*Ordinance No. 04-38*], 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 [*Ordinance No. 04-38*] of 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 [*Ordinance No. 04-38*] (*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;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>th</sup> DAY OF NOVEMBER, 2023.**

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Trace Johannesen, *Mayor*

**ATTEST:**

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Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading: October 16, 2023*

*2<sup>nd</sup> Reading: November 6, 2023*

DRAFT  
ORDINANCE  
09.26.2023

**EXHIBIT 'A':**  
*Legal Description*

**BEGINNING** at a point in the northwest corner of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** easterly 211.13' along the south right of way of Live Oak Street for a corner;

**THENCE** southerly 598.12' along the west right of way of Goliad Street (SH-205);

**THENCE** east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** east 220' following the north property line of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** southerly 441.42' following the east property lines of lots fronting Goliad Street to a point on the north right of way of Heath Street;

**THENCE** west 39.54' along the north right of way of Heath Street;

**THENCE** southerly following along the east property lines of lots fronting Goliad Street 562.59' to a point being the northwest corner of B.F. Boydston Survey, Block 123, Lot F (604 N Goliad Street);

**THENCE** east 210.09' along the north property line of said Block 123, Lot F for a corner;

**THENCE** southerly 289.31' along the eastern property line of said Block 123, Lot F for a corner;

**THENCE** southerly 519.9' following along the east property lines of lots fronting Goliad Street to a point being the southeast corner of B.F. Boydston Survey, Block 123, Lot B (406 N. Goliad Street);

**THENCE** west 215.11' along the south property line of said Block 123, Lot B (406 N. Goliad Street) and crossing to a point on the west right of way of Goliad Street;

**THENCE** southerly 170.59' following along the west right of way of Goliad Street to a point being the southeast corner of Block 17, Lot 15 of the Amick Addition (401-403 N. Goliad Street);

**THENCE** west 210' along the south property line of said Block B, Lot 15 of the Amick Addition for a corner;

**THENCE** northerly 101.05' along the west property line of said Block 17, Lot 15 of the Amick Addition;

**THENCE** easterly 70.83' along the north property line of Block 17, Lot 15 of the Amick Addition;

**THENCE** north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

**THENCE** west 72.99' along the south property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**EXHIBIT 'A':**  
*Legal Description*

**THENCE** northerly 51.75' along the west property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** easterly 97.01' along the north property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** northerly 754.05' following along the west property lines of lots fronting Goliad Street to a point in the south property line of Block 23A, Lot 34 of the Amick Addition (803 N. Goliad Street);

**THENCE** west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

**THENCE** northerly 139.55' along the east right of way of N. Alamo Street;

**THENCE** east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition (805. N. Goliad Street) to a point;

**THENCE** northerly 250.95' following along the west property lines of lots fronting N. Goliad Street and crossing to the north right of way of Heath Street for a corner;

**THENCE** west 70.51' along the north right of way of Heath Street for a corner;

**THENCE** northerly 205.32' along the east right of way of N. Alamo Street;

**THENCE** easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

**THENCE** northerly 334.45' following along the west property line of lots fronting Goliad Street to a point on the south property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** west 85.69' along the south property line of Block 29 of the Garner Addition (915 N. Goliad Street) to the east right of way of Alamo Street;

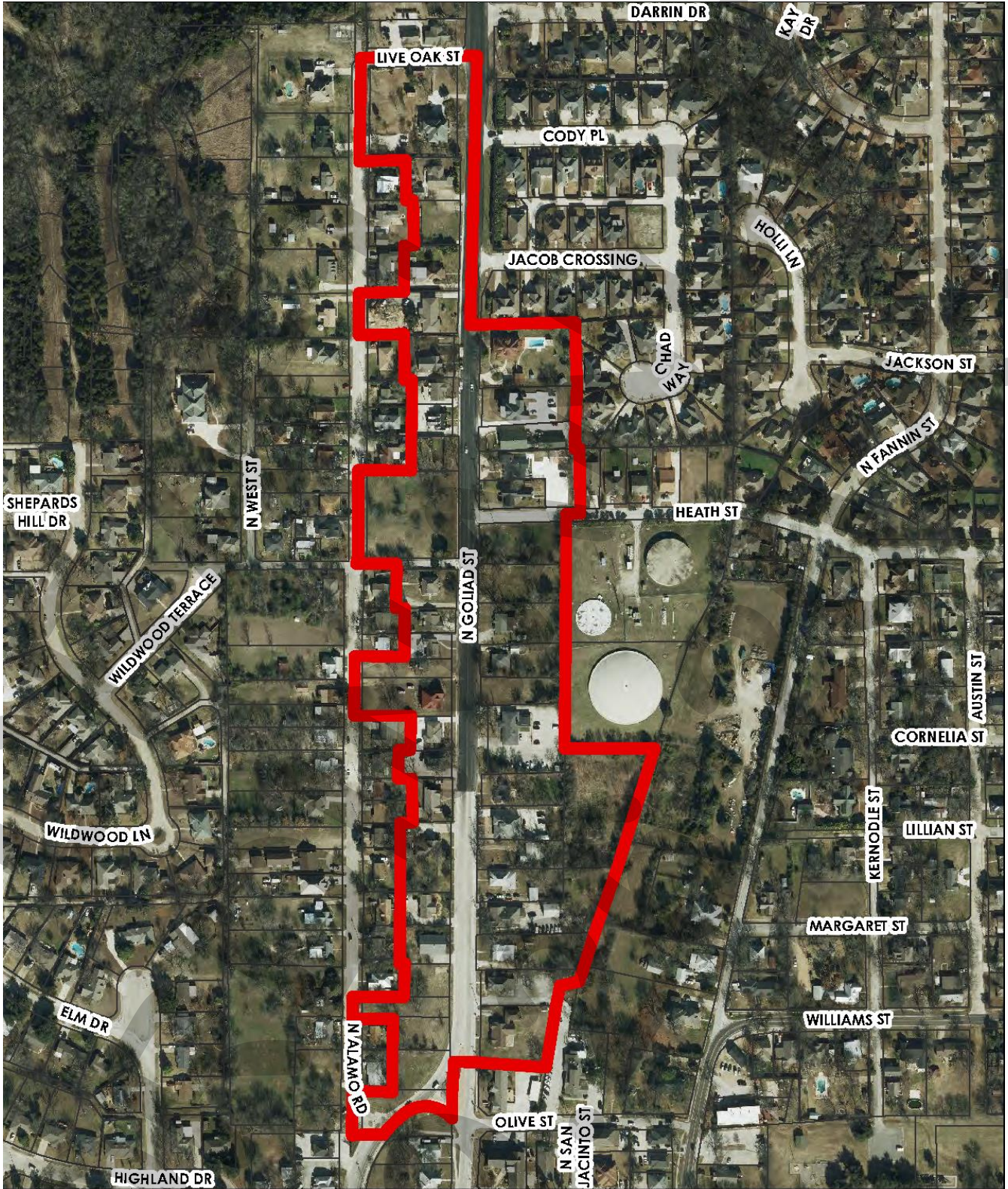
**THENCE** northerly 98.02' along the east right of way of Alamo Street for a point;

**THENCE** easterly 85.08' along the north property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** northerly 345.36' following along the west property line of lots fronting Goliad Street to a point in the south right-of-way of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** northerly 218.51' following along the east right of way of Alamo Street to the **POINT OF BEGINNING** containing approximately 21.266-acres of land.

**EXHIBIT 'B':**  
Location Map



**City of  
Rockwall**



0 500  
Feet  
Date: 12/22/2015  
GEOGRAPHIC INFORMATION SYSTEMS

**PD50**

**EXHIBIT 'C':**  
*District Development Standards*

**Development Standards.**

- 1) *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
  - (a) *Antique/Collectable Sales.* The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
    - ii. *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
    - iii. The sale of new or used clothing and appliances shall be prohibited.
    - iv. The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
    - v. That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
  - (b) *Banquet Facility (Event Venue).* A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.
  - (c) *Animal Clinic for Small Animals.* An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.
    - i. An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.
    - ii. The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
    - iii. No outdoor pens or kennels shall be permitted.



**EXHIBIT 'C':**

*District Development Standards*

- (d) *General Personal Service*. A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.
- 2) *Cross Access Easements*. Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- 3) *Parking*. That all non-residential land uses shall adhere to the following parking requirements:
- (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
- (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.
- (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- 4) *Site Plan*. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- 5) *Variances*. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** October 10, 2023  
**APPLICANT:** Cari Foote; *CFPC Investments, LLC*  
**SUBJECT:** Z2023-045; *Amendment to Planned Development District 50 (PD-50)*

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On September 15, 2023, the applicant, Cari Foote of CFPC Investments, submit an application requesting that Planned Development District 50 (PD-50) be amended to allow the *General Personal Service* land use through a Specific Use Permit (SUP). According to the applicant's letter, the intent of the request is to allow for a greater variety of tenants within Planned Development District 50 (PD-50). According to Article 13, *Definitions*, of the Unified Development Code (UDC) the definition of the *General Personal Service* land use is an "(e)stablishment primarily engaged in providing services generally involving the care of the person and/or his/her apparel including but not limited to barber and beauty shops, dressmaking, shoe shining, dry-cleaning and laundry pick-up stations, tailor or seamstress, and salons/health clubs." Planned Development District 50 (PD-50) is a highly restrictive zoning district that was originally created to allow the residential properties along N. Goliad Street [*SH-205*] the flexibility to convert to a live/work or non-residential land use permitted within the Residential-Office (RO) District. Over the years, the zoning district has been amended to add land uses that are not typically permitted within the Residential-Office (RO) District (*e.g. Antique/Collectable Sales, Banquet Facility, and/or Animal Clinic for Small Animals*) on a *case-by-case* basis through a Specific Use Permit (SUP). In reviewing the applicant's request, staff acknowledges that not all of the potential land uses permitted under the *General Personal Services* land use may not be appropriate within the district, and -- *that by allowing this land use through a Specific Use Permit (SUP)* -- the Planning and Zoning Commission and City Council retain discretion to determine if a particular use is in character with the district.

As the proposed zoning case involves modifying the land uses permitted within Planned Development District 50 (PD-50), staff has notified all property owners and residents within the Planned Development District. In addition, staff mailed out notifications to all property owners and occupants within 500-feet of the boundary of Planned Development District 50 (PD-50), and to all Homeowner's Associations (HOAs) within 1,500-feet of the boundaries of the district (*i.e. Lakeview Summit, The Preserve, and Caruth Lakes Homeowner's Associations*). This was done in accordance with the requirements of Subsection 02.03(A), *Notice of Public Hearing*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Of the 378 notices mailed, staff has received three (3) notices in opposition and two (2) notices in favor of the applicant's request. Should the Planning and Zoning Commission have any questions, staff will be available at the meeting on October 10, 2023.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> 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 925 N. GOLIAD STREET

SUBDIVISION ISAAC PENA ADDITION

LOT

1

BLOCK

A

GENERAL LOCATION

Prop. ID: 71940

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

CURRENT ZONING RO / PD-50

CURRENT USE R/O

PROPOSED ZONING Amending PD-50

PROPOSED USE General Personal Service - SUP

ACREAGE 1.0

LOTS [CURRENT]

1.0

LOTS [PROPOSED]

—

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

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

OWNER CFPC INVESTMENTS, LLC

APPLICANT

CONTACT PERSON CARI FOOTE

CONTACT PERSON

ADDRESS P.O. BOX 1731 MARBLE FALLS

ADDRESS

CITY, STATE & ZIP Tx. 78654

CITY, STATE & ZIP

PHONE 830. 798. 5884

PHONE

E-MAIL CFOOTE@PROFESSIONAL COUNSELING.US

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

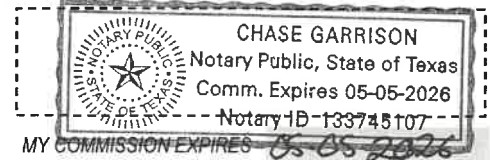
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 25.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 2023 BY SIGNING THIS APPLICATION, 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 10 DAY OF September, 2023

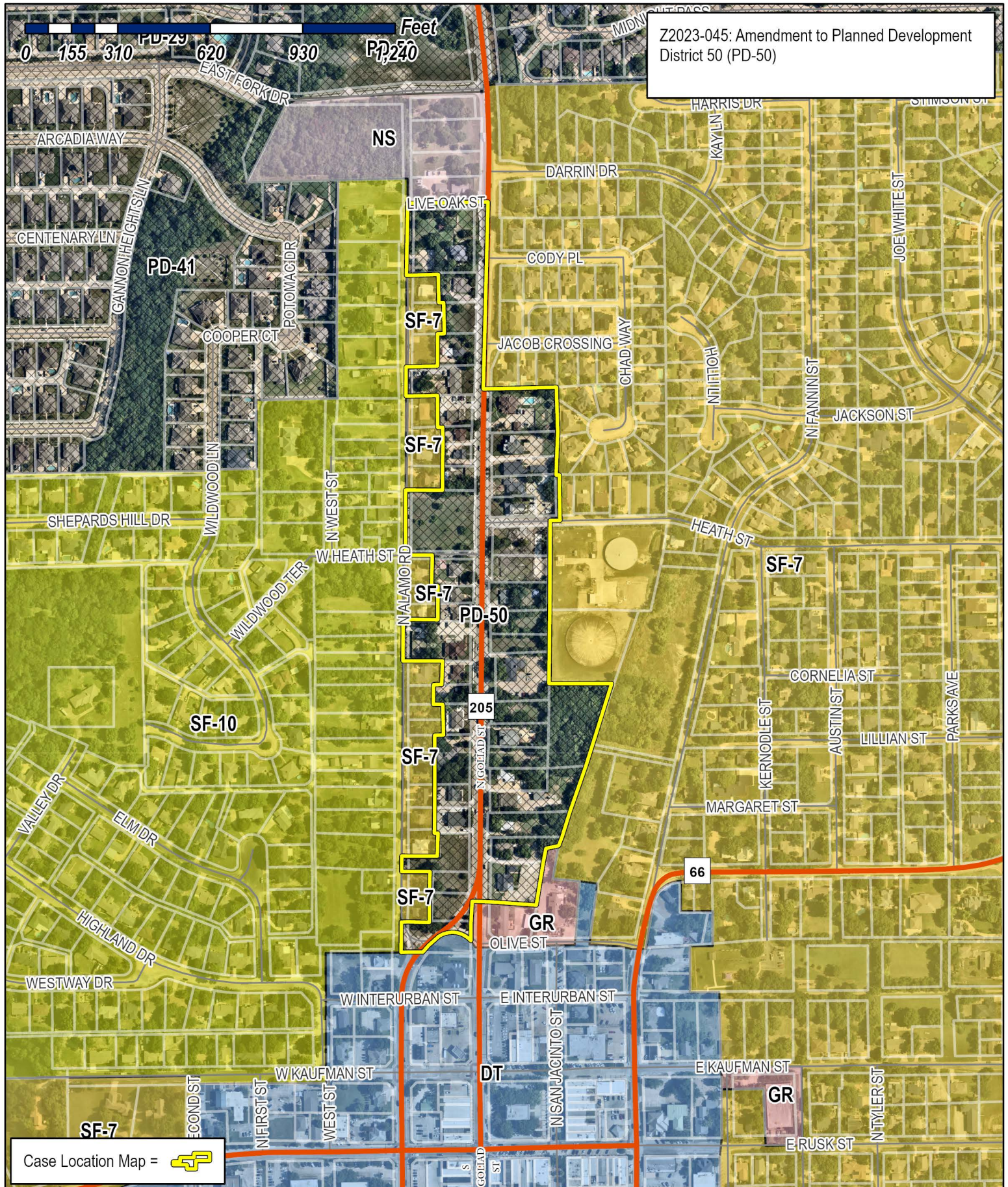
OWNER'S SIGNATURE


[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Z2023-045: Amendment to Planned Development District 50 (PD-50)



Case Location Map = 



# City of Rockwall

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

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

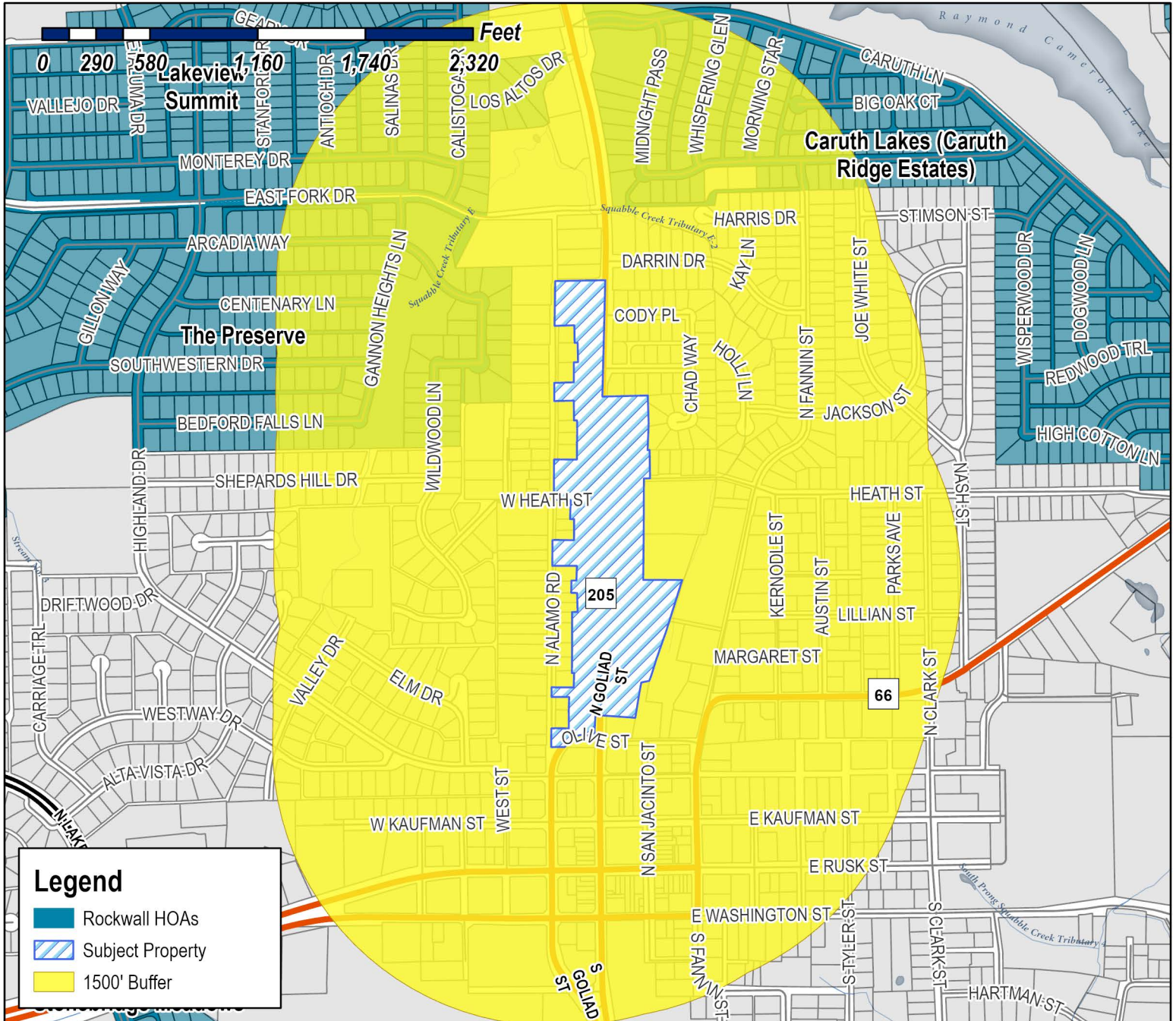
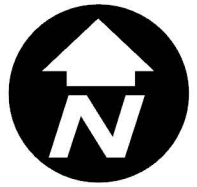




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2023-045  
**Case Name:** Amendment to PD-50  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)

**Date Saved:** 9/13/2023  
 For Questions on this Case Call (972) 771-7745



## Lee, Henry

---

**From:** Zavala, Melanie  
**Sent:** Friday, September 22, 2023 10:32 AM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2023-045]  
**Attachments:** Public Notice (P&Z) (09.19.2023).pdf; HOA Map (09.13.2023).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 *September 22, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 10, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 16, 2023 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](mailto: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>.

### **Z2023-045: Amendment to PD-50**

Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] for the purpose of allowing the *General Personal Services* land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Olive Street and south of Live Oak Street, and take any action necessary.

Thank You,

***Melanie Zavala***

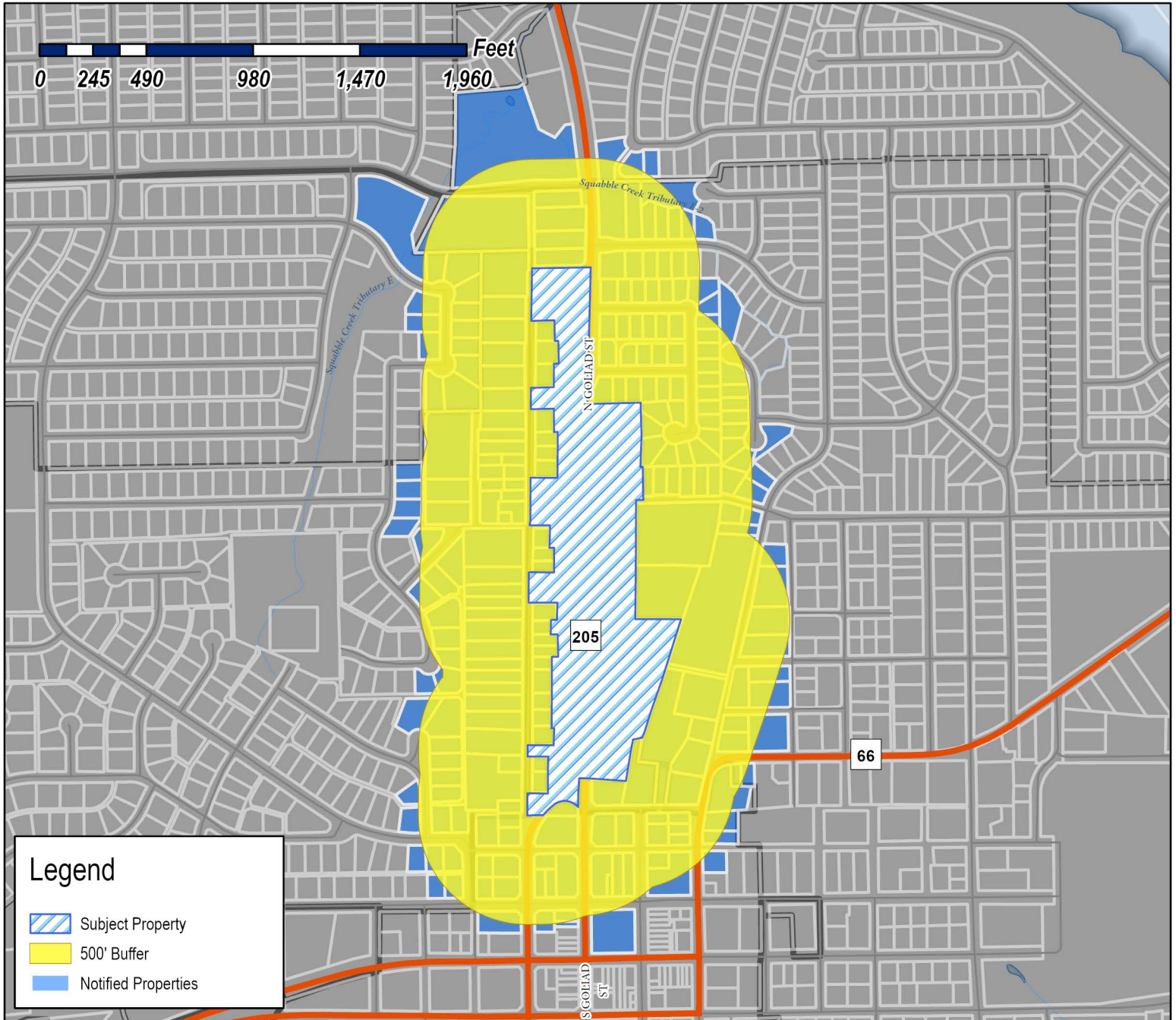
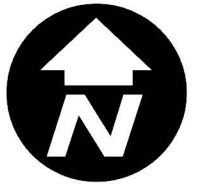
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568



# City of Rockwall

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

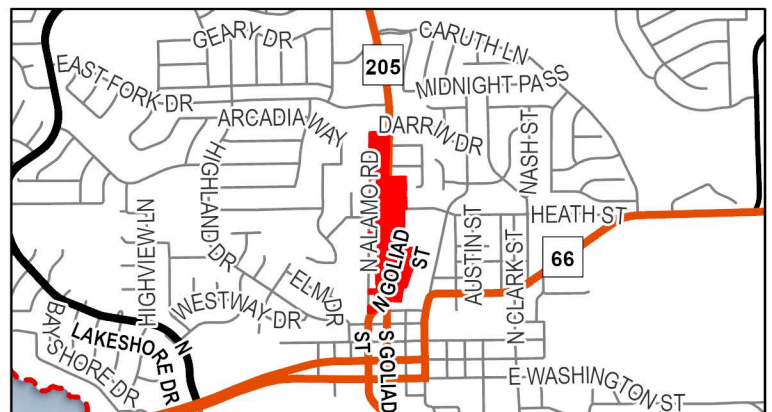
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**Case Number:** Z2023-045  
**Case Name:** Amendment to PD-50  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)

**Date Saved:** 9/13/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT  
100 E HEATH  
ROCKWALL, TX 75087

RESIDENT  
1001 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
1001 N GOLIAD  
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB  
1003 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
1005 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
101 E RUSK  
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX  
1010 HOLLI LANE  
ROCKWALL, TX 75087

RESIDENT  
102 W KAUFMAN  
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN  
104 RUSH CREEK  
HEATH, TX 75032

RESIDENT  
104 W KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

LOFLAND WILLIAM B  
105 E KAUFMAN ST  
ROCKWALL, TX 75087

105 N ALAMO LLC  
105 N ALAMO  
ROCKWALL, TX 75032

WIMPEE JOE  
105 W KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
106 W KAUFMAN  
ROCKWALL, TX 75087

MANLEY MICHAEL J AND MARY F  
1065 MIDNIGHT PASS  
ROCKWALL, TX 75087

RESIDENT  
107 E KAUFMAN  
ROCKWALL, TX 75087

MORGAN JEFFREY E  
1071 MIDNIGHT PASS  
ROCKWALL, TX 75087

ADDIS RUTH  
1079 MIDNIGHT PASS  
ROCKWALL, TX 75087

RESIDENT  
108 INTERURBAN  
ROCKWALL, TX 75087

RESIDENT  
109 E KAUFMAN  
ROCKWALL, TX 75087

CURANOVIC JOHN  
109 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
109 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
111 N GOLIAD ST  
ROCKWALL, TX 75087

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN  
113 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
115 E HEATH ST  
ROCKWALL, TX 75087

STORY CATHERINE C  
117 E HEATH ST  
ROCKWALL, TX 75087

GARRISON MONA AND RONALD  
119 E HEATH STREET  
ROCKWALL, TX 75087

SFR TEXAS ACQUISITIONS 3 LLC  
120 S RIVERSIDE PLAZA #2000  
CHICAGO, IL 60606



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

FITE CENTRE LLC  
1200 FRONTIER TRAIL  
ROCKWALL, TX 75032

RAC OF ROCKWALL LLC  
1220 CRESTCOVE  
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

380 PROPERTY INC  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

LEAL CAROL RHEA  
1307 RIDGE ROAD #2317  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
1355 CLUBHILL DR  
ROCKWALL, TX 75087

LOZANO MANUEL A  
1388 S FM 740  
HEATH, TX 75126

VANDERSLICE R D AND LYNN  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
1408 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

MILNER JOHN R AND SHARON G  
1521 COUNTY ROAD 3327  
GREENVILLE, TX 75402

RAYWAY PROPERTIES LLC  
1572 N MUNSON RD  
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI  
16713 MEADOWBROOK BV  
FORNEY, TX 75126

CGC GROUP INC  
1690 LAKE FOREST DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ARISTA KAUFMAN LLC  
1717 MAIN STREET SUITE 2950  
DALLAS, TX 75201

BARNETT JOSEPH RODNEY & LADONNA  
1855 HIDDEN HILLS  
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW  
192 JACOB CROSSING  
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S  
193 JACOB CROSSING  
ROCKWALL, TX 75087

BLACK SHIRLEY M  
193 PORT SAINT CLAIRE  
ARANSAS PASS, TX 78336

RESIDENT  
194 CODY PLACE  
ROCKWALL, TX 75087

CROY DANNY L  
195 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
196 JACOB CROSSING  
ROCKWALL, TX 75087

STEWART DEBORAH LYNN  
196 DARRIN DR  
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO  
197 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
198 CODY PLACE  
ROCKWALL, TX 75087

KANSIER GAYLE  
198 DARRIN DR  
ROCKWALL, TX 75087

DOOLEY RHONDA N  
19801 E 86TH ST N  
OWASSO, OK 74055

RESIDENT  
199 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
199 JACOB CROSSING  
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN  
199 CODY PLACE  
ROCKWALL, TX 75087

917 PROPERTIES LLC  
2 MANOR COURT  
HEATH, TX 75032

VANILLA BEAN PROPERTIES, SERIES 5 LLC  
2 MANOR COURT  
HEATH, TX 75032

RESIDENT  
200 JACOB CROSSING  
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN  
200 DARRIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

MCWHIRTER CRAIG L  
201 DARRIN DR  
ROCKWALL, TX 75087

COMMUNITY BANK  
201 E KAUFMAN ST  
ROCKWALL, TX 75087

CITY LIFT STATION  
201 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
201 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
202 INTERURBAN ST  
ROCKWALL, TX 75087

MILLER ROBERT AND KATY  
202 CODY PL  
ROCKWALL, TX 75087

GANDY GEORGIA KNEL  
202 DARRIN DR  
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA  
202 E HEATH  
ROCKWALL, TX 75087

RESIDENT  
202 N WEST ST  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 NORTH SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
203 JACOB CROSSING  
ROCKWALL, TX 75087

CLAY KAREN L  
203 CODY PL  
ROCKWALL, TX 75087

DAVIS ROBERT C  
203 DARRIN  
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA  
203 E HEATH ST  
ROCKWALL, TX 75087

CANO OSCAR & NANCY  
203 N. ALAMO RD  
ROCKWALL, TX 75087

NELSON THERESE D  
204 DARRIN DR  
ROCKWALL, TX 75087

HATCHER MATTHEW S & IRENE  
204 HARRIS DR  
ROCKWALL, TX 75087

PHILLIPS TERESA  
204 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
204 N WEST ST  
ROCKWALL, TX 75087

RESIDENT  
204 W HEATH ST  
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC  
2040 N BELT LINE RD STE 400  
MESQUITE, TX 75150

DRAKE EDWARD J II & JENNIFER R  
205 DARRIN DRIVE  
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON  
2054 BRUCE RD  
MARTIN, GA 30557

RESIDENT  
206 CODY PLACE  
ROCKWALL, TX 75087

RUDOLPH COLLIN J  
206 DARRIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
206 N FANNIN ST  
ROCKWALL, TX 75087

PRITCHETT JOHNETTA  
206 W HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
207 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
207 JACOB CROSSING  
ROCKWALL, TX 75087

MITCHELL KELLI A &  
RYAN S WENZEL  
207 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
208 JACOB CROSSING  
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC  
208 SUMMIT RIDGE  
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES  
208 W HEATH ST  
ROCKWALL, TX 75087

HENSON ORA LOUISE  
209 DARRIN DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
210 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
211 JACOB CROSSING  
ROCKWALL, TX 75087

CALDWELL KARISSA A  
211 CODY PLACE  
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH  
212 JACOB XING  
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L  
214 CODY PL  
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S  
2146 HARRELL STREET  
GREENVILLE, TX 75402

MURRAY JOHN DAVID  
215 CODY PLACE  
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R  
2175 LAKE FOREST DR  
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA  
219 CODY PL  
ROCKWALL, TX 75087

KHATER CHARLES ETUX  
2368 E FM 552  
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC  
240 WILLOWCREST  
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC  
242 C NATIONAL DR  
ROCKWALL, TX 75032

LAURENCE CROSSING LLC  
2500 DISCOVERY BLVD SUITE 300  
ROCKWALL, TX 75032

LAURENCE CROSSING LLC  
2500 DISCOVERY BLVD SUITE 300  
ROCKWALL, TX 75032

HOLLON GREGORY D  
2778 S FM 549  
ROCKWALL, TX 75032

WEST MICHAEL  
299 SHENNENDOAH LANE  
ROCKWALL, TX 75087

RESIDENT  
301 HIGHLAND DR  
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST  
301 COOPER COURT  
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R  
301 MARGARET ST  
ROCKWALL, TX 75087

BEDFORD TERRI W  
301 N ALAMO RD  
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC  
301 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
301 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
301 N SAN JACINTO  
ROCKWALL, TX 75087

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S  
302 ARCADIA WAY  
ROCKWALL, TX 75087

LOFTUS GERALDINE J  
302 E MARGARET ST  
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN  
302 ELM DRIVE  
ROCKWALL, TX 75087

WARREN PEGGY E  
302 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
302 N FANNIN ST  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L  
302 N SAN JACINTO ST  
ROCKWALL, TX 75087

CRANE KATHERINE LYNN  
302 W KAUFMAN ST  
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE  
3021 RIDGE RD SUITE A BOX 93  
ROCKWALL, TX 75032

SMITH WENDY  
303 DERICK DR  
FATE, TX 75189

WILLIAMS RONALD DAVID AND PATRICIA  
303 ELM DR  
ROCKWALL, TX 75087

WHITE SANDRA JEAN  
303 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
303 N ALAMO  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

ADAMS-ROMANO KEVIN PATRICK & JULLIAN  
ROSE  
303 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
304 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
304 WILLIAMS ST  
ROCKWALL, TX 75087

GLASS KATHLEEN J  
304 ELM DR  
ROCKWALL, TX 75087

RESIDENT  
304 N SAN JACINTO  
ROCKWALL, TX 75087

ODEN STORMIE E AND TAYLOR C  
304 WEST KAUFMAN STREET  
ROCKWALL, TX 75087

WHITE RUNELLE  
305 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
305 N FANNIN ST  
ROCKWALL, TX 75087

KING BOBBY R ETUX  
305 WILDWOOD LN  
ROCKWALL, TX 75087

RESIDENT  
306 WILLIAMS ST  
ROCKWALL, TX 75087

BELL MARY NELL  
306 ELM DR  
ROCKWALL, TX 75087

STANLEY PAUL & SHERI  
306 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
306 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
307 N FANNIN ST  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
308 FANNIN  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
308 ELM DR  
ROCKWALL, TX 75087

NJK ENTERPRISES LLC  
31 ORLEANS CIRCUIT  
CECIL HILLS SYDNEY, NSW 2171 AUSTRALIA,

GATES CHARLES H & BRENDA F  
310 ELM DR  
ROCKWALL, TX 75087

RESIDENT  
312 ELM DR  
ROCKWALL, TX 75087

UNION BANK & TRUST CO  
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD  
REV TRUST  
312 CENTRAL AVE SE, STE 508  
MINNEAPOLIS, MN 55414

HARKLAU CAROLINE  
312 DARTBROOK  
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC  
312 DARTBROOK  
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M  
317 COOPER STREET  
ROCKWALL, TX 75087

WEAST BRIAN J AND  
CYNTHIA C BROWN  
318 ARCADIA WAY  
ROCKWALL, TX 75087

WEBER MARY JANE  
318 COOPER CT  
ROCKWALL, TX 75087

HEALDAN GROUP INC  
3460 MARRON RD SUITE 103-144  
OCEANSIDE, CA 92056

SNEAK PEAK HOMES LLC  
3483 TIMBERVIEW RD  
DALLAS, TX 75229

RB40 INVESTMENTS LLC  
400 CHIPPENDALE DRIVE  
HEATH, TX 75032

TURNER KYLE RADEY  
4002 BROWNSTONE CT  
DALLAS, TX 75204

KMA LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
401 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
401 N FANNIN ST  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

MONTGOMERY CAMERON K AND AMY E  
404 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
405 N ALAMO  
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL  
EDWARD  
405 N FANNIN STREET  
ROCKWALL, TX 75087

RESIDENT  
405 N GOLIAD  
ROCKWALL, TX 75087

JONES GERWYN AND JANE  
406 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200  
DARRIN DRIVE  
407 CASTLE PINES DRIVE  
HEATH, TX 75032

DAVENPORT RENTAL PROPERTIES LLC  
407 CASTLE PINES DRIVE  
HEATH, TX 75032

HOWELL RONALD & MICHELE  
434 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE  
4756 SECRET COVE LANE  
HEATH, TX 75032

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

BAF 3 LLC  
5001 PLAZA ON THE LAKE SUITE 200  
AUSTIN, TX 78746

RESIDENT  
501 KERNODLE  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
501 CAMP CREEK RD  
ROCKWALL, TX 75087

RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
501 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
502 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

SMITH MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

WOODARD CARL E ET UX  
502 WILDWOOD TER  
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC  
5023 PARKVIEW PLACE  
ADDISON, TX 75001

RESIDENT  
503 N ALAMO  
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN  
503 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

NASH M CALVIN ETUX  
504 WILDWOOD TER  
ROCKWALL, TX 75087

RESIDENT  
505 WILDWOOD TERRACE  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC  
505 N GOLIAD STREET  
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L  
506 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
506 N GOLIAD  
RESIDENT, TX 75087

HICKERSON JON D  
506 WILDWOOD TER  
HICKERSON JON D, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
507 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
508 N ALAMO  
ROCKWALL, TX 75087

HAM JOSHUA L  
512 HIGHVIEW LANE  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

JENNIFER'S HOMES INC  
519 E INTERSTATE 30 #442  
ROCKWALL, TX 75087

FANG PROPERTIES LLC  
536 LOMA VISTA  
HEATH, TX 75032

SIDDALL RYAN AND  
TAYLOR GILSTRAP  
5469 JEFFERSON DR  
SACHSE, TX 75048

FRENCH MELISSA AND JACOB AARON  
5582 YARBOROUGH DR  
FORNEY, TX 75126

WYLIE KIMBERLY  
5904 COUNTY ROAD 2592  
ROYSE CITY, TX 75189

STAR 2022 SFR3 BORROWER LP  
591 WEST PUTNAM AVE  
GREENWICH, CT 6830

GEN 39:2-6 LLC  
599 BORDEAUX DRIVE  
ROCKWALL, TX 75087

RESIDENT  
601 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

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

HANSARD STANLEY E ETUX DALE  
602 WILDWOOD LN  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

KENDALL JESSICA  
604 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

POINTER PRICE  
605 NAKOMA DR  
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA  
606 WILDWOOD LN  
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN  
ELISE  
<Null>  
607 KERNODLE ST <Null>  
ROCKWALL, TX 75087

BELL ZACHARY A AND ELIZABEH H  
608 WILDWOOD LN  
ROCKWALL, TX 75087

SIENTY RYAN FAIN  
6182 COUNTY RD 4400  
COMMERCE, TX 75428

ROY LAWRENCE HANCE JR TRUST  
ROY LAWRENCE HANCE JR- TRUSTEE  
6946 SPERRY STREET  
DALLAS, TX 75214

CASTRO MICHAEL AND RENE  
700 WINDSONG LN  
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC  
7005 CHASE OAKS BLVD SUITE 180  
PLANO, TX 75025

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

TIBBETTS ELAINE  
703 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

ZIMMERMAN CAROLYN  
705 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A  
<Null>  
7814 KILLARNEY LANE <Null>  
ROWLETT, TX 75089

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

MASON MARK S & TAMARA M  
802 POTOMAC DRIVE  
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M  
803 KERNODLE ST  
ROCKWALL, TX 75087

KUCERA TIMOTHY M  
803 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
804 N GOLIAD STREET  
ROCKWALL, TX 75087



MBK3 PROPERTY HOLDING CO LLC  
804 TRUMPETER WAY  
ROCKWALL, TX 75032

BUSHNELL MICHAEL S & TIFFANIE C  
805 KERNODLE ST  
ROCKWALL, TX 75087

NAVARRO FRANCISCO OCHOA AND  
MELISSA ANN REDD  
805 N ALAMO RD  
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA  
805 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
806 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
807 N ALAMO RD  
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R  
807 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
807 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
808 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
808 N GOLIAD  
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE  
809 COUNTY CLUB DRIVE  
HEATH, TX 75032

MARTINEZ RAQUEL P  
809 N GOLIAD ST  
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M  
810 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
810 N GOLIAD  
ROCKWALL, TX 75087

AOUN PIERRE E  
811 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
812 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
812 N GOLIAD  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN  
818 POTOMAC DR  
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID  
834 POTOMAC DR  
ROCKWALL, TX 75087

MCCULLEY DARREN WAYNE AND MICHELE  
837 POTOMAC DRIVE  
ROCKWALL, TX 75087

WAY FAMILY TRUST  
8441 S FM ROAD 549  
ROCKWALL, TX 75032

KUNJACHEN BLESSY AND SHIBU  
852 POTOMAC DRIVE  
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD  
853 POTOMAC DRIVE  
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L  
868 POTOMAC DRIVE  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
880 SHORES BLVD  
ROCKWALL, TX 75087

INGLES CRISTINA LA SAIGNE  
901 N ALAMO  
ROCKWALL, TX 75087

CROWDER GERALDINE  
901 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
902 N GOLIAD <Null>  
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD  
C/O ELIZABETH BURKS  
902 PALO PINTO ST  
WEATHERFORD, TX 76086

MOMSEN KIMBERLY  
903 N ALAMO ROAD  
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD  
903 NORTH FANNIN STREET  
ROCKWALL, TX 75087

RESIDENT  
904 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
905 N ALAMO ST  
ROCKWALL, TX 75087

RESIDENT  
905 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
905 N WEST ST  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
906 N GOLIAD  
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA  
906 N WEST  
ROCKWALL, TX 75087

RESIDENT  
907 N GOLIAD ST  
ROCKWALL, TX 75087

JC GAERLAN LLC  
907 NORTH ALAMO ROAD  
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN  
908 N ALAMO RD  
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC  
908 N GOLIAD ST  
ROCKWALL, TX 75087

MARTINKUS NICOLE  
908 N WEST ST  
ROCKWALL, TX 75087

MOLINA JOE C II  
909 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
909 N GOLIAD  
ROCKWALL, TX 75087

MCFADIN SARA TERESA  
909 N WEST STREET  
ROCKWALL, TX 75087

ZAVALA VICTOR V  
910 N ALAMO RD  
ROCKWALL, TX 75087

PERRY RUBY DELL  
910 N WEST ST  
ROCKWALL, TX 75087

WHITE TIMOTHY E  
9104 PRIVATE ROAD 2325  
TERRELL, TX 75160

LEWIS BEN  
911 N ALAMO  
ROCKWALL, TX 75087

RECSA LLC  
911 NORTH GOLIAD  
ROCKWALL, TX 75087

JONES PAMELA J  
912 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
912 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
913 N ALAMO RD  
ROCKWALL, TX 75087

BAXTER JAKE STEPHEN AND CATHERINE  
ELIZABETH  
915 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
915 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
917 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
917 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
918 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N GOLIAD  
ROCKWALL, TX 75087

BELANGER CORKY  
921 N ALAMO RD  
ROCKWALL, TX 75087

BARRY BARBARA  
922 N ALAMO RD  
ROCKWALL, TX 75087

HUDSON SHEL I  
923 N ALAMO  
ROCKWALL, TX 75087

CHAVEZ ENRIQUE  
923 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
924 N ALAMO  
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND  
MICHAEL CRAWFORD  
925 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
925 N GOLIAD  
ROCKWALL, TX 75087

PRECISION GLOBAL CORPORATION  
9330 LBJ FREEWAY SUITE 900  
DALLAS, TX 75243

TAILLAC JEAN ANTHONY  
944 CHAD WAY  
ROCKWALL, TX 75087

RICE JOSHUA M  
947 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
948 CHAD WAY  
ROCKWALL, TX 75087

CORENO FRANCISCO R  
951 CHAD WAY  
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D  
952 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
955 CHAD WAY  
ROCKWALL, TX 75087

ALLEN MARK C AND  
DONNA K BOYD  
956 CHAD WAY  
ROCKWALL, TX 75087

LEFTEROV MARTIN AND  
JESSICA LADD  
960 CHAD WAY  
ROCKWALL, TX 75087

TO TUAN QUOC  
964 CHAD WAY  
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE  
968 CHAD WAY  
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R  
974 CHAD WAY  
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY  
975 N ALAMO RD  
ROCKWALL, TX 75087

LOWRY BRENDA  
978 CHAD WAY  
ROCKWALL, TX 75087

CLARK RYAN W & AMY B  
982 CHAD WAY  
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K  
986 CHAD WAY  
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A  
990 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
993 HOLLI LN  
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE  
994 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
995 HOLLI LN  
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE  
997 HOLLI LN  
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE  
998 CHAD WAY  
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE  
998 HOLLI LN  
ROCKWALL, TX 75087

NELSON MICHAEL D  
999 HOLLI LN  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

BOWEN JAMES A  
P.O. BOX 385  
CADDO MILLS, TX 75135

ODOM JAY & ALISON  
P.O. BOX 578  
ROCKWALL, TX 75087

THE PRESERVE HOMEOWNERS ASSOCIATION  
INC  
P.O. BOX 702348  
DALLAS, TX 75370

K'S ADVERTISING DALLAS INC THE  
PO BOX 1238  
ROCKWALL, TX 75087

BUTCHER MELVIN R  
PO BOX 147  
QUINLAN, TX 75474

CFPC INVESTMENTS LLC  
PO BOX 1731  
MARBLE FALLS, TX 78654

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

WOMEN IN NEED INC  
PO BOX 349  
GREENVILLE, TX 75403

MILE HIGH BORROW 1 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

PRINGLE PHYLLIS M  
PO BOX 584  
ROCKWALL, TX 75087

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

RUTH DOWER LIVING TRUST DATED JUNE 3,  
2014  
RUTH DOWER TRUSTEE  
PO BOX 871239  
MESQUITE, TX 75187

# PUBLIC NOTICE



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

**Z2023-045: Amendment to PD-50**

*Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 17-19] for the purpose of allowing the General Personal Services land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, 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, October 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 16, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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, October 16, 2023 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. Z2023-045: Amendment to PD-50**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

# 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:

### Z2023-045: Amendment to PD-50

Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 17-19] for the purpose of allowing the General Personal Services land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, 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, October 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 16, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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, October 16, 2023 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. Z2023-045: Amendment to PD-50

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: Ben Klutts - Recsa, LLC

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

# 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).

Z2023-045

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.

This brings, possible diseases if an animal shelter/veterinarian is allowed, increases traffic where children live and play, adds strangers around community property and family, decreases safety for residence.

## Respondent Information

Please provide your information.

## First Name \*

Ben

Last Name \*

Lewis

Address \*

[REDACTED]

City \*

ROCKWALL

State \*

TX

Zip Code \*

75087

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

# 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).

Z2023-045

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.

Helps our community grow

## Respondent Information

Please provide your information.

## First Name \*

Caprice

Last Name \*

Michelle

Address \*

[Redacted]

City \*

Rickwall

State \*

TX

Zip Code \*

75032

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. Z2023-045: Amendment to PD-50

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.

Construction would destroy the ecosystem of the area  
As well as ruin the home town feeling & suburban  
Beauty of the existing properties - Will only increase the  
incredible TRAFFIC Congestion in the area

Name: JANE & CHARLES SEBERT

Address: [REDACTED]

*Charles Sebert*  
Charles W Sebert Jr

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).

Z2023-045

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.

What is the specific use permit for and why should the be approved for the residential area? Not enough information is provided regarding this rezoning proposal. Numerous times since moving here in 2002 the rules have changed mid game to the betterment of businesses and not home owners in my area.

## Respondent Information

Please provide your information.

## First Name \*

Toby

Last Name \*

Hill

Address \*

[Redacted]

City \*

Rockwall

State \*

TX

Zip Code \*

75087

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



Cari Foote MA, LPC-S, LMFT-S, EMDR Certified  
925 N. Goliad Street  
Rockwall, TX 75087  
Cfoote@professionalcounseling.us

September 13, 2023

925 N. Goliad Street Rockwall, TX 75087

Ryan Miller  
Director of Planning, City of Rockwall  
Rmiller@rockwall.com  
385 South Goliad Rockwall, TX 75087

Mr. Miller,

Please consider amending P-50 to include General Personal Service use by Special Use Permit.

I'm making this request in order to fully utilize each room at my building located at 925 N. Goliad Street. Amending PD-50 will allow more business opportunities that will complement my existing tenants.

Thank you for your consideration.



Cari Foote

Signature Date: 9-18-23

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO ALLOW AN GENERAL PERSONAL SERVICE LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Cari Foote requesting the approval of an amendment to Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall for the purpose of amending the permitted land uses to allow for the addition of an *General Personal Service* land use to be permitted by a Specific Use Permit (SUP) within a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 50 (PD-50), 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 Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-19*;

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

**SECTION 3.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

**SECTION 4.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**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 [*Ordinance No. 04-38*], 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 [*Ordinance No. 04-38*] of 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 [*Ordinance No. 04-38*] (*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;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>th</sup> DAY OF NOVEMBER, 2023.**

---

Trace Johannesen, *Mayor*

**ATTEST:**

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading: October 16, 2023*

*2<sup>nd</sup> Reading: November 6, 2023*

DRAFT  
ORDINANCE  
10.10.2023

**EXHIBIT 'A':**  
*Legal Description*

**BEGINNING** at a point in the northwest corner of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** easterly 211.13' along the south right of way of Live Oak Street for a corner;

**THENCE** southerly 598.12' along the west right of way of Goliad Street (SH-205);

**THENCE** east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** east 220' following the north property line of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** southerly 441.42' following the east property lines of lots fronting Goliad Street to a point on the north right of way of Heath Street;

**THENCE** west 39.54' along the north right of way of Heath Street;

**THENCE** southerly following along the east property lines of lots fronting Goliad Street 562.59' to a point being the northwest corner of B.F. Boydston Survey, Block 123, Lot F (604 N Goliad Street);

**THENCE** east 210.09' along the north property line of said Block 123, Lot F for a corner;

**THENCE** southerly 289.31' along the eastern property line of said Block 123, Lot F for a corner;

**THENCE** southerly 519.9' following along the east property lines of lots fronting Goliad Street to a point being the southeast corner of B.F. Boydston Survey, Block 123, Lot B (406 N. Goliad Street);

**THENCE** west 215.11' along the south property line of said Block 123, Lot B (406 N. Goliad Street) and crossing to a point on the west right of way of Goliad Street;

**THENCE** southerly 170.59' following along the west right of way of Goliad Street to a point being the southeast corner of Block 17, Lot 15 of the Amick Addition (401-403 N. Goliad Street);

**THENCE** west 210' along the south property line of said Block B, Lot 15 of the Amick Addition for a corner;

**THENCE** northerly 101.05' along the west property line of said Block 17, Lot 15 of the Amick Addition;

**THENCE** easterly 70.83' along the north property line of Block 17, Lot 15 of the Amick Addition;

**THENCE** north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

**THENCE** west 72.99' along the south property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**EXHIBIT 'A':**  
*Legal Description*

**THENCE** northerly 51.75' along the west property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** easterly 97.01' along the north property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** northerly 754.05' following along the west property lines of lots fronting Goliad Street to a point in the south property line of Block 23A, Lot 34 of the Amick Addition (803 N. Goliad Street);

**THENCE** west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

**THENCE** northerly 139.55' along the east right of way of N. Alamo Street;

**THENCE** east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition (805. N. Goliad Street) to a point;

**THENCE** northerly 250.95' following along the west property lines of lots fronting N. Goliad Street and crossing to the north right of way of Heath Street for a corner;

**THENCE** west 70.51' along the north right of way of Heath Street for a corner;

**THENCE** northerly 205.32' along the east right of way of N. Alamo Street;

**THENCE** easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

**THENCE** northerly 334.45' following along the west property line of lots fronting Goliad Street to a point on the south property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** west 85.69' along the south property line of Block 29 of the Garner Addition (915 N. Goliad Street) to the east right of way of Alamo Street;

**THENCE** northerly 98.02' along the east right of way of Alamo Street for a point;

**THENCE** easterly 85.08' along the north property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** northerly 345.36' following along the west property line of lots fronting Goliad Street to a point in the south right-of-way of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** northerly 218.51' following along the east right of way of Alamo Street to the **POINT OF BEGINNING** containing approximately 21.266-acres of land.



**EXHIBIT 'C':**  
*District Development Standards*

**Development Standards.**

- 1) *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
  - (a) *Antique/Collectable Sales.* The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
    - ii. *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
    - iii. The sale of new or used clothing and appliances shall be prohibited.
    - iv. The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
    - v. That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
  - (b) *Banquet Facility (Event Venue).* A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.
  - (c) *Animal Clinic for Small Animals.* An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.
    - i. An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.
    - ii. The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
    - iii. No outdoor pens or kennels shall be permitted.



**EXHIBIT 'C':**

*District Development Standards*

- (d) *General Personal Service.* A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.
- 2) *Cross Access Easements.* Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- 3) *Parking.* That all non-residential land uses shall adhere to the following parking requirements:
- (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
- (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.
- (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- 4) *Site Plan.* All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- 5) *Variances.* In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.



**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

**PLANNING AND ZONING DEPARTMENT**  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**DATE:** October 16, 2023  
**APPLICANT:** Cari Foote; *CFPC Investments, LLC*  
**SUBJECT:** Z2023-045; *Amendment to Planned Development District 50 (PD-50)*

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On September 15, 2023, the applicant, Cari Foote of CFPC Investments, submit an application requesting that Planned Development District 50 (PD-50) be amended to allow the *General Personal Service* land use through a Specific Use Permit (SUP). According to the applicant's letter, the intent of the request is to allow for a greater variety of tenants within Planned Development District 50 (PD-50). According to Article 13, *Definitions*, of the Unified Development Code (UDC) the definition of the *General Personal Service* land use is an "(e)stablishment primarily engaged in providing services generally involving the care of the person and/or his/her apparel including but not limited to barber and beauty shops, dressmaking, shoe shining, dry-cleaning and laundry pick-up stations, tailor or seamstress, and salons/health clubs." Planned Development District 50 (PD-50) is a highly restrictive zoning district that was originally created to allow the residential properties along N. Goliad Street [*SH-205*] the flexibility to convert to a live/work or non-residential land use permitted within the Residential-Office (RO) District. Over the years, the zoning district has been amended to add land uses that are not typically permitted within the Residential-Office (RO) District (*e.g. Antique/Collectable Sales, Banquet Facility, and/or Animal Clinic for Small Animals*) on a *case-by-case* basis through a Specific Use Permit (SUP). In reviewing the applicant's request, staff acknowledges that not all of the potential land uses permitted under the *General Personal Services* land use may not be appropriate within the district, and -- *that by allowing this land use through a Specific Use Permit (SUP)* -- the Planning and Zoning Commission and City Council retain discretion to determine if a particular use is in character with the district.

As the proposed zoning case involves modifying the land uses permitted within Planned Development District 50 (PD-50), staff has notified all property owners and residents within the Planned Development District. In addition, staff mailed out notifications to all property owners and occupants within 500-feet of the boundary of Planned Development District 50 (PD-50), and to all Homeowner's Associations (HOAs) within 1,500-feet of the boundaries of the district (*i.e. Lakeview Summit, The Preserve, and Caruth Lakes Homeowner's Associations*). This was done in accordance with the requirements of Subsection 02.03(A), *Notice of Public Hearing*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Of the 378 notices mailed, staff has received three (3) notices in opposition and two (2) notices in favor of the applicant's request. On October 10, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 6-0, with Commission Odom recusing themselves. Should the City Council have any questions, staff will be available at the meeting on October 10, 2023.



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> 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 925 N. GOLIAD STREET

SUBDIVISION ISAAC PENA ADDITION

LOT

1

BLOCK

A

GENERAL LOCATION

Prop. ID: 71940

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

CURRENT ZONING RO / PD-50

CURRENT USE R/O

PROPOSED ZONING Amending PD-50

PROPOSED USE General Personal Service - SUP

ACREAGE 1.0

LOTS [CURRENT]

1.0

LOTS [PROPOSED]

—

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

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

OWNER CFPC INVESTMENTS, LLC

APPLICANT

CONTACT PERSON CARI FOOTE

CONTACT PERSON

ADDRESS P.O. BOX 1731 MARBLE FALLS

ADDRESS

CITY, STATE & ZIP Tx. 78654

CITY, STATE & ZIP

PHONE 830. 798. 5884

PHONE

E-MAIL CFOOTE@PROFESSIONAL COUNSELING.US

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

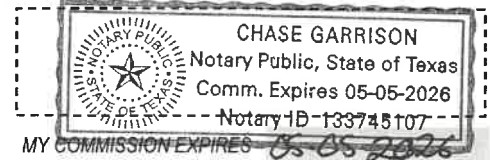
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 25.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 2023 BY SIGNING THIS APPLICATION, 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 10 DAY OF September, 2023

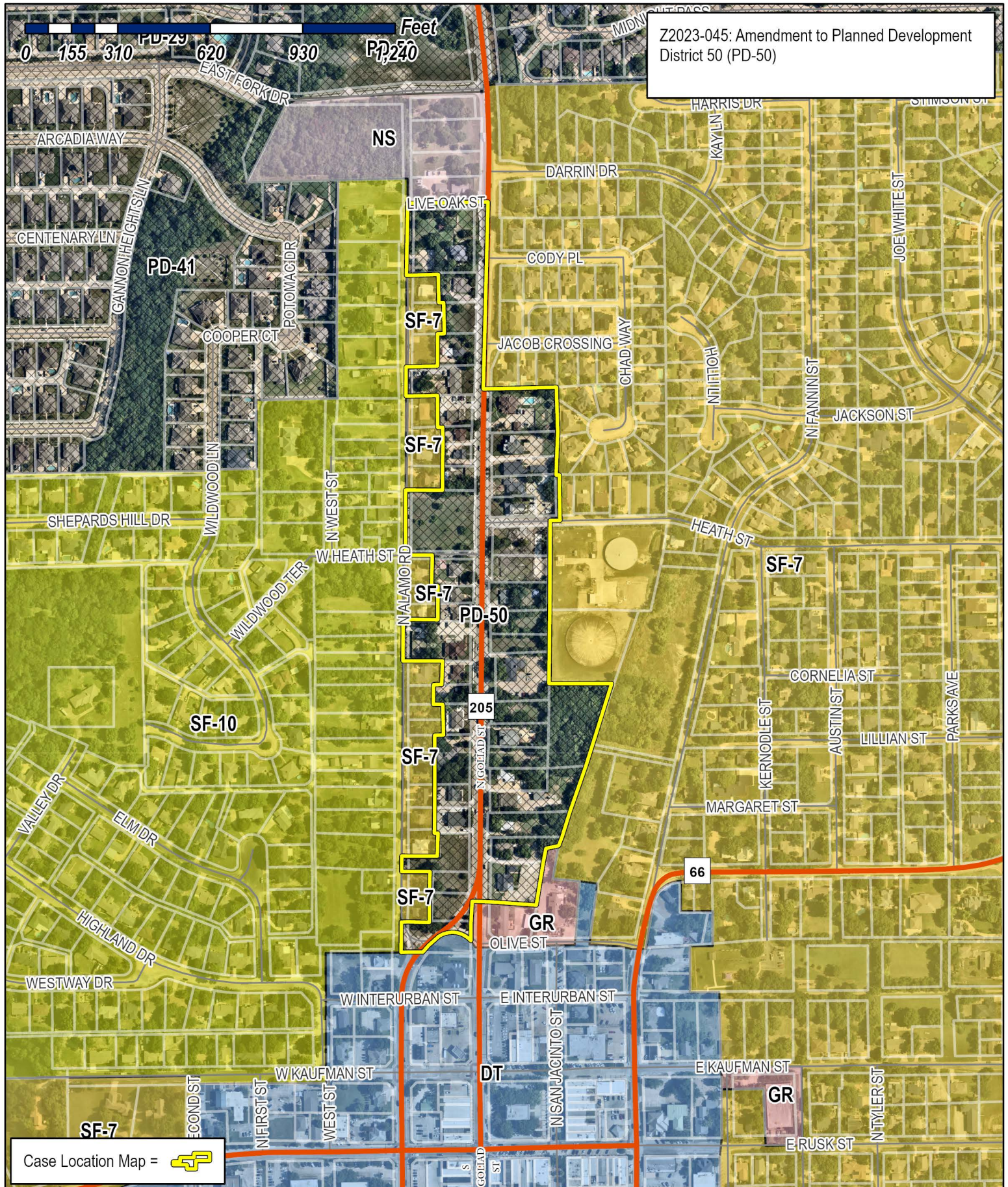
OWNER'S SIGNATURE


[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



Z2023-045: Amendment to Planned Development District 50 (PD-50)



Case Location Map = 



# City of Rockwall

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

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

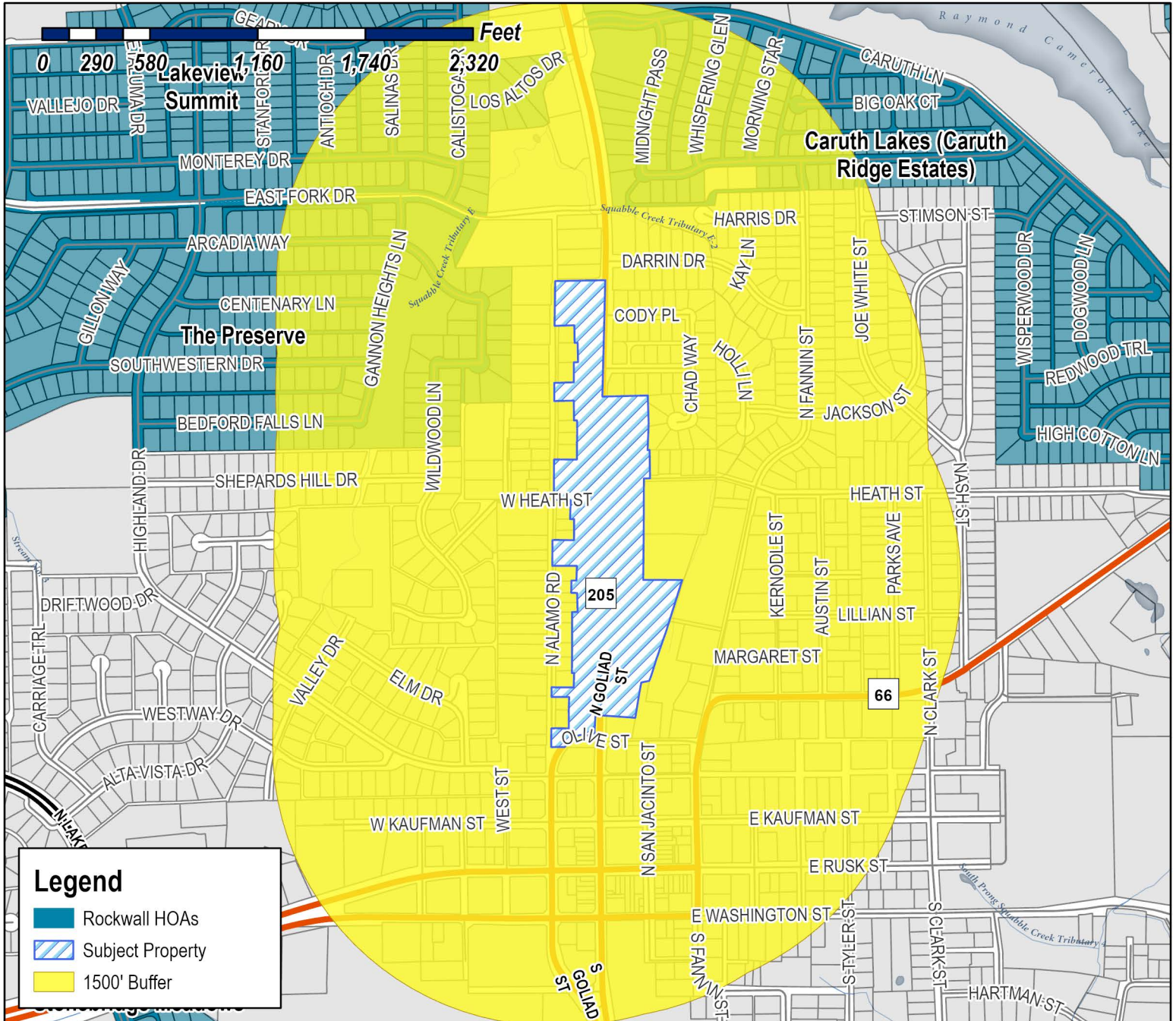
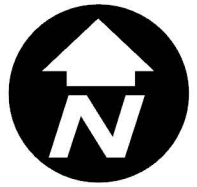




# City of Rockwall

Planning & Zoning Department  
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**Case Number:** Z2023-045  
**Case Name:** Amendment to PD-50  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)

**Date Saved:** 9/13/2023  
 For Questions on this Case Call (972) 771-7745



## Lee, Henry

---

**From:** Zavala, Melanie  
**Sent:** Friday, September 22, 2023 10:32 AM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2023-045]  
**Attachments:** Public Notice (P&Z) (09.19.2023).pdf; HOA Map (09.13.2023).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 *September 22, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 10, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 16, 2023 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](mailto: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>.

### **Z2023-045: Amendment to PD-50**

Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] for the purpose of allowing the *General Personal Services* land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Olive Street and south of Live Oak Street, and take any action necessary.

Thank You,

***Melanie Zavala***

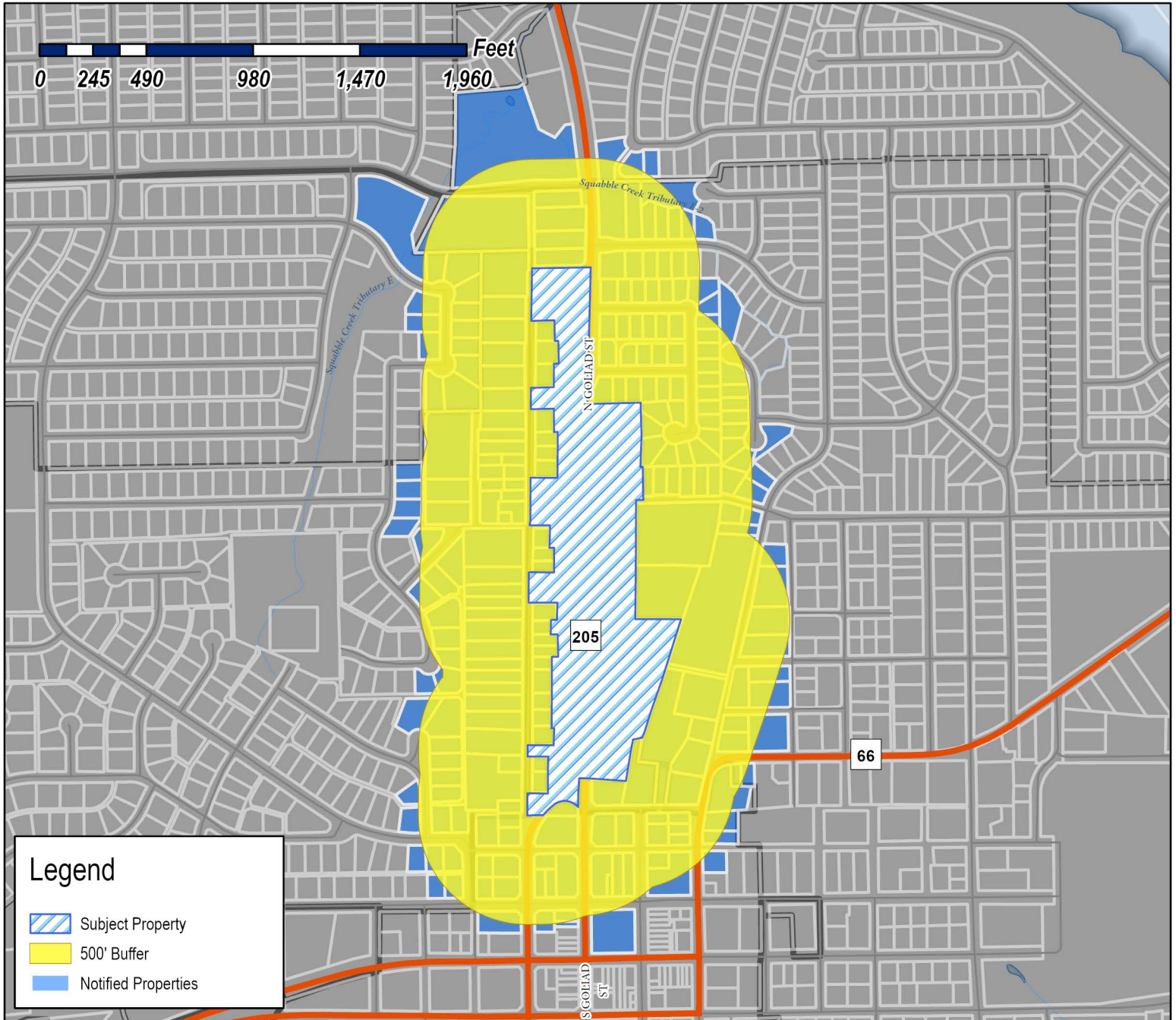
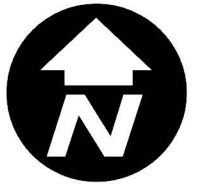
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568



# City of Rockwall

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

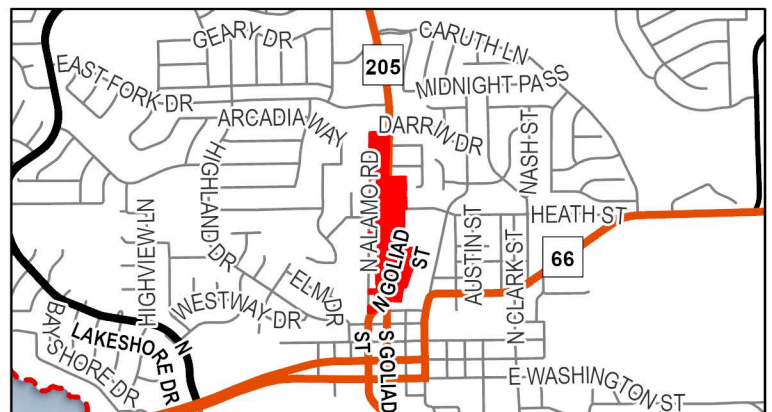
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**Case Number:** Z2023-045  
**Case Name:** Amendment to PD-50  
**Case Type:** Zoning  
**Zoning:** Planned Development District 50 (PD-50)

**Date Saved:** 9/13/2023

For Questions on this Case Call: (972) 771-7746



RESIDENT  
100 E HEATH  
ROCKWALL, TX 75087

RESIDENT  
1001 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
1001 N GOLIAD  
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB  
1003 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
1005 HOLLI LN  
ROCKWALL, TX 75087

RESIDENT  
101 E RUSK  
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX  
1010 HOLLI LANE  
ROCKWALL, TX 75087

RESIDENT  
102 W KAUFMAN  
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN  
104 RUSH CREEK  
HEATH, TX 75032

RESIDENT  
104 W KAUFMAN  
ROCKWALL, TX 75087

RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

LOFLAND WILLIAM B  
105 E KAUFMAN ST  
ROCKWALL, TX 75087

105 N ALAMO LLC  
105 N ALAMO  
ROCKWALL, TX 75032

WIMPEE JOE  
105 W KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
106 W KAUFMAN  
ROCKWALL, TX 75087

MANLEY MICHAEL J AND MARY F  
1065 MIDNIGHT PASS  
ROCKWALL, TX 75087

RESIDENT  
107 E KAUFMAN  
ROCKWALL, TX 75087

MORGAN JEFFREY E  
1071 MIDNIGHT PASS  
ROCKWALL, TX 75087

ADDIS RUTH  
1079 MIDNIGHT PASS  
ROCKWALL, TX 75087

RESIDENT  
108 INTERURBAN  
ROCKWALL, TX 75087

RESIDENT  
109 E KAUFMAN  
ROCKWALL, TX 75087

CURANOVIC JOHN  
109 ELM CREST DR  
ROCKWALL, TX 75087

RESIDENT  
109 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
111 N GOLIAD ST  
ROCKWALL, TX 75087

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN  
113 E HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
115 E HEATH ST  
ROCKWALL, TX 75087

STORY CATHERINE C  
117 E HEATH ST  
ROCKWALL, TX 75087

GARRISON MONA AND RONALD  
119 E HEATH STREET  
ROCKWALL, TX 75087

SFR TEXAS ACQUISITIONS 3 LLC  
120 S RIVERSIDE PLAZA #2000  
CHICAGO, IL 60606



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

FITE CENTRE LLC  
1200 FRONTIER TRAIL  
ROCKWALL, TX 75032

RAC OF ROCKWALL LLC  
1220 CRESTCOVE  
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

380 PROPERTY INC  
12207 DARK HOLLOW RD  
ROCKWALL, TX 75087

LEAL CAROL RHEA  
1307 RIDGE ROAD #2317  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
1355 CLUBHILL DR  
ROCKWALL, TX 75087

LOZANO MANUEL A  
1388 S FM 740  
HEATH, TX 75126

VANDERSLICE R D AND LYNN  
1408 S LAKESHORE DR  
ROCKWALL, TX 75087

VANDERSLICE ROBERT  
1408 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC  
1500 S KREYMER LN  
WYLIE, TX 75098

MILNER JOHN R AND SHARON G  
1521 COUNTY ROAD 3327  
GREENVILLE, TX 75402

RAYWAY PROPERTIES LLC  
1572 N MUNSON RD  
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

MCKEE RICHARD AND KALASI  
16713 MEADOWBROOK BV  
FORNEY, TX 75126

CGC GROUP INC  
1690 LAKE FOREST DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ARISTA KAUFMAN LLC  
1717 MAIN STREET SUITE 2950  
DALLAS, TX 75201

BARNETT JOSEPH RODNEY & LADONNA  
1855 HIDDEN HILLS  
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW  
192 JACOB CROSSING  
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S  
193 JACOB CROSSING  
ROCKWALL, TX 75087

BLACK SHIRLEY M  
193 PORT SAINT CLAIRE  
ARANSAS PASS, TX 78336

RESIDENT  
194 CODY PLACE  
ROCKWALL, TX 75087

CROY DANNY L  
195 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
196 JACOB CROSSING  
ROCKWALL, TX 75087

STEWART DEBORAH LYNN  
196 DARRIN DR  
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO  
197 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
198 CODY PLACE  
ROCKWALL, TX 75087

KANSIER GAYLE  
198 DARRIN DR  
ROCKWALL, TX 75087

DOOLEY RHONDA N  
19801 E 86TH ST N  
OWASSO, OK 74055

RESIDENT  
199 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
199 JACOB CROSSING  
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN  
199 CODY PLACE  
ROCKWALL, TX 75087

917 PROPERTIES LLC  
2 MANOR COURT  
HEATH, TX 75032

VANILLA BEAN PROPERTIES, SERIES 5 LLC  
2 MANOR COURT  
HEATH, TX 75032

RESIDENT  
200 JACOB CROSSING  
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN  
200 DARRIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

MCWHIRTER CRAIG L  
201 DARRIN DR  
ROCKWALL, TX 75087

COMMUNITY BANK  
201 E KAUFMAN ST  
ROCKWALL, TX 75087

CITY LIFT STATION  
201 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
201 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
202 INTERURBAN ST  
ROCKWALL, TX 75087

MILLER ROBERT AND KATY  
202 CODY PL  
ROCKWALL, TX 75087

GANDY GEORGIA KNEL  
202 DARRIN DR  
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA  
202 E HEATH  
ROCKWALL, TX 75087

RESIDENT  
202 N WEST ST  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 NORTH SAN JACINTO  
ROCKWALL, TX 75087

RESIDENT  
203 JACOB CROSSING  
ROCKWALL, TX 75087

CLAY KAREN L  
203 CODY PL  
ROCKWALL, TX 75087

DAVIS ROBERT C  
203 DARRIN  
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA  
203 E HEATH ST  
ROCKWALL, TX 75087

CANO OSCAR & NANCY  
203 N. ALAMO RD  
ROCKWALL, TX 75087

NELSON THERESE D  
204 DARRIN DR  
ROCKWALL, TX 75087

HATCHER MATTHEW S & IRENE  
204 HARRIS DR  
ROCKWALL, TX 75087

PHILLIPS TERESA  
204 JACOB CROSSING  
ROCKWALL, TX 75087

RESIDENT  
204 N WEST ST  
ROCKWALL, TX 75087

RESIDENT  
204 W HEATH ST  
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC  
2040 N BELT LINE RD STE 400  
MESQUITE, TX 75150

DRAKE EDWARD J II & JENNIFER R  
205 DARRIN DRIVE  
ROCKWALL, TX 75087

ESTATE OF ELAINE I PETERSON  
2054 BRUCE RD  
MARTIN, GA 30557

RESIDENT  
206 CODY PLACE  
ROCKWALL, TX 75087

RUDOLPH COLLIN J  
206 DARRIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
206 N FANNIN ST  
ROCKWALL, TX 75087

PRITCHETT JOHNETTA  
206 W HEATH ST  
ROCKWALL, TX 75087

RESIDENT  
207 DARRIN DR  
ROCKWALL, TX 75087

RESIDENT  
207 JACOB CROSSING  
ROCKWALL, TX 75087

MITCHELL KELLI A &  
RYAN S WENZEL  
207 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
208 JACOB CROSSING  
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC  
208 SUMMIT RIDGE  
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES  
208 W HEATH ST  
ROCKWALL, TX 75087

HENSON ORA LOUISE  
209 DARRIN DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
210 CODY PL  
ROCKWALL, TX 75087

RESIDENT  
211 JACOB CROSSING  
ROCKWALL, TX 75087

CALDWELL KARISSA A  
211 CODY PLACE  
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH  
212 JACOB XING  
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L  
214 CODY PL  
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S  
2146 HARRELL STREET  
GREENVILLE, TX 75402

MURRAY JOHN DAVID  
215 CODY PLACE  
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R  
2175 LAKE FOREST DR  
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA  
219 CODY PL  
ROCKWALL, TX 75087

KHATER CHARLES ETUX  
2368 E FM 552  
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC  
240 WILLOWCREST  
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC  
242 C NATIONAL DR  
ROCKWALL, TX 75032

LAURENCE CROSSING LLC  
2500 DISCOVERY BLVD SUITE 300  
ROCKWALL, TX 75032

LAURENCE CROSSING LLC  
2500 DISCOVERY BLVD SUITE 300  
ROCKWALL, TX 75032

HOLLON GREGORY D  
2778 S FM 549  
ROCKWALL, TX 75032

WEST MICHAEL  
299 SHENNENDOAH LANE  
ROCKWALL, TX 75087

RESIDENT  
301 HIGHLAND DR  
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST  
301 COOPER COURT  
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R  
301 MARGARET ST  
ROCKWALL, TX 75087

BEDFORD TERRI W  
301 N ALAMO RD  
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC  
301 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
301 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
301 N SAN JACINTO  
ROCKWALL, TX 75087

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S  
302 ARCADIA WAY  
ROCKWALL, TX 75087

LOFTUS GERALDINE J  
302 E MARGARET ST  
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN  
302 ELM DRIVE  
ROCKWALL, TX 75087

WARREN PEGGY E  
302 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
302 N FANNIN ST  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L  
302 N SAN JACINTO ST  
ROCKWALL, TX 75087

CRANE KATHERINE LYNN  
302 W KAUFMAN ST  
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE  
3021 RIDGE RD SUITE A BOX 93  
ROCKWALL, TX 75032

SMITH WENDY  
303 DERICK DR  
FATE, TX 75189

WILLIAMS RONALD DAVID AND PATRICIA  
303 ELM DR  
ROCKWALL, TX 75087

WHITE SANDRA JEAN  
303 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
303 N ALAMO  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

ADAMS-ROMANO KEVIN PATRICK & JULLIAN  
ROSE  
303 WILLIAMS ST  
ROCKWALL, TX 75087

RESIDENT  
304 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
304 WILLIAMS ST  
ROCKWALL, TX 75087

GLASS KATHLEEN J  
304 ELM DR  
ROCKWALL, TX 75087

RESIDENT  
304 N SAN JACINTO  
ROCKWALL, TX 75087

ODEN STORMIE E AND TAYLOR C  
304 WEST KAUFMAN STREET  
ROCKWALL, TX 75087

WHITE RUNELLE  
305 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
305 N FANNIN ST  
ROCKWALL, TX 75087

KING BOBBY R ETUX  
305 WILDWOOD LN  
ROCKWALL, TX 75087

RESIDENT  
306 WILLIAMS ST  
ROCKWALL, TX 75087

BELL MARY NELL  
306 ELM DR  
ROCKWALL, TX 75087

STANLEY PAUL & SHERI  
306 HIGHLAND DR  
ROCKWALL, TX 75087

RESIDENT  
306 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
307 N FANNIN ST  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
308 FANNIN  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
308 ELM DR  
ROCKWALL, TX 75087

NJK ENTERPRISES LLC  
31 ORLEANS CIRCUIT  
CECIL HILLS SYDNEY, NSW 2171 AUSTRALIA,

GATES CHARLES H & BRENDA F  
310 ELM DR  
ROCKWALL, TX 75087

RESIDENT  
312 ELM DR  
ROCKWALL, TX 75087

UNION BANK & TRUST CO  
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD  
REV TRUST  
312 CENTRAL AVE SE, STE 508  
MINNEAPOLIS, MN 55414

HARKLAU CAROLINE  
312 DARTBROOK  
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC  
312 DARTBROOK  
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M  
317 COOPER STREET  
ROCKWALL, TX 75087

WEAST BRIAN J AND  
CYNTHIA C BROWN  
318 ARCADIA WAY  
ROCKWALL, TX 75087

WEBER MARY JANE  
318 COOPER CT  
ROCKWALL, TX 75087

HEALDAN GROUP INC  
3460 MARRON RD SUITE 103-144  
OCEANSIDE, CA 92056

SNEAK PEAK HOMES LLC  
3483 TIMBERVIEW RD  
DALLAS, TX 75229

RB40 INVESTMENTS LLC  
400 CHIPPENDALE DRIVE  
HEATH, TX 75032

TURNER KYLE RADEY  
4002 BROWNSTONE CT  
DALLAS, TX 75204

KMA LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
401 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
401 N FANNIN ST  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

MONTGOMERY CAMERON K AND AMY E  
404 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
405 N ALAMO  
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL  
EDWARD  
405 N FANNIN STREET  
ROCKWALL, TX 75087

RESIDENT  
405 N GOLIAD  
ROCKWALL, TX 75087

JONES GERWYN AND JANE  
406 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200  
DARRIN DRIVE  
407 CASTLE PINES DRIVE  
HEATH, TX 75032

DAVENPORT RENTAL PROPERTIES LLC  
407 CASTLE PINES DRIVE  
HEATH, TX 75032

HOWELL RONALD & MICHELE  
434 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE  
4756 SECRET COVE LANE  
HEATH, TX 75032

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

ADAT ESTATE LLC  
482 ARCADIA WAY  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

BAF 3 LLC  
5001 PLAZA ON THE LAKE SUITE 200  
AUSTIN, TX 78746

RESIDENT  
501 KERNODLE  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
501 CAMP CREEK RD  
ROCKWALL, TX 75087

RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
501 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
502 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

SMITH MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

WOODARD CARL E ET UX  
502 WILDWOOD TER  
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC  
5023 PARKVIEW PLACE  
ADDISON, TX 75001

RESIDENT  
503 N ALAMO  
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN  
503 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

NASH M CALVIN ETUX  
504 WILDWOOD TER  
ROCKWALL, TX 75087

RESIDENT  
505 WILDWOOD TERRACE  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC  
505 N GOLIAD STREET  
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L  
506 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
506 N GOLIAD  
RESIDENT, TX 75087

HICKERSON JON D  
506 WILDWOOD TER  
HICKERSON JON D, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
507 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
508 N ALAMO  
ROCKWALL, TX 75087

HAM JOSHUA L  
512 HIGHVIEW LANE  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

JENNIFER'S HOMES INC  
519 E INTERSTATE 30 #442  
ROCKWALL, TX 75087

FANG PROPERTIES LLC  
536 LOMA VISTA  
HEATH, TX 75032

SIDDALL RYAN AND  
TAYLOR GILSTRAP  
5469 JEFFERSON DR  
SACHSE, TX 75048

FRENCH MELISSA AND JACOB AARON  
5582 YARBOROUGH DR  
FORNEY, TX 75126

WYLIE KIMBERLY  
5904 COUNTY ROAD 2592  
ROYSE CITY, TX 75189

STAR 2022 SFR3 BORROWER LP  
591 WEST PUTNAM AVE  
GREENWICH, CT 6830

GEN 39:2-6 LLC  
599 BORDEAUX DRIVE  
ROCKWALL, TX 75087

RESIDENT  
601 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

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

HANSARD STANLEY E ETUX DALE  
602 WILDWOOD LN  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

KENDALL JESSICA  
604 WILDWOOD LANE  
ROCKWALL, TX 75087

RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

POINTER PRICE  
605 NAKOMA DR  
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA  
606 WILDWOOD LN  
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN  
ELISE  
<Null>  
607 KERNODLE ST <Null>  
ROCKWALL, TX 75087

BELL ZACHARY A AND ELIZABEH H  
608 WILDWOOD LN  
ROCKWALL, TX 75087

SIENTY RYAN FAIN  
6182 COUNTY RD 4400  
COMMERCE, TX 75428

ROY LAWRENCE HANCE JR TRUST  
ROY LAWRENCE HANCE JR- TRUSTEE  
6946 SPERRY STREET  
DALLAS, TX 75214

CASTRO MICHAEL AND RENE  
700 WINDSONG LN  
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC  
7005 CHASE OAKS BLVD SUITE 180  
PLANO, TX 75025

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

TIBBETTS ELAINE  
703 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

ZIMMERMAN CAROLYN  
705 KERNODLE ST  
ROCKWALL, TX 75087

RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A  
<Null>  
7814 KILLARNEY LANE <Null>  
ROWLETT, TX 75089

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

MASON MARK S & TAMARA M  
802 POTOMAC DRIVE  
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M  
803 KERNODLE ST  
ROCKWALL, TX 75087

KUCERA TIMOTHY M  
803 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
804 N GOLIAD STREET  
ROCKWALL, TX 75087



MBK3 PROPERTY HOLDING CO LLC  
804 TRUMPETER WAY  
ROCKWALL, TX 75032

BUSHNELL MICHAEL S & TIFFANIE C  
805 KERNODLE ST  
ROCKWALL, TX 75087

NAVARRO FRANCISCO OCHOA AND  
MELISSA ANN REDD  
805 N ALAMO RD  
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA  
805 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
806 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
807 N ALAMO RD  
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R  
807 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
807 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
808 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
808 N GOLIAD  
ROCKWALL, TX 75087

GARY DENNIS AND DIANNE  
809 COUNTY CLUB DRIVE  
HEATH, TX 75032

MARTINEZ RAQUEL P  
809 N GOLIAD ST  
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M  
810 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
810 N GOLIAD  
ROCKWALL, TX 75087

AOUN PIERRE E  
811 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
812 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
812 N GOLIAD  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN  
818 POTOMAC DR  
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID  
834 POTOMAC DR  
ROCKWALL, TX 75087

MCCULLEY DARREN WAYNE AND MICHELE  
837 POTOMAC DRIVE  
ROCKWALL, TX 75087

WAY FAMILY TRUST  
8441 S FM ROAD 549  
ROCKWALL, TX 75032

KUNJACHEN BLESSY AND SHIBU  
852 POTOMAC DRIVE  
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD  
853 POTOMAC DRIVE  
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L  
868 POTOMAC DRIVE  
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K  
880 SHORES BLVD  
ROCKWALL, TX 75087

INGLES CRISTINA LA SAIGNE  
901 N ALAMO  
ROCKWALL, TX 75087

CROWDER GERALDINE  
901 N FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
902 N GOLIAD <Null>  
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD  
C/O ELIZABETH BURKS  
902 PALO PINTO ST  
WEATHERFORD, TX 76086

MOMSEN KIMBERLY  
903 N ALAMO ROAD  
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD  
903 NORTH FANNIN STREET  
ROCKWALL, TX 75087

RESIDENT  
904 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
905 N ALAMO ST  
ROCKWALL, TX 75087

RESIDENT  
905 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
905 N WEST ST  
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH  
906 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
906 N GOLIAD  
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA  
906 N WEST  
ROCKWALL, TX 75087

RESIDENT  
907 N GOLIAD ST  
ROCKWALL, TX 75087

JC GAERLAN LLC  
907 NORTH ALAMO ROAD  
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN  
908 N ALAMO RD  
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC  
908 N GOLIAD ST  
ROCKWALL, TX 75087

MARTINKUS NICOLE  
908 N WEST ST  
ROCKWALL, TX 75087

MOLINA JOE C II  
909 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
909 N GOLIAD  
ROCKWALL, TX 75087

MCFADIN SARA TERESA  
909 N WEST STREET  
ROCKWALL, TX 75087

ZAVALA VICTOR V  
910 N ALAMO RD  
ROCKWALL, TX 75087

PERRY RUBY DELL  
910 N WEST ST  
ROCKWALL, TX 75087

WHITE TIMOTHY E  
9104 PRIVATE ROAD 2325  
TERRELL, TX 75160

LEWIS BEN  
911 N ALAMO  
ROCKWALL, TX 75087

RECSA LLC  
911 NORTH GOLIAD  
ROCKWALL, TX 75087

JONES PAMELA J  
912 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
912 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
913 N ALAMO RD  
ROCKWALL, TX 75087

BAXTER JAKE STEPHEN AND CATHERINE  
ELIZABETH  
915 N ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
915 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
917 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
917 N GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
918 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
919 N GOLIAD  
ROCKWALL, TX 75087

BELANGER CORKY  
921 N ALAMO RD  
ROCKWALL, TX 75087

BARRY BARBARA  
922 N ALAMO RD  
ROCKWALL, TX 75087

HUDSON SHELI O  
923 N ALAMO  
ROCKWALL, TX 75087

CHAVEZ ENRIQUE  
923 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
924 N ALAMO  
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND  
MICHAEL CRAWFORD  
925 N ALAMO  
ROCKWALL, TX 75087

RESIDENT  
925 N GOLIAD  
ROCKWALL, TX 75087

PRECISION GLOBAL CORPORATION  
9330 LBJ FREEWAY SUITE 900  
DALLAS, TX 75243

TAILLAC JEAN ANTHONY  
944 CHAD WAY  
ROCKWALL, TX 75087

RICE JOSHUA M  
947 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
948 CHAD WAY  
ROCKWALL, TX 75087

CORENO FRANCISCO R  
951 CHAD WAY  
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D  
952 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
955 CHAD WAY  
ROCKWALL, TX 75087

ALLEN MARK C AND  
DONNA K BOYD  
956 CHAD WAY  
ROCKWALL, TX 75087

LEFTEROV MARTIN AND  
JESSICA LADD  
960 CHAD WAY  
ROCKWALL, TX 75087

TO TUAN QUOC  
964 CHAD WAY  
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE  
968 CHAD WAY  
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R  
974 CHAD WAY  
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY  
975 N ALAMO RD  
ROCKWALL, TX 75087

LOWRY BRENDA  
978 CHAD WAY  
ROCKWALL, TX 75087

CLARK RYAN W & AMY B  
982 CHAD WAY  
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K  
986 CHAD WAY  
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A  
990 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
993 HOLLI LN  
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE  
994 CHAD WAY  
ROCKWALL, TX 75087

RESIDENT  
995 HOLLI LN  
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE  
997 HOLLI LN  
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE  
998 CHAD WAY  
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE  
998 HOLLI LN  
ROCKWALL, TX 75087

NELSON MICHAEL D  
999 HOLLI LN  
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND  
CREDIT SHELTER TRUST AND SURVIVORS TRUST  
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR  
ROCKWALL, TX 75087

BOWEN JAMES A  
P.O. BOX 385  
CADDO MILLS, TX 75135

ODOM JAY & ALISON  
P.O. BOX 578  
ROCKWALL, TX 75087

THE PRESERVE HOMEOWNERS ASSOCIATION  
INC  
P.O. BOX 702348  
DALLAS, TX 75370

K'S ADVERTISING DALLAS INC THE  
PO BOX 1238  
ROCKWALL, TX 75087

BUTCHER MELVIN R  
PO BOX 147  
QUINLAN, TX 75474

CFPC INVESTMENTS LLC  
PO BOX 1731  
MARBLE FALLS, TX 78654

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

WOMEN IN NEED INC  
PO BOX 349  
GREENVILLE, TX 75403

MILE HIGH BORROW 1 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

PRINGLE PHYLLIS M  
PO BOX 584  
ROCKWALL, TX 75087

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

RUTH DOWER LIVING TRUST DATED JUNE 3,  
2014  
RUTH DOWER TRUSTEE  
PO BOX 871239  
MESQUITE, TX 75187

# PUBLIC NOTICE



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

**Z2023-045: Amendment to PD-50**

*Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 17-19] for the purpose of allowing the General Personal Services land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, 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, October 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 16, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto: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, October 16, 2023 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. Z2023-045: Amendment to PD-50**

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 comment 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

# 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:

### Z2023-045: Amendment to PD-50

Hold a public hearing to discuss and consider a request by Cari Foote of CFPC Investments, LLC for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 17-19] for the purpose of allowing the General Personal Services land use by Specific Use Permit (SUP) for all properties within the district, being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, 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, October 10, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 16, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



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

----- PLEASE RETURN THE BELOW FORM -----

### Case No. Z2023-045: Amendment to PD-50

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: Ben Klutts - Recsa, LLC

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

# 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).

Z2023-045

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.

This brings, possible diseases if an animal shelter/veterinarian is allowed, increases traffic where children live and play, adds strangers around community property and family, decreases safety for residence.

## Respondent Information

Please provide your information.

## First Name \*

Ben

Last Name \*

Lewis

Address \*

[REDACTED]

City \*

ROCKWALL

State \*

TX

Zip Code \*

75087

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

# 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).

Z2023-045

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.

Helps our community grow

## Respondent Information

Please provide your information.

## First Name \*

Caprice

Last Name \*

Michelle

Address \*

[REDACTED]

City \*

Rickwall

State \*

TX

Zip Code \*

75032

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. Z2023-045: Amendment to PD-50

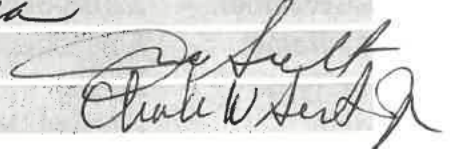
Please place a check mark on the appropriate line below:

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

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

Construction would destroy the ecosystem of the area  
As well as ruin the home town feeling & suburban  
Beauty of the existing properties - Will only increase the  
incredible TRAFFIC Congestion in the area

Name: JANE & CHARLES SEBERT



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

# 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).

Z2023-045

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.

What is the specific use permit for and why should the be approved for the residential area? Not enough information is provided regarding this rezoning proposal. Numerous times since moving here in 2002 the rules have changed mid game to the betterment of businesses and not home owners in my area.

## Respondent Information

Please provide your information.

## First Name \*

Toby

Last Name \*

Hill

Address \*

[Redacted]

City \*

Rockwall

State \*

TX

Zip Code \*

75087

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



Cari Foote MA, LPC-S, LMFT-S, EMDR Certified  
925 N. Goliad Street  
Rockwall, TX 75087  
Cfoote@professionalcounseling.us

September 13, 2023

925 N. Goliad Street Rockwall, TX 75087

Ryan Miller  
Director of Planning, City of Rockwall  
Rmiller@rockwall.com  
385 South Goliad Rockwall, TX 75087

Mr. Miller,

Please consider amending P-50 to include General Personal Service use by Special Use Permit.

I'm making this request in order to fully utilize each room at my building located at 925 N. Goliad Street. Amending PD-50 will allow more business opportunities that will complement my existing tenants.

Thank you for your consideration.



Cari Foote

Signature Date: 9-18-23

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO ALLOW AN *GENERAL PERSONAL SERVICE* LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Cari Foote requesting the approval of an amendment to Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall for the purpose of amending the permitted land uses to allow for the addition of an *General Personal Service* land use to be permitted by a Specific Use Permit (SUP) within a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 50 (PD-50), 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 Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-19*;

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

**SECTION 3.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

**SECTION 4.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**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 [*Ordinance No. 04-38*], 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 [*Ordinance No. 04-38*] of 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 [*Ordinance No. 04-38*] (*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;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>th</sup> DAY OF NOVEMBER, 2023.**

---

Trace Johannesen, *Mayor*

**ATTEST:**

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading: October 16, 2023*

*2<sup>nd</sup> Reading: November 6, 2023*

DRAFT  
ORDINANCE  
10.16.2023

**EXHIBIT 'A':**  
*Legal Description*

**BEGINNING** at a point in the northwest corner of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** easterly 211.13' along the south right of way of Live Oak Street for a corner;

**THENCE** southerly 598.12' along the west right of way of Goliad Street (SH-205);

**THENCE** east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** east 220' following the north property line of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** southerly 441.42' following the east property lines of lots fronting Goliad Street to a point on the north right of way of Heath Street;

**THENCE** west 39.54' along the north right of way of Heath Street;

**THENCE** southerly following along the east property lines of lots fronting Goliad Street 562.59' to a point being the northwest corner of B.F. Boydston Survey, Block 123, Lot F (604 N Goliad Street);

**THENCE** east 210.09' along the north property line of said Block 123, Lot F for a corner;

**THENCE** southerly 289.31' along the eastern property line of said Block 123, Lot F for a corner;

**THENCE** southerly 519.9' following along the east property lines of lots fronting Goliad Street to a point being the southeast corner of B.F. Boydston Survey, Block 123, Lot B (406 N. Goliad Street);

**THENCE** west 215.11' along the south property line of said Block 123, Lot B (406 N. Goliad Street) and crossing to a point on the west right of way of Goliad Street;

**THENCE** southerly 170.59' following along the west right of way of Goliad Street to a point being the southeast corner of Block 17, Lot 15 of the Amick Addition (401-403 N. Goliad Street);

**THENCE** west 210' along the south property line of said Block B, Lot 15 of the Amick Addition for a corner;

**THENCE** northerly 101.05' along the west property line of said Block 17, Lot 15 of the Amick Addition;

**THENCE** easterly 70.83' along the north property line of Block 17, Lot 15 of the Amick Addition;

**THENCE** north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

**THENCE** west 72.99' along the south property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**EXHIBIT 'A':**  
*Legal Description*

**THENCE** northerly 51.75' along the west property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** easterly 97.01' along the north property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** northerly 754.05' following along the west property lines of lots fronting Goliad Street to a point in the south property line of Block 23A, Lot 34 of the Amick Addition (803 N. Goliad Street);

**THENCE** west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

**THENCE** northerly 139.55' along the east right of way of N. Alamo Street;

**THENCE** east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition (805. N. Goliad Street) to a point;

**THENCE** northerly 250.95' following along the west property lines of lots fronting N. Goliad Street and crossing to the north right of way of Heath Street for a corner;

**THENCE** west 70.51' along the north right of way of Heath Street for a corner;

**THENCE** northerly 205.32' along the east right of way of N. Alamo Street;

**THENCE** easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

**THENCE** northerly 334.45' following along the west property line of lots fronting Goliad Street to a point on the south property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** west 85.69' along the south property line of Block 29 of the Garner Addition (915 N. Goliad Street) to the east right of way of Alamo Street;

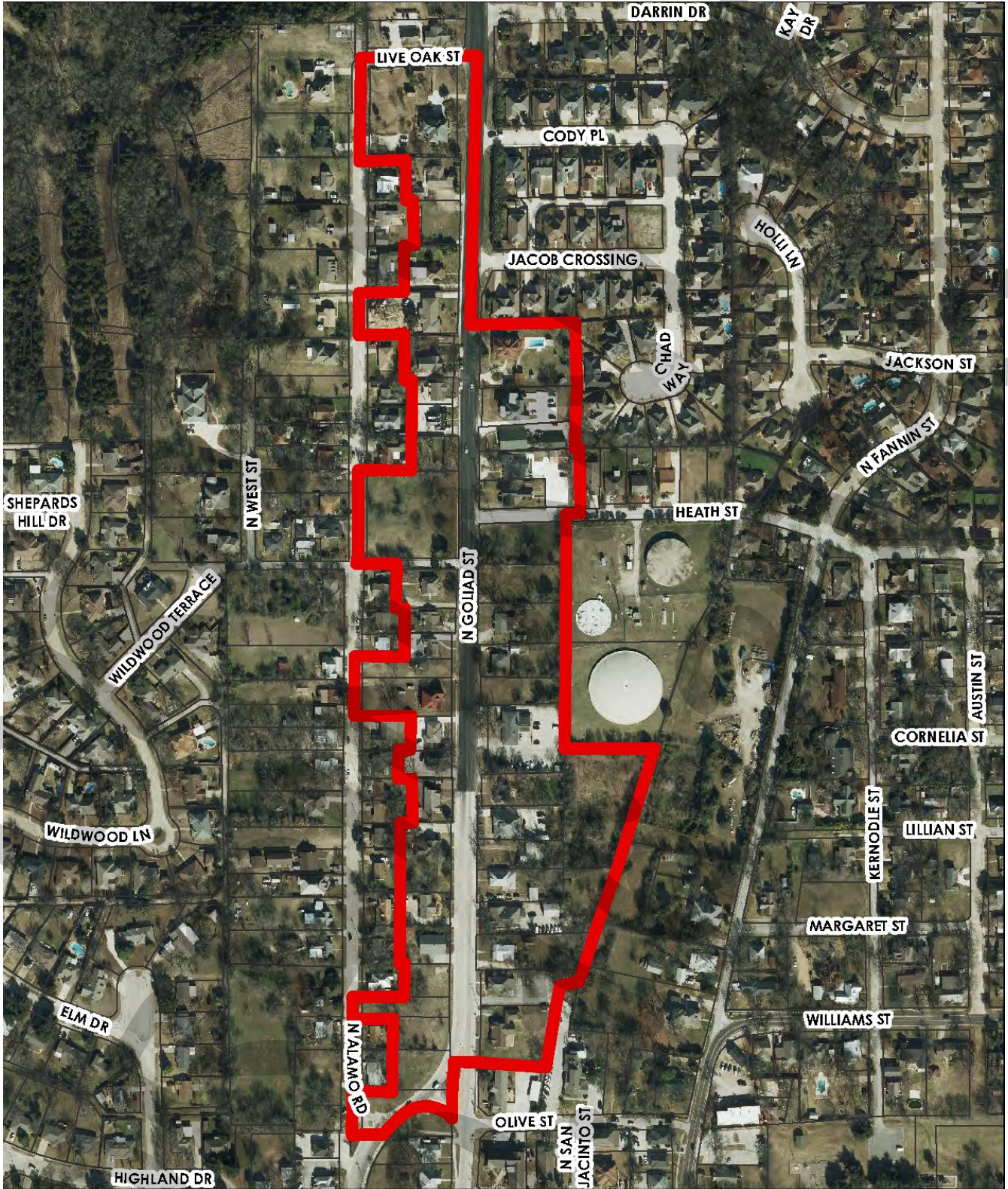
**THENCE** northerly 98.02' along the east right of way of Alamo Street for a point;

**THENCE** easterly 85.08' along the north property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** northerly 345.36' following along the west property line of lots fronting Goliad Street to a point in the south right-of-way of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** northerly 218.51' following along the east right of way of Alamo Street to the **POINT OF BEGINNING** containing approximately 21.266-acres of land.

**EXHIBIT 'B':**  
Location Map



**City of  
Rockwall**



Date: 12/22/2015  
0 500 Feet  
GEOGRAPHIC INFORMATION SYSTEMS

**PD50**

**EXHIBIT 'C':**  
*District Development Standards*

**Development Standards.**

- 1) *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
  - (a) *Antique/Collectable Sales.* The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
    - ii. *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
    - iii. The sale of new or used clothing and appliances shall be prohibited.
    - iv. The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
    - v. That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
  - (b) *Banquet Facility (Event Venue).* A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.
  - (c) *Animal Clinic for Small Animals.* An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.
    - i. An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.
    - ii. The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
    - iii. No outdoor pens or kennels shall be permitted.



**EXHIBIT 'C':**  
*District Development Standards*

- (d) *General Personal Service.* A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.
- 2) *Cross Access Easements.* Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- 3) *Parking.* That all non-residential land uses shall adhere to the following parking requirements:
- (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
- (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.
- (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- 4) *Site Plan.* All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- 5) *Variances.* In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.



January 11, 2024

TO: Cari Foote  
CFPC Investments, LLC  
P.O. Box 1731  
Marble Falls, TX 78654

FROM: Henry Lee, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2023-045; *Amendment to PD-50*

Cari Foote:

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 November 6, 2023. The following is a record of all recommendations, voting records and conditions of approval:

*Staff Recommendations*

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

*Planning and Zoning Commission*

On October 10, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 6-0, with Commissioner Odom recusing themselves.

*City Council*

On October 16, 2023, the City Council approved a motion to approve the zoning change by a vote of 7-0.

On November 6, 2023, the City Council approved a motion to approve the zoning change by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 23-60*, 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,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a horizontal line.

Henry Lee, AICP; *Senior Planner*

CITY OF ROCKWALL

ORDINANCE NO. 23-60

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO ALLOW AN *GENERAL PERSONAL SERVICE* LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Cari Foote requesting the approval of an amendment to Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall for the purpose of amending the permitted land uses to allow for the addition of an *General Personal Service* land use to be permitted by a Specific Use Permit (SUP) within a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 50 (PD-50), 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 Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-19*;

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

**SECTION 3.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;


**SECTION 4.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**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 [*Ordinance No. 04-38*], 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;

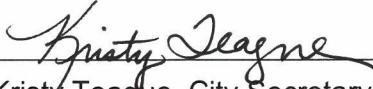
**SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*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;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>th</sup> DAY OF NOVEMBER, 2023.**



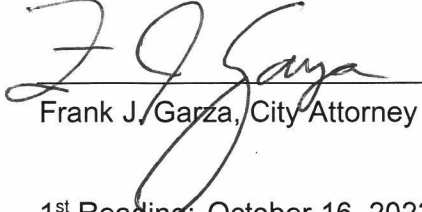
Trace Johannesen, Mayor

**ATTEST:**



Kristy Teague, City Secretary

**APPROVED AS TO FORM:**



Frank J. Garza, City Attorney



1<sup>st</sup> Reading: October 16, 2023

2<sup>nd</sup> Reading: November 6, 2023

**EXHIBIT 'A':**  
*Legal Description*

**BEGINNING** at a point in the northwest corner of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** easterly 211.13' along the south right of way of Live Oak Street for a corner;

**THENCE** southerly 598.12' along the west right of way of Goliad Street (SH-205);

**THENCE** east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** east 220' following the north property line of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

**THENCE** southerly 441.42' following the east property lines of lots fronting Goliad Street to a point on the north right of way of Heath Street;

**THENCE** west 39.54' along the north right of way of Heath Street;

**THENCE** southerly following along the east property lines of lots fronting Goliad Street 562.59' to a point being the northwest corner of B.F. Boydston Survey, Block 123, Lot F (604 N Goliad Street);

**THENCE** east 210.09' along the north property line of said Block 123, Lot F for a corner;

**THENCE** southerly 289.31' along the eastern property line of said Block 123, Lot F for a corner;

**THENCE** southerly 519.9' following along the east property lines of lots fronting Goliad Street to a point being the southeast corner of B.F. Boydston Survey, Block 123, Lot B (406 N. Goliad Street);

**THENCE** west 215.11' along the south property line of said Block 123, Lot B (406 N. Goliad Street) and crossing to a point on the west right of way of Goliad Street;

**THENCE** southerly 170.59' following along the west right of way of Goliad Street to a point being the southeast corner of Block 17, Lot 15 of the Amick Addition (401-403 N. Goliad Street);

**THENCE** west 210' along the south property line of said Block B, Lot 15 of the Amick Addition for a corner;

**THENCE** northerly 101.05' along the west property line of said Block 17, Lot 15 of the Amick Addition;

**THENCE** easterly 70.83' along the north property line of Block 17, Lot 15 of the Amick Addition;

**THENCE** north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

**THENCE** west 72.99' along the south property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**EXHIBIT 'A':**  
*Legal Description*

**THENCE** northerly 51.75' along the west property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** easterly 97.01' along the north property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

**THENCE** northerly 754.05' following along the west property lines of lots fronting Goliad Street to a point in the south property line of Block 23A, Lot 34 of the Amick Addition (803 N. Goliad Street);

**THENCE** west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

**THENCE** northerly 139.55' along the east right of way of N. Alamo Street;

**THENCE** east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition (805. N. Goliad Street) to a point;

**THENCE** northerly 250.95' following along the west property lines of lots fronting N. Goliad Street and crossing to the north right of way of Heath Street for a corner;

**THENCE** west 70.51' along the north right of way of Heath Street for a corner;

**THENCE** northerly 205. 32' along the east right of way of N. Alamo Street;

**THENCE** easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

**THENCE** northerly 334.45' following along the west property line of lots fronting Goliad Street to a point on the south property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** west 85.69' along the south property line of Block 29 of the Garner Addition (915 N. Goliad Street) to the east right of way of Alamo Street;

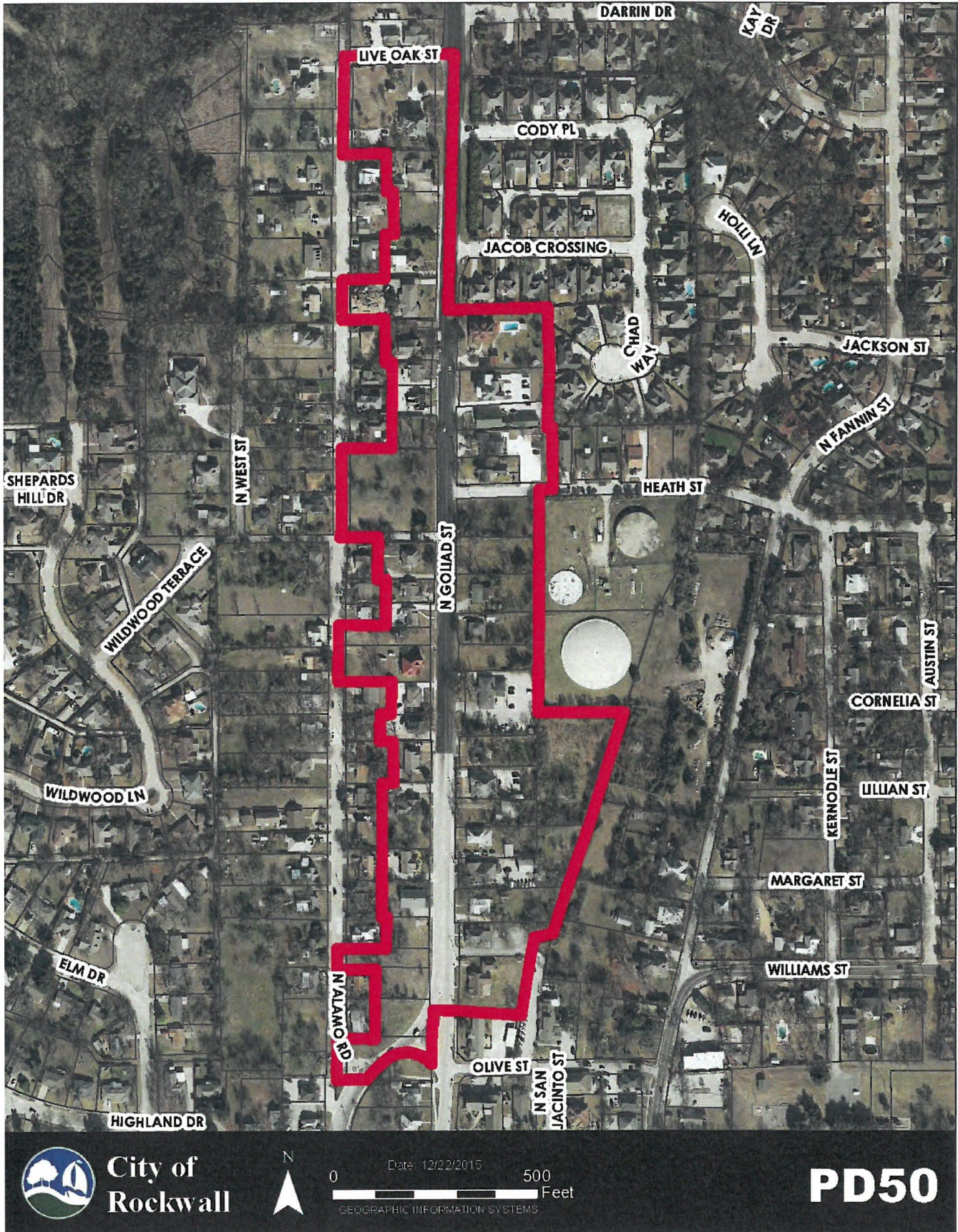
**THENCE** northerly 98.02' along the east right of way of Alamo Street for a point;

**THENCE** easterly 85.08' along the north property line of Block 29 of the Garner Addition (915 N. Goliad Street);

**THENCE** northerly 345.36' following along the west property line of lots fronting Goliad Street to a point in the south right-of-way of Block 32 of the Garner Addition (925 N. Goliad Street);

**THENCE** northerly 218.51' following along the east right of way of Alamo Street to the **POINT OF BEGINNING** containing approximately 21.266-acres of land.

**EXHIBIT 'B':**  
Location Map





**EXHIBIT 'C':**  
*District Development Standards*

**Development Standards.**

- 1) *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
  - (a) *Antique/Collectable Sales.* The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
    - ii. *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
    - iii. The sale of new or used clothing and appliances shall be prohibited.
    - iv. The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
    - v. That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
  - (b) *Banquet Facility (Event Venue).* A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
    - i. *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.
  - (c) *Animal Clinic for Small Animals.* An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.
    - i. An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.
    - ii. The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
    - iii. No outdoor pens or kennels shall be permitted.
  - (d) *General Personal Service.* A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be

**EXHIBIT 'C':**  
*District Development Standards*

permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

- 2) *Cross Access Easements.* Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- 3) *Parking.* That all non-residential land uses shall adhere to the following parking requirements:
  - (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
  - (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.
  - (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- 4) *Site Plan.* All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- 5) *Variances.* In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.