



**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**



# 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

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**TO:** Planning and Zoning Commission  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** January 30, 2024  
**SUBJECT:** Z2024-001; Amendment to Planned Development District 2 (PD-2)

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On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts*). The purpose of this effort is to [1] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [2] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are not intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*) and the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*).

Planned Development District 2 (PD-2) -- *also known as Lakeside Village and Turtle Cove Subdivisions* -- was originally adopted prior to 1972, and currently consists of 56 pages of regulations within 11 regulating ordinances. The following is a timeline and summary of the ~50 development cases associated with this Planned Development District:

**RED:** EXPIRED ORDINANCES

**BLUE:** SUPERSEDED ORDINANCES

**GREEN:** PARTIALLY SUPERSEDED ORDINANCES

**ORANGE:** ORDINANCES

- JUNE 21, 1972 (ORDINANCE NO. 72-13): Zoning Change from an Agricultural (AG) District to a Multi-Family 1 (MF-1) District for a portion of the Lakeside Village Subdivision. [**SUPERSEDED BY ORDINANCE NO. 73-33**]
- 1972: The original Planned Development District 2 (PD-2) was established as part of the 1972 Zoning Ordinance, and allowed the following land uses: *Yacht Club, Marina, Cabana Club, Lodge Tower, Multiple Family Apartments, Shopping Village, Golf Course, Pro-Shop and Health Club, Nursery, Townhouses, Villas, Recreation Areas, Lodges, and Tennis Courts*. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 73-33 & 84-53**]
- SEPTEMBER 4, 1973 (ORDINANCE NO. 73-33; PZ1973-003-01): Zoning Change to establish Phase VI of the Lakeside Village Subdivision (*present day Turtle Cove Subdivision*). [**SUPERSEDED BY ORDINANCE NO. 96-06**]
- SEPTEMBER 8, 1980 (ORDINANCE NO. 80-19): Zoning Change to allow for a Cable Television Monitoring Station between Lot 61 & 62, Block M (*i.e. Lots M61 & M62*), Lakeside Village, Phase II. [**EXPIRED; NO LONGER APPLICABLE**]
- FEBRUARY 10, 1983 (PZ1983-002-01): *Site Plan* for Lakeside Village, Phase V.
- OCTOBER 1, 1984 (PZ1983-023-01): *Site Plan* for Phases I – IV (*i.e. Phase 1-4*) of the Lakeside Village Subdivision.
- NOVEMBER 5, 1984 (ORDINANCE NO. 84-53): Zoning Change adopting a concept plan and area requirements for Phase I – IV (*i.e. Phases 1-4*) of the Lakeside Village Subdivision. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 92-23**]
- FEBRUARY 4, 1985 (PZ1984-133-01): *Preliminary Plat/Development Plan* for the Turtle Cove Subdivision.
- MARCH 18, 1985 (ORDINANCE NO. 85-16): Zoning Change adopting a concept plan and area requirements for the Turtle Cove Subdivision. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 92-08 & 96-06**]
- MAY 6, 1985 (PZ1985-025-01): *Final Plat* for the Turtle Cove Subdivision.
- DECEMBER 12, 1985 (PZ1985-093-01): Zoning Change to allow for a *Private Club* as an accessory land use to a *Restaurant* land use [**WITHDRAWN**].
- APRIL 21, 1986 (ORDINANCE NO. 86-28; PZ1986-014-01): Zoning Change to allow for a *Private Club* as an accessory land use to a *Restaurant* land use.

- NOVEMBER 7, 1988 (PZ1988-047-01): Replat for Lot 3, Block D, Lakeside Village, Phase I.
- APRIL 6, 1992 (ORDINANCE NO. 92-08; PZ1992-003-01): Zoning Change to amend Ordinance No. 85-16 to change the minimum side yard setback and the minimum side yard setback adjacent to a street. [*SUPERSEDED BY ORDINANCE NO. 96-06*]
- AUGUST 3, 1992 (ORDINANCE NO. 92-23; PZ1992-013-01): Zoning Change to change the area requirements for Phases I – IV (i.e. Phases 1-4) of the Lakeside Village Subdivision.
- SEPTEMBER 21, 1992 (PZ1992-036-01): Replat of Lots 1-20, Blocks C & Lots 1-9, Block D of the Turtle Cove Subdivision.
- JANUARY 4, 1993 (PZ1992-046-01): Vacating Plat for Phase V of the Lakeside Village Subdivision [*DENIED*].
- MARCH 14, 1993 (PZ1993-006-01): Vacating Plat for Phase V of the Lakeside Village Subdivision.
- AUGUST 10, 1995 (PZ1995-036-01): Replat for Lots 42-47, Block L, Lakeside Village, Phase II.
- OCTOBER 10, 1995 (PZ1995-053-01): Zoning Change and Preliminary Plat for Phase V of the Lakeside Village Subdivision to change the land use from Single-Family Attached to Single-Family Detached [*WITHDRAWN*].
- MARCH 4, 1996 (ORDINANCE NO. 96-06; PZ1995-064-01): Zoning Change adopting a concept plan and area requirements for the Turtle Cove Subdivision. [*SUPERSEDED BY ORDINANCE NO. 99-46*]
- MARCH 4, 1996 (PZ1995-064-02): Replat for the Turtle Cove Subdivision.
- AUGUST 5, 1996 (PZ1996-041-01): Replat for Lots 70R & 71R, Block A, Turtle Cove Addition.
- SEPTEMBER 3, 1996 (PZ1996-052-01): Replat for Lots 32R & 33R, Block B, Turtle Cove Addition.
- SEPTEMBER 3, 1996 (PZ1996-053-01): Replat for Lot 1, Block A, Turtle Cove Addition.
- JULY 21, 1997 (PZ1997-038-01): Preliminary Plat and Tree Plan for Phase 2 of the Turtle Cove Addition.
- OCTOBER 20, 1997 (PZ1997-076-01): Replat of Lots 28 & 29, Block A, Turtle Cove Addition for the purpose of abandoning a ten (10) foot utility easement (*the plat was never filed*).
- DECEMBER 15, 1997 (PZ1997-087-01): Preliminary Plat for Phase V of the Lakeside Village Subdivision.
- MARCH 16, 1998 (PZ1998-009-01): Final Plat for Phase V-A of the Lakeside Village Subdivision.
- SEPTEMBER 21, 1998 (PZ1998-048-01): Replat of Lots 28 & 29, Block A, Turtle Cove Addition for the purpose of abandoning a ten (10) foot utility easement.
- NOVEMBER 16, 1998 (PZ1998-077-01): Final Plat for Phase V-B of the Lakeside Village Subdivision.
- SEPTEMBER 20, 1999 (PZ1999-067-01): Preliminary Plat and Tree Plan for Phase 3 of the Turtle Cove Addition.
- OCTOBER 18, 1999 (PZ1999-076-01): Replat for Lot 7, Block A, Lakeside Village Subdivision, Phase V-A.
- OCTOBER 18, 1999 (ORDINANCE NO. 99-46; PZ1999-081-01): Zoning Change to increase the number of front-loaded lots permitted in the Turtle Cove Subdivision. [*SUPERSEDED ORDINANCE NO. 96-06*]
- NOVEMBER 15, 1999 (PZ1999-093-01): Replat for Lots 65, 66, 69, 70, 78-80, & 85-93, Block L; Lots 33, 72-79, & 83-85, Block M; and, Lots 3, 4, 58-62, 71-74, 82-85, 92, 93, 96, 97, 102, & 103, Block P, Lakeside Village Subdivision, Phase II, III & IV.
- SEPTEMBER 18, 2000 (PZ2000-74-01): Replat for Lot 44R, Block N, Lakeside Village, Phase IV.
- DECEMBER 18, 2000 (PZ2000-111-01): Replat for Lots 10-18, Block A, and Lots 1-5, Block B, Turtle Cove Addition, Phase III.
- APRIL 16, 2001 (PZ2001-038-01): Replat for Lots 15-21, Block M, Lakeside Village, Phase II.
- APRIL 16, 2001 (PZ2001-039-01): Replat for Lots 17R, Block C, Lakeside Village, Phase I.
- NOVEMBER 15, 2001 (PZ2001-094-01): Replat for Lot 69R, Block D, Lakeside Village, Phase I (*the plat was never filed*).
- OCTOBER 15, 2001 (PZ2001-100-01): Replat for Lots 72R, 74R, 78R, 80R & 84R, Block M, Lakeside Village, Phase II.
- FEBRUARY 18, 2002 (PZ2002-003-01): Final Plat for Phase V-C of the Lakeside Village Subdivision.
- DECEMBER 16, 2002 (PZ2002-100-01): Replat for Lot 69R, Block D, Lakeside Village, Phase I.
- FEBRUARY 11, 2003 (PZ2003-006-01): Replat for Lots 10 & 16, Block B, Lakeside Village, Phase V [*DENIED*].
- MARCH 3, 2003 (PZ2003-008-01): Replat for Lots 54-R, 71-R, & 78-R, Block L, Lakeside Village, Phase III.
- MAY 5, 2003 (PZ2003-022-01): Final Plat for Phase V-C of the Lakeside Village Subdivision.
- JUNE 16, 2003 (P2003-007): Replat for Lots 15-R, 16-R & 17-R, Block L, and Lots 15-R, 16-R, & 17-R, Block M, Lakeside Village, Phase II.
- NOVEMBER 14, 2003 (P2003-019): Replat for Lot 61R, Block A, Turtle Cove Subdivision.
- FEBRUARY 9, 2004 (P2004-001): Replat for Lot 20-R, Block B, Lakeside Village, Phase V-B.
- DECEMBER 15, 2014 (P2014-034): Replat for Lot 6, Block F, Lakeside Village, Phase I.

The proposed draft ordinance consolidates these regulating ordinances, resolutions, and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance will not change any of the requirements, concept plans, or development standards stipulated for any property in the Lakeside Village or Turtle Cove Subdivisions. To assist the Planning and Zoning Commission in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 2 (PD-2) and staff's proposed draft ordinance for comparison purposes. The proposed amendment to Planned Development District 2 (PD-2) will move forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: January 30, 2024  
Planning and Zoning Commission [*Public Hearing*]: February 13, 2024  
City Council [*Public Hearing/First Reading*]: February 20, 2024  
City Council [*Second Reading*]: March 4, 2024

Should the Planning and Zoning Commission have any questions, staff will be available at the January 30, 2024 Planning and Zoning Commission Work Session Meeting.



Z2024-001: Amendment to Planned Development District 2 (PD-2)



Case Location Map = 



# City of Rockwall

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 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.

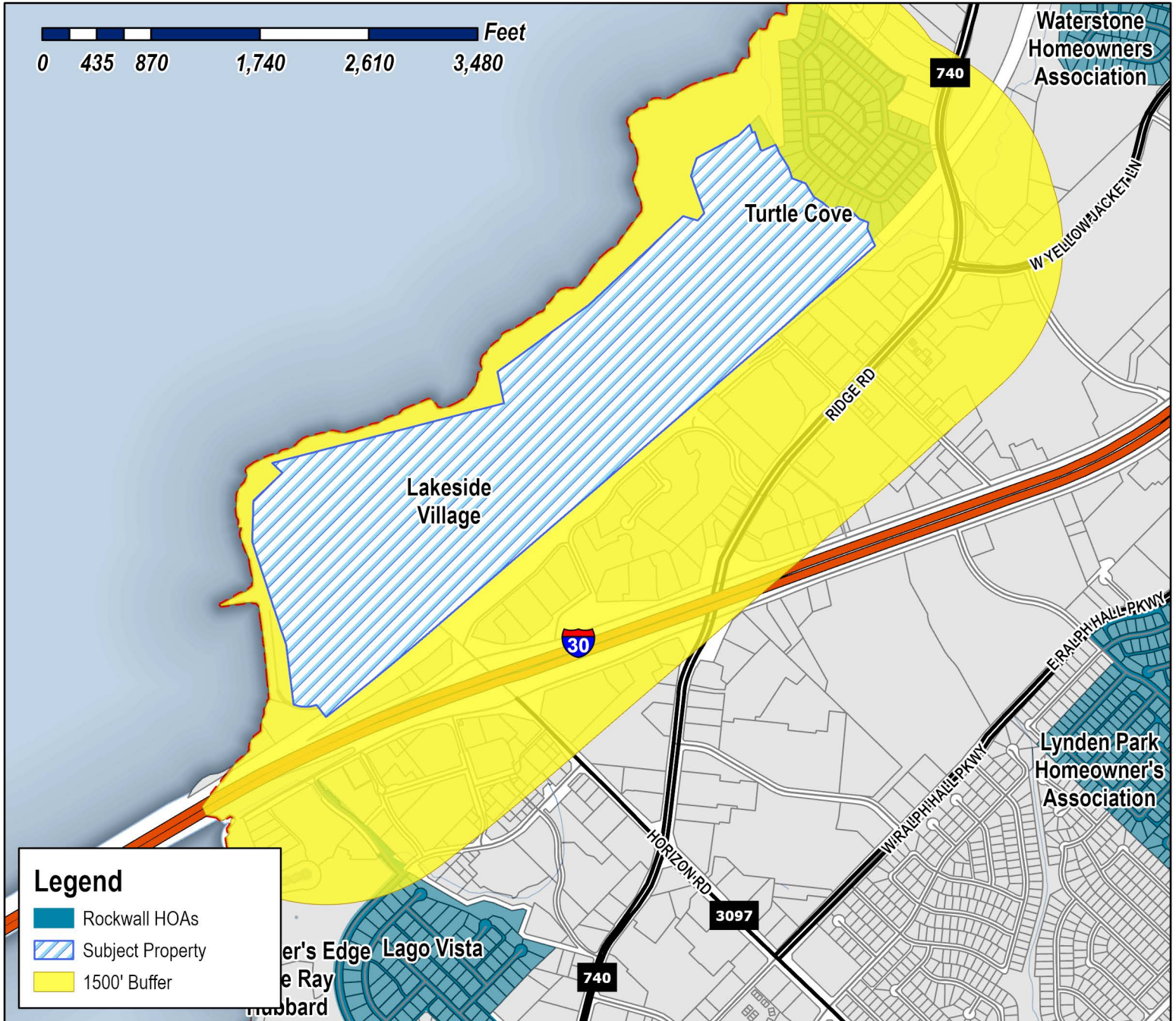




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**Case Number:** Z2024-001  
**Case Name:** Amendment to PD-2  
**Case Type:** Zoning  
**Zoning:** Planned Development District 2 (PD-2)  
**Case Address:** Lakeside Village & Turtle Cove Subdivisions

**Date Saved:** 1/18/2024

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

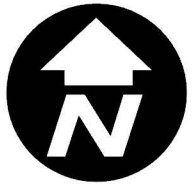




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For Questions on this Case Call: (972) 771-7746



KHATTAK ASIF  
1 LOCHLEVEN  
RICHARDSON, TX 75082

SPARKS TANA J  
1000 SPARKS DR  
FATE, TX 75087

GARCIA JULIE  
10027 CR 2332  
TERRELL, TX 75160

LY LONG TUAN  
1008 ATTICA LANE  
PLANO, TX 75094

SHIPMAN FIRE GROUP INC  
1020 LA JOLLA POINTE DRIVE  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC  
C/O NEIGHBORHOOD MANAGEMENT  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

RAO PASAM S AND UMADEVI PASAM RAO  
103 ALLENDALE DR  
THIBODAUX, LA 70301

ROCKWALL RMKP LP  
1033 KINGSBRIDGE LN  
ROCKWALL, TX 75032

7.1 RIDGE LLC  
106 E RUSK SUITE 200  
ROCKWALL, TX 75087

WILSON JOHN AND HSIAO-LAN  
1107 SEWANEE DR  
ALLEN, TX 75013

JACKSON CRAWFORD G III  
111 LUTHER LN  
ROCKWALL, TX 75032

PINES TOD BRADLEY  
1120 KARSTEN RIDGE PASS  
GUNTER, TX 75058

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

MCKEON DAVID & MARGARET S  
11528 TAYLORCREST RD  
HOUSTON, TX 77024

WILSON CARL & DARLA  
116 COUNTY ROAD 1423  
QUITMAN, TX 75783

HP TEXAS I LLC  
120 S RIVERSIDE PLAZA SUITE 2000  
CHICAGO, IL 60606

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

ILCA PROPERTY, LLC  
12354 JULES DR  
FRISCO, TX 75033

THE STATE OF TEXAS, BY AND THROUGH THE  
TEXAS TRANSPORTATION COMMISSION  
125 E 11TH STREET  
AUSTIN, TX 78701

RESURRECTION REALTY PARTNERS, LLC  
12850 SPURLING RD SUITE 200  
DALLAS, TX 75230

BESSETTE CYNTHIA  
13430 2ND AVE NE  
BRADENTON, FL 34212

SWIERCINSKY JOSHUA L  
1355 CLUBHILL DR  
ROCKWALL, TX 75087

GREEN JIM & TIFFANY  
1400 WELLS CIRCLE  
ROCKWALL, TX 75032

CASCAVILLA ASA C  
1417 E. INTERSTATE 30 SUITE 1  
GARLAND, TX 75043

NKOMO VELISIWE  
14248 SORANO DR  
FRISCO, TX 75035

MOURIER LAND INVESTMENT CORPORATION  
1430 BLUE OAKS BLVD STE 190  
ROSEVILLE, CA 95747

LANDRY'S RESTAURANTS INC  
DBA SALTGRASS STEAKHOUSE  
1510 WEST LOOP S  
HOUSTON, TX 77027

SHUGART MELODY S  
1511 FT DUQUESNA DR  
SUN CITY CENTER, FL 33573

PFEIFFER SEAN  
15-2714 PAHOA VILLAGE RD H1235  
PAHOA, HI 96778

RESIDENT  
1549 LAGUNA DR  
ROCKWALL, TX 75087



PRICE RHONDA  
1572 SONNET DR  
HEATH, TX 75126

RESIDENT  
1599 LAGUNA DR  
ROCKWALL, TX 75087

RESIDENT  
1600 LA JOLLA POINTE DR  
ROCKWALL, TX 75087

SHIELDS CHARLENE  
1607 STONEYBROOK DR  
ROCKWALL, TX 75087

ADAMS EDWINA  
1609 AMESBURY  
ROCKWALL, TX 75087

KELLY HOOPER CHILTON LIVING TRUST  
KELLY HOOPER CHILTON- TRUSTEE  
1634 GOODFIELD LN  
GARLAND, TX 75042

RESIDENT  
1649 LAGUNA DR  
ROCKWALL, TX 75087

4020 MEDITERRANEAN ST LLC  
1656 PRINCE WILLIAM LN.  
FRISCO, TX 75034

RESIDENT  
1675 LAGUNA DR  
ROCKWALL, TX 75087

RESIDENT  
1699 LAGUNA DR  
ROCKWALL, TX 75087

PUENTE ERIC  
1739 CRESCENT LN  
DUNCANVILLE, TX 75137

ALAVI BENJAMIN W & ELIZABETH J  
17413 CALLA DR  
DALLAS, TX 75252

CRUTCHER CHRISTOPHER JASON AND JENNIFER  
SUE  
17618 DAVENPORT ROAD SUITE 2  
DALLAS, TX 75252

TRITON I-30 ROCKWALL LLC  
1845 WOODALL ROGERS FREEWAY, SUITE 1100  
DALLAS, TX 75201

FKH SFR PROPCO B-HLD, LP  
C/O FIRST KEY HOMES LLC  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

MITCHELL MATTHEW AND NINA MADORE-  
MITCHELL  
1860 TAHOE DR  
ROCKWALL, TX 75087

GIRARD JORDAN F & KIMBERLY COOPER GIRARD  
1864 TAHOE DRIVE  
ROCKWALL, TX 75087

WILSON WILLIAM M  
1865 HURON DR  
ROCKWALL, TX 75087

TERRY ROBERT  
1868 TAHOE DR  
ROCKWALL, TX 75087

SCHAEFER BERNARD CHARLES JR  
1869 HURON DR  
ROCKWALL, TX 75087

BEVERLY M WRIGHT INVESTMENT TRUST  
BEVERLY M WRIGTH- TRUSTEE  
1872 HURON DRIVE  
ROCKWALL, TX 75087

MCDONALD LARRY AND CAROL  
1872 TAHOE DR  
ROCKWALL, TX 75032

GALLEGOS GUILLERMO AND JAZMIN ROSALES  
1873 HURON DRIVE  
ROCKWALL, TX 75087

TURNER JANICE B  
1876 TAHOE DR  
ROCKWALL, TX 75087

NUNEZ ERICK  
1877 HURON DR  
ROCKWALL, TX 75087

RESIDENT  
1878 HURON DR  
ROCKWALL, TX 75087

ROGERS BRENT L  
1880 TAHOE DRIVE  
ROCKWALL, TX 75087

HULL BETH MARIE AND HEATH CLARENCE  
1881 HURON DRIVE  
ROCKWALL, TX 75087

MARLER JENNIFER LEEANN  
1882 HURON DR  
ROCKWALL, TX 75087

FRABONI ANDREA  
1884 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

DOLESHAL JENNIFER  
1884 TAHOE DR  
ROCKWALL, TX 75087

HEAD TIMOTHY C  
1884 TAHOE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1885 HURON DR  
ROCKWALL, TX 75087

RESIDENT  
1886 HURON DR  
ROCKWALL, TX 75087

LIVINGSTON PRESTON C AND TINA W  
1888 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MCKENDALL ALANA AND JOSHUA HAWKINS  
1888 TAHOE DR  
ROCKWALL, TX 75087

MOORE AMY & MARK  
1889 HURON DR  
ROCKWALL, TX 75087

NIEZGODA FRANK AND MARY KATHRYN  
1890 HURON DR  
ROCKWALL, TX 75087

NIEZGODA FRANK J & MARY K  
1890 HURON DR  
ROCKWALL, TX 75087

KHAN AMIR  
1891 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

AL-BUSTAMI SABRI & LIA SARI GUPANA  
1892 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

LENHEIM GREGORY A & RACHEL R  
1892 TAHOE DRIVE  
ROCKWALL, TX

BOVEE MARK R AND APRIL A  
1894 HURON DR  
ROCKWALL, TX 75087

BOVEE MARK R & APRIL A  
1894 HURON DRIVE  
ROCKWALL, TX 75087

LOUDERMILK CORY AND  
R AIDAN FLORES  
1895 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

CASTILLO RAFAEL F & D KEITH HODGES  
1896 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

STEWART JIM & GAIL  
1896 TAHOE DR  
ROCKWALL, TX 75087

RESIDENT  
1897 TAHOE DR  
ROCKWALL, TX 75087

DEBRA E MORGAN LIVING TRUST  
DEBRA E MORGAN- TRUSTEE  
1898 HURON DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1899 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1900 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

FLOREZ DONALD R SR & PAMELA K  
1900 TAHOE DR  
ROCKWALL, TX 75087

RESIDENT  
1901 HURON DR  
ROCKWALL, TX 75087

TRAN MAI-TRAM & MATTHEW MOORHEAD  
1901 TAHOE DR  
ROCKWALL, TX 75087

RHEA PEGGY RUTH  
1902 HURON DRIVE  
ROCKWALL, TX 75087

CARMICHAEL JAMES H  
1903 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

PLEASANT KATIE ELIZABETH  
1904 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

TEXOMA PARK VICTORY INVESTMENT LLC  
1904 SEGUIN CT  
ALLEN, TX 75013

KELLEY CANDACE  
1904 TAHOE DRIVE  
ROCKWALL, TX 75087

WHALEY KATHERINE M  
1905 HURON DR  
ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA  
1905 LAKEVIEW DR  
ROCKWALL, TX 75087

LAWSON RENE A  
1906 HURON DR  
ROCKWALL, TX 75087

BALLARD KEVIN L ETUX  
1907 LAKEVIEW DR  
ROCKWALL, TX 75087

MORGAN JEREMY W  
1908 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

COLMAN MATTHEW AND  
VANESSA SARMIENTOS  
1908 TAHOE DR  
ROCKWALL, TX 75087

JONES AMY H  
1909 HURON DRIVE  
ROCKWALL, TX 75087

LALUMIA LAURA GAMBILL  
1909 LAKEVIEW DR  
ROCKWALL, TX 75087

PATE SCOTT EDWARD AND SHABNAM  
1909 TAHOE DR  
ROCKWALL, TX 75087

DAMRON DOUGLAS S  
1910 HURON DR  
ROCKWALL, TX 75087

DAWSON MELVYN H III  
1910 S LAKESHORE DR  
ROCKWALL, TX 75087

CHURCH ADRIA AND COLT  
1911 LAKEVIEW DR  
ROCKWALL, TX 75087

HOFFMAN MICHAEL AND ANGELA  
1912 S LAKESHORE ROAD  
ROCKWALL, TX 75087

BRENNER CATHRINE  
1912 TAHOE DRIVE  
ROCKWALL, TX 75087

AINSWORTH JERROD & NATALIE NICOLE  
1913 HURON DR  
ROCKWALL, TX 75087

FULBRIGHT CHRISTOPHER AND ANGELINE  
1913 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1914 HURON DR  
ROCKWALL, TX 75087

PATTON JAMES DOUGLAS  
1914 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

MILLER DAVID M  
1915 S LAKESHORE DR  
ROCKWALL, TX 75087

2210 RIDGE ROAD LLC  
1915 WESTRIDGE DR  
IRVING, TX 75038

MASSAR STACY L & BERNARD A  
1916 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

NEVES JESSE E AND COMEILETEA  
1917 HURON DR  
ROCKWALL, TX 75087

SCHLOTTERER LOUIS R JR AND CAROL ANN  
1918 HURON DRIVE  
ROCKWALL, TX 75087

SPENCER GARY S  
1918 S LAKESHORE DR  
ROCKWALL, TX 75087

HARBIN ERIC S & STACEY R  
1920 S LAKESHORE DR  
ROCKWALL, TX 75087

STOUT GEORGE & PATRICIA  
1922 HURON DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1922 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

CANIZARES YUDIEL FELIX & DISMARY  
GUARDARRAMAS PRIETO  
1923 HURON DR  
ROCKWALL, TX 75087

LUIZ ALBERT H  
1924 S LAKESHORE DR  
ROCKWALL, TX 75087

MCCLARD HARRY A  
1925 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

SPRING TRUMAN E JR AND JANE C  
1926 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1927 GULLWING DR  
ROCKWALL, TX 75087

POST JEREMY AND JENNIFER  
1927 S LAKESHORE DR  
ROCKWALL, TX 75087

WARMACK BOB & LINDA  
1928 HURON DR  
ROCKWALL, TX 75087

BAHN ERIC AND  
JANET JONES  
1928 S LAKESHORE DR  
ROCKWALL, TX 75087

WHITE JOHN N & FRANCES  
1929 LAKESHORE DR  
ROCKWALL, TX 75087

RAY CYNTHIA  
1930 S LAKESHORE DR  
ROCKWALL, TX 75087

CARLESON BRULE G & MARY E  
1931 GULLWING DR  
ROCKWALL, TX 75087

WARREN COURTNEY AND  
CAROLYN S GEHRING  
1931 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

REPPOND ADAM  
1932 GULLWING DRIVE  
ROCKWALL, TX 75087

BYRD MICHAEL LEE  
1932 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

MCCAFFITY LLOYD R JR  
1933 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1934 LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1935 GULLWING DR  
ROCKWALL, TX 75087

MOORE SAMUEL & MARION  
1936 S LAKESHORE DR  
ROCKWALL, TX 75087

PARKS AMY DAWN  
1938 S LAKESHORE DR  
ROCKWALL, TX 75087

MILNER CHRISTOPHER L AND CANDYCE N  
1939 GULLWING DR  
ROCKWALL, TX 75087

MORIARTY TIMOTHY I & PAMELA E  
1940 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1942 LAKESHORE DR  
ROCKWALL, TX 75087

PORTELE MICHAEL & PAIGE  
1944 LAKESHORE DRIVE  
ROCKWALL, TX 75087

MOON KEVIN J  
1945 GULLWING DRIVE  
ROCKWALL, TX 75087

BURCH ANGELA F & MICHAEL D  
195 YANKEE CREEK ROAD  
HEATH, TX 75032

GRANGER JUDD THOMAS  
1951 GULLWING DR  
ROCKWALL, TX 75087

HUTCHINGS ROBERT S  
1955 GULLWING DR  
ROCKWALL, TX 75087

2020 M.C. MYERS REVOCABLE TRUST  
MATTISON EVERETT & CATHY JEAN MYERS-  
TRUSTEES  
1959 GULLWING DR  
ROCKWALL, TX 75087

DIVINEY GERARD LEO AND MARGARET MARY  
1960 GULLWING DR  
ROCKWALL, TX 75087

BARTIS MICHAEL AND KRISTEN  
1962 GULLWING DR  
ROCKWALL, TX 75087

PRICE KENNETH  
1963 GULLWING DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1964 GULLWING DR  
ROCKWALL, TX 75087

RESIDENT  
1968 GULLWING DR  
ROCKWALL, TX 75087

ROBINSON PETER R & ANGELA M  
1972 GULLWING DR  
ROCKWALL, TX 75087

GARCIA JOSE A & NANCY  
2002 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

BENTO SERGIO  
2002 S LAKESHORE DR  
ROCKWALL, TX 75087

SCHROEDER BYRON MATTHEW & MONIQUE  
2003 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

BEAVERS JEFFREY  
2004 GULLWING DRIVE  
ROCKWALL, TX 75087

CROSS STEVEN C  
2004 S LAKESHORE DR  
ROCKWALL, TX 75087

GARAY ELIZABETH AND JAIME  
2005 GULLWING DRIVE  
ROCKWALL, TX 75087

PADILLA KRIS AND JOE  
2005 LAKESHORE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2006 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J  
2006 S LAKESHORE DR  
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L  
2007 S LAKESHORE  
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN  
2008 GULLWING DR  
ROCKWALL, TX 75087

CHARLES JACOB  
2008 S LAKESHORE DR  
ROCKWALL, TX 75087

VENNER JYL ALEXANDRA  
2009 GULLWING DR  
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND  
KIMBERLY LEE PETRIELLO  
2009 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

COOK PAUL W ETUX  
201 LAKEHILL DR  
ROCKWALL, TX 75087

SASSER EMILIE O  
2010 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

MARSHALL BRUCE AND LORRAINE  
2010 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

NORMAN ANDREW G ETUX  
2013 CAYUGA LN  
MT. PROSPECT, IL 60056

KEEGAN AND TERRY WILLIAMSON REVOCABLE  
TRUST  
KEEGAN DANIEL WILLIAMSON AND TERRY KING  
WILLIAMSON- COTRUSTE  
2014 GULLWING DR  
ROCKWALL, TX 75087

BECKWITH THOMAS R  
2014 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2015 GULLWING DR  
ROCKWALL, TX 75087

IGNOMIRELLO BRIAN  
2015 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

WATT JENNIFER  
2018 GULLWING DRIVE  
ROCKWALL, TX 75087

MUTSCHLER AMANDA L  
2018 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2019 GULLWING DR  
ROCKWALL, TX 75087

RESIDENT  
2022 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

HORTON RHONDA  
2025 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

SCHORR SCOTT WILSON  
2026 PONTCHARTRAIN  
ROCKWALL, TX 75087

ERWIN ALEXIS H  
2029 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

INGRAM KENNY DON  
203 LAKEHILL DR  
ROCKWALL, TX 75087

MOSLEY LIVING TRUST  
2030 PONCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2033 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MATA MIKE & DENISE  
2034 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2037 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

JOHNSON JOHN P AND DEBORAH G  
2038 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

BLACK CRAIG AND LAURA  
2041 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

NEILL LAURA DAWN &  
DONALD G SCOTT  
2042 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

DO THAO LE AND  
JOEY TRAN  
2045 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2046 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

DAVE AND JOYCE HANNA LIVING TRUST  
WILLIAM DAVID HANNA III AND JOYSE SUE  
HANNA - TRUSTEES  
2049 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

KOLAR MARC AND MONICA A  
205 LAKEHILL DRIVE  
ROCKWALL, TX 75087

MAYS RANDY E SR AND DONNA L  
2050 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MAYS DONNA L & RANDY E SR  
2050 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2053 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

OSWALT MICHAEL AND KATHY  
2054 PONCHARTRAIN  
ROCKWALL, TX 75087

REYNOLDS KEVIN AND MAY  
2057 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

SWEET MICHAEL J & KATHLEEN F, TRUSTEES  
MICHAEL & KATHLEEN SWEET TRUST  
2058 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2061 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WALLACE CARLENE AND SHAWN K DEVLIN  
2062 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

GILLANI RAHIM A  
2065 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

CLEAVER JOSEPH AND  
AMANDA LUCAS  
2066 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

PIERCE GERALD K AND PEGGY A  
2069 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WEISHUHN TIMOTHY S AND SHANNON  
207 LAKEHILL DR  
ROCKWALL, TX 75087

LOWREY SUSAN F & DAVID D  
2070 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MANDARI JEMA  
2075 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F  
2076 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

STEVENS JOSHUA D  
209 LAKEHILL DR  
ROCKWALL, TX 75087

LOVE TORY C AND MICHELLE K  
210 LAKEHILL DRIVE  
ROCKWALL, TX 75087

MOORE MIKE T & DIANA  
211 LAKEHILL DR  
ROCKWALL, TX 75087

RESIDENT  
2200 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2210 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2224 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2230 RIDGE RD  
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE  
NONA MAHAFFY HUDSPETH INDEPENDENT  
EXECUTOR  
2304 RIDGE RD  
ROCKWALL, TX 75087

HOUSTON KAREN  
2304 VERSAILLES CT  
HEATH, TX 75032

RESIDENT  
2306 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2308 RIDGE RD  
ROCKWALL, TX 75087

SPILLMAN DENTAL PROPERTIES LLC  
2308 RIDGE RD STE B  
ROCKWALL, TX 75087

IDZAL JUNE M REVOCABLE TRUST  
JUNE M IDZAL TRUSTEE  
2401 PENNSYLVANIA AVE 10834  
PHILADELPHIA, PA 19130

TSENG HUANG NAN &  
WEN CHI TSENG  
2421 NEWTON LN  
MCKINNEY, TX 75071

2424 MTA REALTY LLC  
2424 RIDGE ROAD  
ROCKWALL, TX 75087

2424 MTA REALTY LLC  
2424 RIDGE ROAD  
ROCKWALL, TX 75087

ESTATE OF DR RICHARD L BROOKS  
2504 RIDGE RD STE 107  
ROCKWALL, TX 75087

BROOKS RICHARD L MD  
2504 RIDGE RD STE 101  
ROCKWALL, TX 75087

AKSHAR 10 LLC  
2508 SAM SCHOOL ROAD  
SOUTHLAKE, TX 76092

GATEWOOD WADE AND PAULA K  
2509 LOUDON ST W  
ROCKWALL, TX 75032

GOLDEN STATE RESIDENTIAL LLC  
2520 FAIRMOUNT ST SUITE 120  
DALLAS, TX 75201

RESIDENT  
2601 LAKEFRONT TR  
ROCKWALL, TX 75087

LI DUO & PING MA  
2604 BELLISER CT  
COLLEGE STATION, TX 77845

HUDSON SFR PROPERTY HOLDINGS III LLC  
2711 N HASKELL AVE SUITE 2100  
DALLAS, TX 75204

HODGES DEE'ONN  
27209 ORTH LANE  
CONROE, TX 77385

THE SURVIVORS TRUST, ANB & TRUST AS  
TRUSTEE  
JERRY & JOSEFA FLESCH REVOCABLE TRUST  
2732 MIDWESTERN PARKWAY  
WITCHITA FALLS, TX 76308

MAY ROBERT G JR & MICHELE  
2750 SARATOGA DRIVE  
ROCKWALL, TX 75087

ARCHULETA SHAWNIE  
2756 SARATOGA DR  
ROCKWALL, TX 75087

FRANKS SHIRLEY W  
2800 SARATOGA DR  
ROCKWALL, TX 75087

HEIMAN NINA MEREDITH  
2806 SARATOGA DR  
ROCKWALL, TX 75087

MATTHIES TOREY CHRISTOPHER &  
CAROLINE ROSE  
2812 SARATOGA DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2901 VILLAGE DR  
ROCKWALL, TX 75087

ALGARIN EULOJIO C JR & BRENDA  
2901 SARATOGA DR  
ROCKWALL, TX 75087

RESIDENT  
2902 SARATOGA DR  
ROCKWALL, TX 75087

HALL JUSTIN KIMBELL  
2902 PRESTON TRAIL  
ROCKWALL, TX 75087

RAY STEPHEN G  
2902 STARBOARD DR  
ROCKWALL, TX 75087

MARLEY KELLE AND CLAYTON D  
2904 PRESTON TRAIL  
ROCKWALL, TX 75087

GANN LAURA KATHERINE & CURTIS CLARK  
2904 STARBOARD DR  
ROCKWALL, TX 75087

RESIDENT  
2906 STARBOARD DR  
ROCKWALL, TX 75087

DUCHARME JASON  
2906 PRESTON TRAIL  
ROCKWALL, TX 75087

LEE GREGORY P AND LAUREN W  
2908 PRESTON TRAIL  
ROCKWALL, TX 75087

WEAVER ALEXANDRIA LEE  
2908 SARATOGA DRIVE  
ROCKWALL, TX 75087

RIGGS STELLA  
2908 SHALIMAR DR  
PLANO, TX 75023

GOODLOE COLLIN AND K D  
2908 STARBOARD DRIVE  
ROCKWALL, TX 75087

THORNHILL DOROTHY E  
2909 SARATOGA DR  
ROCKWALL, TX 75087

KESTER SEAN AND MISTI  
2910 PRESTON TRAIL  
ROCKWALL, TX 75087

STORY BRETT AND NICOLE  
2910 STARBOARD DR  
ROCKWALL, TX 75087

RAMIREZ CHRISTIAN IVAN RIESTRA AND MELIZA  
CHRISTINE  
2912 STARBOARD DR  
ROCKWALL, TX 75087

CHAUHAN HIMMAT V  
2914 SARATOGA DRIVE  
ROCKWALL, TX 75087

HALL MICHAEL J & VIVIANA M  
2914 STARBOARD DR  
ROCKWALL, TX 75087

GREENLY KRISTIN MARIE  
2916 STARBOARD DR  
ROCKWALL, TX 75087

SAENZ DANIEL RUBEN & MARSHA  
2917 SARATOGA DRIVE  
ROCKWALL, TX 75087

ORONA CHRISTI M AND ROBERT  
2918 STARBOARD DR  
ROCKWALL, TX 75087

CHRISTIAN LARRY R & LINDA M  
2920 SARATOGA DR  
ROCKWALL, TX 75087

CHEN XIANGNING AND  
YIYUN HOU  
2920 STARBOARD DR  
ROCKWALL, TX 75087

RESIDENT  
2923 SARATOGA DR  
ROCKWALL, TX 75087

PAK JAMES  
2926 SARATOGA DR  
ROCKWALL, TX 75087

VAZQUEZ JOE JR  
2929 SARATOGA DRIVE  
ROCKWALL, TX 75087

WILLIAMS KATHERINE ELIZABETH  
2932 SARATOGA DR  
ROCKWALL, TX 75087

WILSON TRISTEN AND  
DIONISIA RAY  
2935 SARATOGA DRIVE  
ROCKWALL, TX 75087

PATTRANUPRAVAT PRAPAN AND WONGNOI  
2939 SARATOGA DR  
ROCKWALL, TX 75087

EVANS SHEILA  
3 WATERS EDGE CT  
HEATH, TX 75032

VON SCHWARZ ROBIN D  
300 RUSH CREEK DR APT A4  
HEATH, TX 75032

CLARK ROGER AND VICKIE  
3000 COUNTRY PL  
ROCKWALL, TX 75032



ENGLAND ALICE BLACKSHEAR  
3001 BAYSIDE DR  
ROCKWALL, TX 75087

LUNN RICHARD C & MARTHA L  
3001 HARBOR DR  
ROCKWALL, TX 75087

HALE ROBERT L JR & JANET M  
3001 PORTSIDE DR  
ROCKWALL, TX 75087

EHLERT GORDON W & LINDA K  
3001 PRESTON CT  
ROCKWALL, TX 75087

RESIDENT  
3002 PRESTON TR  
ROCKWALL, TX 75087

MORROW KATHLEEN  
3002 BAYSIDE DR  
ROCKWALL, TX 75087

MORROW KATHLEEN  
3002 BAYSIDE DR  
ROCKWALL, TX 75087

MORROW KATHLEEN  
3002 BAYSIDE DR  
ROCKWALL, TX 75087

SEWELL SHANNON  
3002 HARBOR DR  
ROCKWALL, TX 75087

MCCAULEY DAVID AND KATHLEEN ELEANOR  
NEWMAN MCCAULEY  
3002 LAKESIDE DR  
ROCKWALL, TX 75087

TURNER CECE  
3002 PRESTON CT  
ROCKWALL, TX 75087

LURIE SHIRLEY ANN  
3003 BAYSIDE DR  
ROCKWALL, TX 75087

MORRISON LORRAINE  
3003 HARBOR DR  
ROCKWALL, TX 75087

SANCHEZ ENEIDA  
3003 LAKESIDE DR  
ROCKWALL, TX 75087

URQUHART IVY M  
3003 PORTSIDE DR  
ROCKWALL, TX 75087

ROGERS GENTRY  
3003 PRESTON COURT  
ROCKWALL, TX 75087

RESIDENT  
3004 PRESTON TR  
ROCKWALL, TX 75087

RUPPRATH THOMAS & GLENDA  
3004 BAYSIDE DR  
ROCKWALL, TX 75087

HENDERSON PEGGY J  
3004 HARBOR DR  
ROCKWALL, TX 75087

KILE GERRALL RAY  
3004 LAKESIDE DRIVE  
ROCKWALL, TX 75087

MILLER KATHLEEN PALMER  
3004 PRESTON CT  
ROCKWALL, TX 75087

RESIDENT  
3005 BAYSIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3005 PORTSIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3005 PRESTON CT  
ROCKWALL, TX 75087

MAXFIELD DONALD E & PATRICIA J  
3005 HARBOR DR  
ROCKWALL, TX 75087

RESIDENT  
3006 PRESTON TR  
ROCKWALL, TX 75087

MILLER GARY R & COLLEEN R  
3006 BAYSIDE DR  
ROCKWALL, TX 75087

D ATRI DAVID & SHARON  
3006 HARBOR DR  
ROCKWALL, TX 75087

BECKERLEY BEN AND  
CONNIE RENSHAW  
3006 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A  
3006 PRESTON COURT  
ROCKWALL, TX 75087

RESIDENT  
3007 HARBOR DR  
ROCKWALL, TX 75087

STRADER MARK  
3007 BAYSIDE DRIVE  
ROCKWALL, TX 75087

CHILDRESS DENNIS K JR & HILARY  
3007 LAKESIDE DR  
ROCKWALL, TX 75087

LANE RONALD D ETUX  
3007 PORTSIDE DR  
ROCKWALL, TX 75087

BURK CATHERINE & HOWARD T  
3007 PRESTON CT  
ROCKWALL, TX 75087

RESIDENT  
3008 PRESTON TR  
ROCKWALL, TX 75087

SEGGELINK MICHAEL AND MECHELL  
3008 BAYSIDE DR  
ROCKWALL, TX 75087

GRAESER OTTO THEODORE JR & PAMELA L  
3008 HARBOR DRIVE  
ROCKWALL, TX 75087

FISHER RICHARD R ET UX  
3008 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3009 BAYSIDE DR  
ROCKWALL, TX 75087

ERVIN SCOTT  
3009 BAYSIDE  
ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY  
3009 PRESTON CT  
ROCKWALL, TX 75087

CALVIN HURST SURVIVOR'S TRUST, A SUB-TRUST  
UNDER THE HURST LIVING TRUST  
CALVIN W HURST- TRUSTEE  
3010 BAYSIDE DRIVE  
ROCKWALL, TX 75087

GROSS JEANNE L  
3010 HARBOR DR  
ROCKWALL, TX 75087

PLANAS KYLE B & SANTIAGO A  
3010 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3011 LAKESIDE DR  
ROCKWALL, TX 75087

GLEASON PHILIP C & CATHY  
3011 BAYSIDE DR  
ROCKWALL, TX 75087

KOONCE STEPHEN R  
3012 BAYSIDE DR  
ROCKWALL, TX 75087

DEBUSK RITA  
3012 HARBOR DR  
ROCKWALL, TX 75087

HONEYCUTT SHARON A  
3012 LAKESIDE DRIVE  
ROCKWALL, TX 75087

VANCIL MARK & SUE LIVING TRUST  
MARK O & SUZANNE J VANCIL TRUSTEES  
3013 BAYSIDE DRIVE  
ROCKWALL, TX 75087

CHENAULT MARVIN H III  
3014 BAYSIDE DR  
ROCKWALL, TX 75087

FULLER RHONDA  
3014 HARBOR  
ROCKWALL, TX 75087

GARDNER DAVID C  
3015 BAYSIDE DR  
ROCKWALL, TX 75087

THOMPSON JEFFREY B  
3015 LAKESIDE DR  
ROCKWALL, TX 75087

KING GREGORY B & KAREN  
3016 BAYSIDE DRIVE  
ROCKWALL, TX 75087

HERNANDEZ EUGENEN R & ALICE G  
3016 HARBOR DR  
ROCKWALL, TX 75087

DUNCAN DONNA C  
3017 BAYSIDE DRIVE  
ROCKWALL, TX 75087

PRATT RANDY  
3017 LAKESIDE DR  
ROCKWALL, TX 75087

SELF NANCY  
3018 BAYSIDE DR  
ROCKWALL, TX 75087

LOREDO ANTONIO  
3018 HARBOR DR  
ROCKWALL, TX 75087

ANDERSON CATHERINE PAIGE  
3019 BAYSIDE DRIVE  
ROCKWALL, TX 75087

BARSEGYAN DAVID  
3019 LAKESIDE DR  
ROCKWALL, TX 75087

TIMPY ONDRUSEK FAMILY TRUST  
TIMPY KAY ONDRUSEK- TRUSTEE  
3020 BAYSIDE DRIVE  
ROCKWALL, TX 75087

SMITH ERVING KIRK & KAREN K  
3020 HARBOR DR  
ROCKWALL, TX 75087

MUNIZ MARTHA O  
3021 BAYSIDE DR  
ROCKWALL, TX 75087

CRAWFORD RUTH AND MICHAEL  
3021 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RONALD SPENCER FAMILY INVESTMENTS B LLC  
3021 RIDGE RD STE A-277  
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP  
3021 RIDGE ROAD A-120  
ROCKWALL, TX 75032

RESIDENT  
3022 BAYSIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3022 HARBOR DR  
ROCKWALL, TX 75087

MALEK CHRIS EDWARD & CHARLA BLASINGAME  
3022 HARBOR DR  
ROCKWALL, TX 75087

BISHOP DONNA  
3023 BAYSIDE DR  
ROCKWALL, TX 75087

ESTATE OF BEATRICE ELIZABETH LETTIERI  
3024 BAYSIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
303 E I30  
ROCKWALL, TX 75087

BRENNEMAN STEVEN J AND SHARLA F  
3046 NW 21ST ST TER  
NEW CASTLE, OK 73065

GANCI GLENN E AND DIANE N VAN DYK-GANCI  
305 DREW LANE  
HEATH, TX 75032

GANCI GLENN  
305 DREW LN  
HEATH, TX 75032

TRISARNSRI DUANG-JAI  
305 W 86TH ST #6C  
NEW YORK, NY 10024

RESIDENT  
309 E I30  
ROCKWALL, TX 75087

RESIDENT  
3101 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3103 LAKESIDE DR  
ROCKWALL, TX 75087

NELSON MARY E  
3104 LAKESIDE DR  
ROCKWALL, TX 75087

GOFFNEY KARLA REYES & KELLY ONEAL  
3105 LAKESIDE DR  
ROCKWALL, TX 75032

HEFFREN MICHAEL R  
3106 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3107 LAKESIDE DR  
ROCKWALL, TX 75087

BRUNS DONNA JUNE  
3108 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3109 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
311 E I30  
ROCKWALL, TX 75087

RESIDENT  
3111 LAKESIDE DR  
ROCKWALL, TX 75087

HALL LOWELL D  
3111 LAKESIDE DR  
ROCKWALL, TX 75087

MAKULINSKI STEVEN J  
3113 LAKESIDE DR  
ROCKWALL, TX 75087

MARTIN CHRISTOPHER AND GENEVIEVE  
3115 LAKESIDE DR  
ROCKWALL, TX 75087

SALINAS ROBERTO  
3117 LAKESIDE DRIVE  
ROCKWALL, TX 75087

CUELLAR FELISIA JULIANA  
3119 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3201 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3302 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3303 LAKESIDE DR  
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO  
3304 AUGUSTA BLVD  
ROCKWALL, TX 75087

KERN JAMES LEO JR & CHERYL  
3304 LAKESIDE DR  
ROCKWALL, TX 75087

ROBINSON MARK M &  
KIM T ROBINSON  
3305 LAKESIDE DR  
ROCKWALL, TX 75087

DIXON JEFFORD B & MELINDA S  
3306 LAKESIDE DR  
ROCKWALL, TX 75087

MURRAY TRAVIS  
3307 LAKESIDE DRIVE  
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA  
3308 AUGUST BLVD  
ROCKWALL, TX 75087

WYATT VIRGINIA  
3308 LAKESIDE DR  
ROCKWALL, TX 75087

SEWING ERIC THOMAS & GABRIELLE FRAGOSO  
3309 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HERMAN THOMAS M  
3310 LAKESIDE DRIVE  
ROCKWALL, TX 75087

GOITIA TINA  
3311 LAKESIDE DR  
ROCKWALL, TX 75087

CYNTHIA AND DOUGLAS BALZER LIVING TRUST  
DOUGLAS A BALZER AND CYNTHIA S BALZER -  
TRUSTEES  
3312 AUGUSTA BLVD  
ROCKWALL, TX 75087

FUENTES NELSON OSMIN AND ISABEL CRISTINA  
3312 LAKESIDE DRIVE  
ROCKWALL, TX 75087

THOMAS JERRY T AND BILLEE G AND  
ROBYN M PACE  
3313 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HART JOHN T & LAUREL A  
3314 LAKESIDE DR  
ROCKWALL, TX 75087

HURTT LAURIE R  
3315 LAKESIDE DR  
ROCKWALL, TX 75087

REED FRANCES GEAN  
3316 AUGUSTA BLVD  
ROCKWALL, TX 75087

WOLFE BRONSON ALAN  
3316 LAKESIDE DR  
ROCKWALL, TX 75087

DAVIS LARRY DEAN & KAREN RENEE  
3317 AUGUSTA BLVD  
ROCKWALL, TX 75087

GYER DAVID AND EVELYN CONSTANCE  
3318 AUGUSTA BLVD  
ROCKWALL, TX 75087

WILLIAMS HEIDI  
3318 LAKESIDE DRIVE  
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J  
3319 AUGUSTA BLVD  
ROCKWALL, TX 75087

HERVAS DAVID AND  
MARIA FERNANDEZ LAMARQUE  
3320 AUGUSTA BLVD.  
ROCKWALL, TX 75087

HERVAS DAVID AND  
MAIA LAMARQUE  
3320 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

SPARKS ROBIN F  
3320 LAKESIDE DR  
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K  
3321 AUGUSTA BLVD  
ROCKWALL, TX 75087

SLOVAK PAMELA A  
3322 AUGUSTA BLVD  
ROCKWALL, TX 75087

SPARKS GLENN E  
3322 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3323 AUGUSTA BLVD  
ROCKWALL, TX 75087

2016 P GRIFFIN REVOCABLE TRUST  
PAMELA ANN GRIFFIN - TRUSTEE  
3324 AUGUSTA BLVD  
ROCKWALL, TX 75087

MARQUARDT ROBERT & NICOLE  
3324 LAKESIDE DR  
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY  
MANAGEMENT LLC  
3325 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3326 LAKESIDE DR  
ROCKWALL, TX 75087

GREENE BARBARA A  
3326 AUGUSTA BLVD  
ROCKWALL, TX 75087

KELLY KIM  
3327 AUGUSTA BLVD  
ROCKWALL, TX 75087

WILLMON KEVIN LEE  
3329 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3400 LAKESIDE DR  
ROCKWALL, TX 75087

GREENBERG AUSTIN LOUIS  
3400 WATERVIEW TRAIL  
ROCKWALL, TX 75087

VOHRA SURINDER L  
C/O JULIA VOHRA  
3401 AUGUSTA BLVD  
ROCKWALL, TX 75087

LE JEUNE ARTHUR A III & MARIA G  
3401 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3402 AUGUSTA BLVD  
ROCKWALL, TX 75087

MENGES CATHERINE E  
3402 WATERVIEW TRL  
ROCKWALL, TX 75087

NEDROW MICHAEL JOSEPH  
3403 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

NEELEY JAMES D AND BECKY J  
3403 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KEITH BENJAMIN C JR AND SHERYL A  
3403 WATERVIEW TRAIL  
ROCKWALL, TX 75087

KEITH BENJAMIN AND SHERYL  
3403 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3404 WATERVIEW TRL  
ROCKWALL, TX 75087

CLARK WILLIAM J  
3404 AUGUSTA BLVD  
ROCKWALL, TX 75087

MEJIA PATRICIA E AND ROGER C WILLIAMSON  
3404 LAKESIDE DR  
ROCKWALL, TX 75087

MEJIA PATRICIA E  
3404 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3405 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3405 WATERVIEW TRL  
ROCKWALL, TX 75087

COATS RANDALL G AND JUDITH L  
3405 LAKESIDE DR  
ROCKWALL, TX 75087

IDSAL WARREN B  
3406 AUGUSTA BLVD  
ROCKWALL, TX 75087

MINTH KRISTEN R  
3406 LAKESIDE DR  
ROCKWALL, TX 75087

JACKSON HAYLEE BROOKE AND DONALD LYNN  
3406 WATERVIEW TRAIL  
ROCKWALL, TX 75087

BAIN WILLIAM  
3407 AUGUSTA BLVD  
ROCKWALL, TX 75087

INGRAM STEVEN AND JULIE  
3407 LAKESIDE DRIVE  
ROCKWALL, TX 75087

FRANK SHEILA D  
3407 WATERVIEW TRAIL  
ROCKWALL, TX 75087

THE MARY SUE BOLAND REVOCABLE LIVING  
TRUST  
3408 AUGUSTA BLVD  
ROCKWALL, TX 75087

OLBERA MARIO R  
3408 LAKESIDE DR  
ROCKWALL, TX 75087

WILLIAMS JACK AND  
MICHAELA DAVIS  
3408 WATERVIEW TRL  
ROCKWALL, TX 75087

RESIDENT  
3409 AUGUSTA BLVD  
ROCKWALL, TX 75087

CONFIDENTIAL  
3409 WATERVIEW TRAIL  
ROCKWALL, TX 75087

LEMMOND KIMBERLY  
3410 AUGUSTA BLVD  
ROCKWALL, TX 75087

TURNER CRAIG R  
3410 LAKESIDE DR  
ROCKWALL, TX 75087

TURNER CRAIG R  
3410 LAKESIDE DR  
ROCKWALL, TX 75087

MILLER SANDY  
3410 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3411 WATERVIEW TRAIL  
ROCKWALL, TX 75087

CARDWELL CLIFFORD R & LINDA C  
3411 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3412 AUGUSTA BLVD  
ROCKWALL, TX 75087

DOBRICK JOHN R  
3412 LAKESIDE DR  
ROCKWALL, TX 75087

SANTIBANEZ GUADALUPE AND ANTONIA  
3412 WATERVIEW TRAIL  
ROCKWALL, TX 75087

PUGH HUEY  
3413 AUGUSTA BLVD  
ROCKWALL, TX 75087

HEIMAN DILLON J  
3413 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3414 LAKESIDE DR  
ROCKWALL, TX 75087

HOFSTAD KENT AND  
STACEY L MCCOOL  
3414 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

CERVANTES GONZALO AND NEHA PATEL  
3414 WATERVIEW TRAIL  
ROCKWALL, TX 75087

VARNADO VIRGINIA D AND  
KENNETH M MOHAN  
3415 WATERVIEW TRL  
ROCKWALL, TX 75087

TOTH DANIEL FRANK III  
3416 AUGUST BLVD  
ROCKWALL, TX 75087

SAMS DAMON CUYLER AND ANGELA BETH  
3416 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3417 WATERVIEW TRAIL  
ROCKWALL, TX 75087

FOX GREGORY AND LAURA C  
3417 AUGUSTA BLVD  
ROCKWALL, TX 75087

ANTHONY LINDA  
3418 AUGUSTA BLVD  
ROCKWALL, TX 75087

MOKRZECKY CHERYL AND  
ROGER DIEBEL  
3418 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3419 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3420 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3420 LAKESIDE DR  
ROCKWALL, TX 75087

HINDS JOELLE  
3421 AUGUSTA BLVD  
ROCKWALL, TX 75087

RAY JAMIE J  
3421 WATERVIEW TRAIL  
ROCKWALL, TX 75087

BULLOCK JOHN D AND  
LANEY BETH PHELPS  
3422 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

SHANMUGAN NOELINE EMMA  
3422 LAKESIDE DRIVE  
ROCKWALL, TX 75087

NEWMAN SLOAN & JILL  
3423 WATERVIEW TRAIL  
ROCKWALL, TX 75087

KETTLE ALEC J  
3424 AUGUSTA BLD  
ROCKWALL, TX 75087

OGLE JORDAN J  
3425 AUGUSTA BLVD  
ROCKWALL, TX 75087

THOMAS ROBERT R JR  
3425 WATERVIEW TRL  
ROCKWALL, TX 75087

BRYANT SHIRLEY  
3426 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3427 WATERVIEW TRL  
ROCKWALL, TX 75087

RESIDENT  
3428 AUGUSTA BLVD  
ROCKWALL, TX 75087

WENDY LOU WOOD REVOCABLE TRUST  
WENDY LOU WOOD- TRUSTEE  
3430 AUGUSTA BLVD  
ROCKWALL, TX 75087

OSBORNE ROGER D & BONITA L  
3432 AUGUSTA BLVD  
ROCKWALL, TX 75087

HARTLEROAD MICHAEL J AND JACQUELINE A  
3434 AUGUSTA BLVD  
ROCKWALL, TX 75087

ELDRIDGE LEWIS ERIC  
3494 N STODGHILL ROAD  
ROCKWALL, TX 75087

V & K TEXAS PROPERTIES LLC  
3500 DALROCK RD  
ROWLETT, TX 75088

V & K TEXAS PROPERTIES LLC  
3500 DALROCK RD  
ROWLETT, TX 75088

PATTERSON DENIS  
3501 AUGUSTA TRL  
ROCKWALL, TX 75087

GRAMMER JERRY R AND MARIAN LUANN  
3501 HIGHPOINT DR  
ROCKWALL, TX 75087

HARVILLE FAMILY THE TRUST  
KEITH A HARVILLE & MARIA D TRUSTEES  
3502 HIGHPOINT DR  
ROCKWALL, TX 75087

VAICYS VYTAUTAS  
3502 LAKESIDE DR  
ROCKWALL, TX 75087

CROW DANNY AND MARY J  
3502 WATERVIEW TR  
ROCKWALL, TX 75087

COATS RYAN AND  
NEIL COATS  
3503 AUGUSTA TRAIL  
ROCKWALL, TX 75087

GRAVES JAMES K  
3503 HIGHPOINT DR  
ROCKWALL, TX 75087

GRAY GARY A  
3504 HIGHPOINT DR  
ROCKWALL, TX 75087

SPROULL PATRICIA M  
3504 LAKESIDE DR  
ROCKWALL, TX 75087

GREMMINGER JERRY C AND CYNTHIA E  
3504 WATERVIEW TRAIL  
ROCKWALL, TX 75087

MOORE JOSEPH CHARLES & LINDA  
3505 AUGUSTA TRL  
ROCKWALL, TX 75087

BARBERA ARTURO F & JACQUELINE  
3506 HIGHPOINT DR  
ROCKWALL, TX 75087

CONNELLY MARK AND JILL  
3506 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HILL MARTHA GAYE  
3507 AUGUSTA TRL  
ROCKWALL, TX 75087

SUZUKI AOMI AND  
TAKAHIRO SUZUKI  
3508 HIGHPOINT DR  
ROCKWALL, TX 75087

MORRISSEY CRAIG AND PAIGE HUNT  
3508 LAKESIDE DRIVE  
ROCKWALL, TX 75087

ERICKSON DAVID CHARLES AND DEBORAH  
3509 AUGUSTA TR  
ROCKWALL, TX 75087

BEAUTY LEGACY LLC  
3509 RIM FIRE DRIVE  
GARLAND, TX 75044

KARBAUM WILLI AND NINA  
3510 LAKESIDE DR  
ROCKWALL, TX 75087

STALEY JON T AND SHARON J  
3512 LAKESIDE DR  
ROCKWALL, TX 75087

BLACKWOOD GLENITA AND SCOTT  
3514 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LILIANA ANGELICA  
3516 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LILIANA  
3516 LAKESIDE DR  
ROCKWALL, TX 75087

BMG TRUST DATED MAY 24, 2018  
BETSEY M GAULT - TRUSTEE  
3518 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KING KAREN ROSE  
3522 LAKESIDE DR  
ROCKWALL, TX 75087

KING KAREN R  
3522 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LUCY F  
3524 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3601 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3602 HIGHPOINT DR  
ROCKWALL, TX 75087

BOWEN MEREDITH NINA  
3602 HILLTOP CIRCLE  
ROCKWALL, TX 75087

MYERS JERRY & MARCIA  
3602 LAKESIDE DR  
ROCKWALL, TX 75087

BRYANT BYRON L  
3603 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3604 HIGHPOINT DR  
ROCKWALL, TX 75087

GREMMINGER JASON A  
3604 HILLTOP CIRCLE  
ROCKWALL, TX 75087

HOLT DEVIN D AND BETTINA L  
3604 LAKESIDE DR  
ROCKWALL, TX 75087

LUNA REVOCABLE LIVING TRUST  
3605 HIGHPOINT DR  
ROCKWALL, TX 75087

SHAVER ROBERT  
3606 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

DURHAM JOHN AND SANDRA AND  
3606 HILLTOP CIR  
ROCKWALL, TX 75087



BARLOW MADISON AND LUKE  
3607 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3608 HILLTOP CIR  
ROCKWALL, TX 75087

ROLAND STEPHEN CHARLES AND JULIA  
3608 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

MATHURA PHILLIP ANTHONY AND  
SUZANNE DARLENE ALLMAN-MATHURA  
3608 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3609 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3610 HILLTOP CIR  
ROCKWALL, TX 75087

PUGH GARY AND LAURA  
3610 HIGHPOINT DR  
ROCKWALL, TX 75087

KLEIN MICHAEL S AND DONNA G  
3610 LAKESIDE DR  
ROCKWALL, TX 75087

REID IRMA MASQUIFELT  
3611 HIGHPOINT DR  
ROCKWALL, TX 75087

HOWARD MARIA LOUISE  
3612 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

SELMAN LINDA VALERIE  
3612 HILLTOP CIR  
ROCKWALL, TX 75087

MUKHERJEE JAYDEEP  
3612 LAKESIDE DRIVE  
ROCKWALL, TX 75087

PIERSON MICHAEL C & LESLIE PIERSON  
3613 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3614 HIGHPOINT DR  
ROCKWALL, TX 75087

DEATON KEVIN & SHERI  
3614 HILLTOP CIR  
ROCKWALL, TX 75087

SPENCER RONALD G  
3614 LAKESIDE DR  
ROCKWALL, TX 75087

HAMILTON JOHN E  
3615 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3616 LAKESIDE DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
3616 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

NETHERLAND JOHN L AND SUE  
3616 HILLTOP CIRCLE  
ROCKWALL, TX 75087

RESIDENT  
3617 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3618 LAKESIDE DR  
ROCKWALL, TX 75087

HORNQUIST ERIC R & SANDRA L  
3618 HIGHPOINT DR  
ROCKWALL, TX 75087

BEASLEY GILLIAN  
3618 HILLTOP CIR  
ROCKWALL, TX 75087

RESIDENT  
3619 HIGHPOINT DR  
ROCKWALL, TX 75087

CLARKE WILLIAM P & ISABEL A  
3620 HIGHPOINT DR  
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST  
3620 HILLTOP CIR  
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST  
3620 HILLTOP CIR  
ROCKWALL, TX 75087

CRAWFORD MIKE &  
PAM WATKINS  
3620 LAKESIDE DR  
ROCKWALL, TX 75087

2017 D PARKHILL REVOCABLE TRUST  
DEBORAH L PARKHILL- TRUSTEE  
3621 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

MILLER CHARLES E JR  
3622 HIGHPOINT DR  
ROCKWALL, TX 75087

DEANA DIANE MCLARRY MANAGEMENT TRUST  
DEANA DIANE MCLARRY - TRUSTEE  
3622 LAKESIDE DR  
ROCKWALL, TX 75087

WILKINS WILLIAM P & MARY E  
3624 HIGHPOINT DR  
ROCKWALL, TX 75087

MARICH ANDREW L  
3624 LAKESIDE DR  
ROCKWALL, TX 75087

BESIC VERONIKA & MUFID  
3626 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

VELLANKI AMRUTHA AND  
VIJAY KRISHNA RAYANKI AND SRINIVASA R  
MOVVA  
3626 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KRAEMER DANNA J  
3628 LAKESIDE DR  
ROCKWALL, TX 75087

SPRADLIN RYAN LLOYD  
369 DOE CIR  
FRANKTOWN, CO 80116

WILLIS REBECCA J  
369 N KING RD  
ROYSE CITY, TX 75189

RESIDENT  
3701 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3702 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3703 MEDITERRANEAN  
ROCKWALL, TX 75087

BARNETT ROBERT H JR AND DONNA L  
3704 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3705 MEDITERRANEAN  
ROCKWALL, TX 75087

OVERMAN DAMON  
3706 MEDITERRANEAN ST  
ROCKWALL, TX 75087

PRICE MELANIE B  
3708 MEDITERRANEAN DRIVE  
ROCKWALL, TX 75087

METZGER LAURA L  
3709 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3710 MEDITERRANEAN  
ROCKWALL, TX 75087

RICHARDSON LISA M  
3710 RAWLINS ST STE 1420  
DALLAS, TX 75219

RESIDENT  
3711 MEDITERRANEAN  
ROCKWALL, TX 75087

DOLLARD NANCY  
3712 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

MELVIN VALERIE G  
3713 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3714 MEDITERRANEAN  
ROCKWALL, TX 75087

SANDRA RIBBENS REVOCABLE LIVING TRUST  
AGREEMENT  
3716 MEDITERRANEAN ST  
ROCKWALL, TX 75087

JAMES NORMAN R AND TERRY D GARDNER  
3720 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3722 MEDITERRANEAN  
ROCKWALL, TX 75087

TARVER DONALD A & ALICE A MCGUIRE  
3724 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3726 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3728 MEDITERRANEAN  
ROCKWALL, TX 75087

ADAMS ARNOLD R III & KIT Y  
3730 MEDITERRANEAN ST  
ROCKWALL, TX 75087

VARNELL ERIC AND KATHLEEN R  
3801 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

RESIDENT  
3802 MEDITERRANEAN  
ROCKWALL, TX 75087

GARCIA IRMA YOLANDA  
3803 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3805 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3806 MEDITERRANEAN  
ROCKWALL, TX 75087

SCAGNOLI NANCY LYNN  
3809 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

CARSON KENT A & JORI A  
3810 MEDITERRANEAN ST  
ROCKWALL, TX 75087

SMITH ROY LEE  
3811 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

BASHOR ARMAND & CHARLIE TRUSTEES  
ARMAND BASHOR & CHARLIE BASHOR  
REVOCABLE LIVING FAMILY TRUST  
3812 MEDITERRANEAN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3813 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3816 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3818 MEDITERRANEAN  
ROCKWALL, TX 75087

COLBURN JAMES B  
3820 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RAY WES  
3822 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3824 MEDITERRANEAN  
ROCKWALL, TX 75087

MARCONI MYQUEL & HILGA GONZAGA RAINS  
3826 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

RESIDENT  
3828 MEDITERRANEAN  
ROCKWALL, TX 75087

CRAWFORD CHARLOTE A & WILLIAM D  
3830 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CRAWFORD WILLIAM D & CHARLOTTE A  
3830 MEDITERRANEAN ST  
ROCKWALL, TX 75087

JORDAN SHARON MICHELLE  
3832 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

KING EVELYN  
3834 MEDITERRANEAN ST  
ROCKWALL, TX 75087

BELANGER CORKY W  
3836 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3838 MEDITERRANEAN  
ROCKWALL, TX 75087

BOVEE PAUL R & GHISLAINE  
3840 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
3901 VILLAGE DR  
ROCKWALL, TX 75087

GREEN LAURA  
3902 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

DODSON JAMES THOMAS  
3903 ROMA CT  
ROCKWALL, TX 75087

TOMS DAVID E  
3903 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
3904 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3905 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3905 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
3906 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3907 ROMA CT  
ROCKWALL, TX 75087

SINGH GURDARSHAN AND PARAMJIT W  
3907 MEDITERRANEAN ST  
ROCKWALL, TX 75087

ANDREWS MICHAEL S  
3907 VILLAGE DR  
ROCKWALL, TX 75087

ATTAWAY KELLIANN N  
3908 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

RESIDENT  
3909 VILLAGE DR  
ROCKWALL, TX 75087

FARR ROBERT MICHAEL AND  
MICHAEL PATRICK FARR  
3909 MEDITERRANEAN  
ROCKWALL, TX 75087

CANNON SUSAN RENEE  
3910 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3911 VILLAGE DR  
ROCKWALL, TX 75087

MACON LISA RENEE & LOYD MICHAEL ROSELL  
3911 MEDITERRANEAN ST  
ROCKWALL, TX 75087

GEGOGINE JANET ANN  
3911 ROMA COURT  
ROCKWALL, TX 75087

RESIDENT  
3912 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3913 MEDITERRANEAN  
ROCKWALL, TX 75087

BAKER RANDY AND CINDY THOMPSON  
3914 MEDITERRANEAN ST  
ROCKWALL, TX 75087

LAMBIASE NICHOLAS  
3915 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

THOMAS CALLIE ELISABETH AND  
KEVIN MATTHEW HOYE  
3915 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3916 MEDITERRANEAN  
ROCKWALL, TX 75087

CODY KAREN S  
3917 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

ADAO ROBERT  
3917 ROMA CT  
ROCKWALL, TX 75087

CONFIDENTIAL  
3918 MEDITERRANEAN DR  
ROCKWALL, TX 75087

SAXON VICTORIA  
3919 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3920 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3921 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3922 MEDITERRANEAN  
ROCKWALL, TX 75087

MCREYNOLDS ANDREW MARTIN & SARAH  
KATHRYN  
3923 ROMA CT  
ROCKWALL, TX 75087

MCCARY PAUL A AND CHRISTY G  
3924 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3925 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3926 MEDITERRANEAN  
ROCKWALL, TX 75087

JESSICA WELLS WOOD REVOCABLE TRUST  
JESSICA WELLS WOOD - TRUSTEE  
3927 ROMA COURT  
ROCKWALL, TX 75087

MATHEWS JOHN & STEPHANIE PAMELA  
3928 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3929 ROMA CT  
ROCKWALL, TX 75087

PAMELA STEPHANIE & MATHEWS  
3930 MEDITERRANEAN ST  
ROCKWALL, TX 75087

BRILEY KASITY AND MATTHEW  
3931 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3932 MEDITERRANEAN  
ROCKWALL, TX 75087

PESCHELL DANIEL J & COLLEEN J  
3933 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3934 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3935 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3936 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4002 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4004 MEDITERRANEAN <Null>  
ROCKWALL, TX 75087

BOTHA HELEN GALLOWAY  
4006 MEDITERRANEAN ST  
ROCKWALL, TX 75087

NORWOOD TIMOTHY CLYDE  
4008 MEDITERRANEAN ST  
ROCKWALL, TX 75087

HO JUI LIEN CHOU  
4009 19TH STREET STE D  
LUBBOCK, TX 79410

HO MING-TAO & JUI-LIEN CHOU  
4009 19TH STREET STE D  
LUBBOCK, TX 79410

TAYLOR BETTY FRANCES  
4010 MEDITERRANEAN ST  
ROCKWALL, TX 75087

MARIA RODRIGUEZ TRUST  
4011 POMPEI CT  
ROCKWALL, TX 75087

CASIMERO MAJELLA SANDOVAL  
4012 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
4014 MEDITERRANEAN  
ROCKWALL, TX 75087

TORRES TONY  
4015 MEDITERRANEAN  
ROCKWALL, TX 75189

RESIDENT  
4016 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4018 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4020 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4022 MEDITERRANEAN  
ROCKWALL, TX 75087

MCLEMORE MELISSA  
4024 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
4026 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4028 MEDITERRANEAN DR  
ROCKWALL, TX 75087

BURNS LORRAINE MARIETTI  
C/O GOLD KEY REALTORS  
403 W WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
4030 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4100 VILLAGE DR  
ROCKWALL, TX 75087

NIMON JAMES R AND  
DONNA G NELSON  
4101 CABANA CT  
ROCKWALL, TX 75087

CHUNG KWANGYU AND  
SUNME LEE  
4102 CABANA CT  
ROCKWALL, TX 75087

LEWIS MARY P  
4103 CABANA CT  
ROCKWALL, TX 75087

RESIDENT  
4104 VILLAGE DR  
ROCKWALL, TX 75087

MCGOWAN KYLE  
4105 CABANA COURT  
ROCKWALL, TX 75087

WILLARD ELIZABETH A  
4106 VILLAGE DR  
ROCKWALL, TX 75087

CROWELL TERESA  
4107 CABANA CT  
ROCKWALL, TX 75087

AGUILAR VICTOR  
4108 VILLAGE DR  
ROCKWALL, TX 75087

WILLIAMS CHARLES AND TAMIKA  
4110 VILLAGE DRIVE  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

DAVIS CHAD S  
4200 POMPEI CT  
ROCKWALL, TX 75087

RESIDENT  
4201 POMPEI CT  
ROCKWALL, TX 75087

RIVES MELANIE STEWART  
4212 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
4214 VILLAGE DR  
ROCKWALL, TX 75087

TOLLESON TERRY & PATSY  
4216 VILLAGE DR  
ROCKWALL, TX 75087

PECK KIMBERLY W  
4218 VILLAGE DR  
ROCKWALL, TX 75087

VENRICK CHERYL  
4220 VILLAGE DR  
ROCKWALL, TX 75087

HICKMAN MARILYN  
4230 GIBSON ST UNIT C  
HOUSTON, TX 77007

MOON EUNHA AND  
NORIO HASEGAWA  
424 N HARRISON ST  
PRINCETON, NJ 8540

M & S MCGRATH TRUST AND MARY P MCGRATH  
TRUST  
MARTIN E & MARY P MCGRATH TRUSTEES AND  
DAVID HILLIS MCGRATH  
4350 BELTWAY DR  
ADDISON, TX 75001

ZI HAN PROPERTIES LLC SERIES K  
4432 WALNUT HILL LN  
DALLAS, TX 75229

GEORGE DAVID E & TERESA L  
447 SAINT MICHAELS WAY  
ROCKWALL, TX 75032

SUNDAY SKY PROPERTIES  
4628 SUNDANCE DR  
PLANO, TX 75024

RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75087

36 WAGON ROAD, LLC  
502 TERRY LANE  
HEATH, TX 75032

36 WAGON ROAD, LLC  
502 TERRY LANE  
HEATH, TX 75032

WDI LOGISTICS INC  
503 GLENBROOK CT  
SOUTHLAKE, TX 76092

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

CJSM PROPERTIES LP  
512 WILLOW SPRINGS DRIVE  
HEATH, TX 75032

ZHANG TINGTING AND  
RONALD SIEDOT MOK  
517 GROVE LANE  
FOREST PARK, IL 60130

BRIDGE VALHALLA INC  
519 E I 30 #157  
ROCKWALL, TX 75087

HARMON H VICTOR  
519 E INTERSTATE 30 PMB 212  
ROCKWALL, TX 75087

LEATHERS TIMOTHY  
5335 COUNTY ROAD 597  
FARMERSVILLE, TX 75442

YING DENISE  
5349 AMESBURY DR APT 2010  
DALLAS, TX 75206

3818 MEDITERRANEAN STREET A PROTECTED  
SERIES OF CQ CHICA TX LLC  
539 W COMMERCE #5354  
DALLAS, TX 75208

BT CAYMAN LLC  
5430 LYNDON B JOHNSON FWY STE 1050

RICE CARINE  
545 BEDFORD FALLS  
ROCKWALL, TX 75087

RESIDENT  
550 LA JOLLA DR  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
5788 W SKY HAWK TRL  
ROYSE CITY, TX 75189

I BENDECK & CO LLC  
5818 PRESTON FAIRWAYS DRIVE  
DALLAS, TX 75252

WU SONG AND KEVIN Y  
5941 GLENDOWER LN  
PLANO, TX 75093

RESIDENT  
600 TURTLE COVE BLVD  
ROCKWALL, TX 75087

GANNAWAY DANNY EARL  
601 COUNTRY CLUB DR  
HEATH, TX 75032

JORDAN LINDA T  
6018 RALEIGH DR  
GARLAND, TX 75044

SCOTT PATRICIA ANN YOUNG AND JIMMY  
ANTHONY  
603 CLIFF VIEW CT  
ROCKWALL, TX 75087

GRANTGES GERALD & LINDA  
604 CLIFF VIEW COURT  
ROCKWALL, TX 75087

RASOR RICK, AKA RICHARD RASOR AND  
GEORGETTE  
607 CLIFF VIEW CT  
ROCKWALL, TX 75087

CLINGER FRANK B JR & GAIL M  
608 CLIFF VIEW CT  
ROCKWALL, TX 75087

FOX RICHARD C & LINDY S  
611 CLIFF VIEW CT  
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V  
611 HARBOR COVE DR  
ROCKWALL, TX 75087

LANKFORD TIMOTHY R & BLAIR H  
612 CLIFF VIEW CT  
ROCKWALL, TX 75087

GIBSON ROBIN S & JOHN  
612 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

FLORENCIA HECTOR J  
615 HARBOR COVE DR  
ROCKWALL, TX 75087

FEDDERSON WILLIAM R & PATRICIA L  
615 LOCH VIEW COURT  
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J  
616 HARBOR COVE DR  
ROCKWALL, TX 75087

BRADLEY CLIFFORD D & JOYCE M  
616 LOCH VIEW CT  
ROCKWALL, TX 75087

HANEY DYLAN K  
617 HARBOR COVE DR  
ROCKWALL, TX 75087

ROCKWALL INNKEEPERS I LTD  
6176 FM 2011  
LONGVIEW, TX 75603

ROCKWALL INNKEEPERS I LTD  
6176 FM 2011  
LONGVIEW, TX 75603

MARCUS MEGAN  
619 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

PRATT CHARLES A AND PATRICIA L  
619 LOCH VIEW CT  
ROCKWALL, TX 75087

SHAW STEPHANIE AND BRYAN  
620 HARBOR COVE DR  
ROCKWALL, TX 75087

TRAWEEK TOYA  
620 LOCH VIEW CT  
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &  
MISTY ROTRAMEL  
621 HARBOR COVE DR  
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD  
623 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

ADAMS PATRICIA M  
624 LOCH VIEW CT  
ROCKWALL, TX 75087

LITHERLAND LORILEE  
627 HARBOR COVE DR  
ROCKWALL, TX 75087

RESIDENT  
629 HARBOR COVE DR  
ROCKWALL, TX 75087

ONTIVEROS NADINE MARGARET & ALFREDO  
JOSE  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE  
TRUST  
JIMMIE LEE ALFORD AND BARBARA EDWARDS  
ALFORD-COTRUSTEES  
635 STAFFORD CIR  
ROCKWALL, TX 75087

RESIDENT  
637 STAFFORD CIR  
ROCKWALL, TX 75087

GARRISON KIMBERLY RAE AND JOHN  
638 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HAYS FAMILY TRUST  
JOAN AVOY HAYS - TRUSTEE  
639 STAFFORD CIR  
ROCKWALL, TX 75087

EVANS HASKELL L & SHEILA L  
640 WOODLAND WAY  
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D  
641 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ  
643 STAFFORD CIR  
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN  
643 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RESIDENT  
644 STAFFORD CIR  
ROCKWALL, TX 75087

JOHNSON SAUNDRA J  
644 TURTLE COVE  
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K  
644 WOODLAND WAY  
ROCKWALL, TX 75087

COGDELL CHELSEA ANNE  
645 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

GALLI THOMAS J AND MARTHA  
645 STAFFORD CIR  
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA  
646 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FISH WADE W  
647 STAFFORD CIR  
ROCKWALL, TX 75087



MOORE KELLI M  
647 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RESIDENT  
648 STAFFORD CIR  
ROCKWALL, TX 75087

GILLIKIN JENNIFER  
648 WOODLAND WAY  
ROCKWALL, TX 75087

SVRCEK JOSEPH T  
649 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

WHITESIDE JANIS G  
650 STAFFORD CIR  
ROCKWALL, TX 75087

KATT WILLIAM CHARLES  
650 TURTLE COVE BLVD  
ROCKWALL, TX 75087

THORSEN LINDY N  
651 STAFFORD CIR  
ROCKWALL, TX 75087

LOFLAND SHERRIE  
651 TURTLE COVE  
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &  
JENNIFER ANN WEST  
652 STAFFORD CIRCLE  
ROCKWALL, TX 75087

BANISTER NICOLE M  
652 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SINGH PARAMJIT W  
652 WOODLAND WAY  
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA  
653 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOMEZ JESSE OMAR & JENNIFER KATHLEEN  
653 STAFFORD CIR  
ROCKWALL, TX 75087

DE LARA KARLA BELTRAN FERNANDEZ AND  
ALFONSO ANDRADE  
653 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

WING REMONA ANN  
654 STAFFORD CIR  
ROCKWALL, TX 75087

CLAY DEBBRA S  
654 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILLIAMS AMY JO  
655 STAFFORD CIR  
ROCKWALL, TX 75087

TITUS JAMESON P & DEANNA C  
655 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILKINSON BRYAN JR  
JACQUELINE MIGNON WILKINSON  
655 WOODLAND WAY  
ROCKWALL, TX 75087

BAUGHMAN TERRILL L & PATRICIA A  
656 STAFFORD CIRCLE  
ROCKWALL, TX 75087

DONIHOO DANNY L & MARION  
656 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CLARK JASON M III & SIVI  
656 WOODLAND WAY  
ROCKWALL, TX 75087

RESIDENT  
657 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SHINKAR MIKHAIL AND VIOLETTA  
657 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

MCCORGARY MARY K  
658 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BROWN ELIZABETH ANNE AND GARY ROBERT  
BROWN JR  
659 DANIELLE COURT  
ROCKWALL, TX 75087

HOGUE VERNON JR & JUDY  
659 STAFFORD CIR  
ROCKWALL, TX 75087

LAUREANO JULIO J JR AND  
SILVIA MURGUIA  
659 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILLIAMS MARY ESTHER TRUSTEE  
WILLIAMS FAMILY TRUST  
659 WOODLAND WAY  
ROCKWALL, TX 75087

COOK BRANDON L  
660 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

CARRIZALES ERI E AND LENNY  
660 DANIELLE CT  
ROCKWALL, TX 75087

CONFIDENTIAL  
660 STAFFORD CIR  
ROCKWALL, TX 75087

JACOBSON LEANNE S  
660 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ELLIOTT KENNETH J  
660 WOODLAND WAY  
ROCKWALL, TX 75087

VILLASANA JANICE  
661 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SAUNDERS GARY & SYLVIA  
662 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WENDT JEFFREY & CARON  
663 DANIELLE CT  
ROCKWALL, TX 75087

BOEWE STEPHEN L & CATHY L  
663 STAFFORD CIRCLE  
ROCKWALL, TX 75087

LEINWEBER HAROLD MARVIN AND SAUNDRA  
RUTH  
663 WOODLAND WAY  
ROCKWALL, TX 75087

RESIDENT  
664 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BLANCO NOEL C AND MARIA NECTAR U BLANCO  
664 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

ROCK REBEKAH LYNN AND CHRISTOPHER  
EDWARD  
664 DANIELLE COURT  
ROCKWALL, TX 75087

GANTER ROBERT & RACHEL  
664 STAFFORD CR  
ROCKWALL, TX 75087

ELLIS MARGARET HENRY  
664 WOODLAND WAY  
ROCKWALL, TX 75087

KAMPFER JULIE  
665 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

KING WILLIAM KENNETH &  
BARBARA KAY HENNINGTON-KING  
667 DANIELLE CT  
ROCKWALL, TX 75087

CARR LAURA V  
667 STAFFORD CIR  
ROCKWALL, TX 75087

MORGAN FAMILY REVOCABLE LIVING TRUST  
VICTORIA S MORGAN- TRUSTEE  
667 WOODLAND WAY  
ROCKWALL, TX 75087

OWENS JIMMY R AND CYNTHIA A  
668 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

DICKERSON JEAN AND MICHAEL  
668 DANIELLE CT  
ROCKWALL, TX 75087

HALL JAMES L & LETA L  
668 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HAMMERLE STEPHEN H AND MARLENE C  
668 WOODLAND WAY  
ROCKWALL, TX 75087

KRENZIN MIKE & JOYCE  
669 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

MUCHMORE C AMANDA  
669 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HOBEICHE KHALIL JAD  
6703 GENSTAR LANE  
DALLAS, TX 75252

PJYK PROPERTIES LLC  
6708 EAGLE POINT COURT  
PLANO, TX 75024

OELKE PATRICK AND LESLIE  
671 DANIELLE CT  
ROCKWALL, TX 75087

SHEFFIELD STANLEY AARON  
671 STAFFORD CIR  
ROCKWALL, TX 75087

ROLLINS WILLIAM D & ELIZABETH  
671 TURTLE COVE BLVD  
ROCKWALL, TX 75087

EDGECOMB REVOCABLE LIVING TRUST  
MICHAEL DEAN EDGECOMB AND BETH ANN  
EDGECOMB- TRUSTEES  
671 WOODLAND WAY  
ROCKWALL, TX 75087

BOYD RITA  
672 CHANNEL RIDGE  
ROCKWALL, TX 75087

ELAM M MARK AND SHARON A ELAM  
REVOCABLE TRUST  
M MARK ELAM AND SHARON A ELAM- CO  
TRUSTEES  
672 DANIELLE COURT  
ROCKWALL, TX 75087

EDMONDS DAVID AND RHONDA  
672 WOODLAND WAY  
ROCKWALL, TX 75087

RESIDENT  
673 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

VAUGHN MARILYN  
673 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ANDERSON PATRICK D  
675 DANIELLE CT  
ROCKWALL, TX 75087

ANDERSON TIFFANI & JONATHAN  
675 TURTLE COVE BLVD  
ROCKWALL, TX 75087

GITTER DANIEL  
675 WOODLAND WAY  
ROCKWALL, TX 75087

SPEYRER CINDY  
676 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

QIN BAIFANG & YELIN OU  
676 DANIELLE COURT  
ROCKWALL, TX 75087

CARTER CHRISTOPHER S AND SARAH W  
676 WOODLAND WAY  
ROCKWALL, TX 75087

GARFIELD BRADLEY AND MAILE  
677 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

NYNAS THOMAS & NICHOLE  
679 DANIELLE CT  
ROCKWALL, TX 75087

BEAKEY MARJORIE  
679 WOODLAND WAY  
ROCKWALL, TX 75087

MEINHARDT CAROL  
680 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

DAVID M TRAW AND PAMELA J TRAW FAMILY  
TRUST  
DAVID MILTON TRAW AND PAMELA JANE  
TRAW- TRUSTEES  
680 DANIELLE CT  
ROCKWALL, TX 75087

FUGATE VICTOR & MARY  
680 WOODLAND WAY  
ROCKWALL, TX 75087

MOONEY STEPHEN SCOTT AND SHAWNETTE  
681 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

BIG F LLC- SKY HIGH PROPERTIES SERIES  
6817 208TH ST SW #5532  
LYNNWOOD, WA 98046

STONE GRETCHEN & JUSTIN  
684 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

LILES MICHAEL R & JO ANN  
684 DANIELLE CT  
ROCKWALL, TX 75087

CASTANEDA DAVID  
684 WOODLAND WAY  
ROCKWALL, TX 75087

ADANG MERCY  
685 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GARCIA LATONYA D  
688 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

THOMAS JOHN WAYNE & PAULA  
688 WOODLAND WAY  
ROCKWALL, TX 75087

WERNER MARK BEE & REBECCA  
689 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

DRIVER DENA &  
DANA DRIVER ROGERS  
6900 HAMMOND AVE  
DALLAS, TX 75223

RESIDENT  
692 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

STURGEON GLEN ROBERT AND JOAN ELIZABETH  
693 CHANNEL RIDGE  
ROCKWALL, TX 75087

KING KENNETH C  
7 BEVIL PL  
TEXARKANA, TX 75503

RESIDENT  
700 TURTLE COVE BLVD  
ROCKWALL, TX 75087

STORMS STEWART M  
708 AGAPE CIRCLE  
ROCKWALL, TX 75087

BRYANT BRENT ALLEN  
710 S ALAMO RD  
ROCKWALL, TX 75087

RS XII DALLAS OWNER 1 LP  
C/O ROOFSTOCK  
717 N HARWOOD STREET SUITE 2800  
DALLAS, TX 75201

BRILEY MATTHEW J AND KASITY  
720 WILFORD WAY  
HEATH, TX 75032

BRILEY MATTHEW J AND KASITY  
720 WILFORD WAY  
HEATH, TX 75032

HADAWI LASENA MAREE & KEVIN FRANCIS  
723 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILHELM WILLIAM  
724 TURTLE COVE BLVD  
ROCKWALL, TX 75087

LEE BOBBY D  
726 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BURNSIDE JACK W AND SHERRY L  
727 TURTLE COVE BLVD  
ROCKWALL, TX 75087

OISTAD LEIF ERIK AND LINDA HAWKS  
728 TURTLE COVE BLVD  
ROCKWALL, TX 75087

NIXON ARTHUR T & VANESSA VALENTINE  
729 TURTLE COVE BLVD  
ROCKWALL, TX 75087

NIXON ARTHUR T & VANESSA VALENTINE  
729 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RODBERG JAMES A  
731 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RODBERG JAMES A  
731 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HUBBINS STEPHEN J & JACQUELINE S  
733 TURTLE COVE BLVD  
ROCKWALL, TX 75087

DUNAVANT LINDA J  
734 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

KOENEN JOHANNES J  
735 TURTLE COVE BLVD  
ROCKWALL, TX 75087

NAIK RAMESH B & GITA PALLI  
737 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SALAZAR LIVING TRUST  
VICTOR ANTHONY SALAZAR AND MICHELE  
EMILE SALAZAR- TRUSTEES  
738 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SMITH RICKY D ETUX PATRICIA  
739 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FERGUSON LAJUANA  
740 TURTLE COVE  
ROCKWALL, TX 75087

LOTT MARIANNA  
741 TURTLE COVE BLVD  
ROCKWALL, TX 75087

2021 R S WHITE REVOCABLE TRUST  
RUSSELL EUGENE WHITE AND STEPHANIE ANN  
WHITE- TRUSTEES  
743 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BEATY CHRISTOPHER ADAM AND  
EILEEN MARIE MACNAUGHTON  
744 TURTLE COVE  
ROCKWALL, TX 75032

MANN BARRY  
745 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HARRIS CHRISTOPHER L  
747 TURTLE COVE BLVD  
ROCKWALL, TX 75087

STONE PAMELA  
748 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HUGHES CHRISTOPHER &  
VICTORIA CLARKE-GARCIA  
749 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TYRA KRISTY & DOUGLAS  
750 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ALVAREZ FRANCISCO J & SOPHIA N  
751 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JIMMIE G ATKINS LIVING TRUST  
JIMMIE G ATKINS AND LINDA T ATKINS-  
TRUSTEES  
8108 DOVER CIRCLE  
FORT SMITH, AR 72903

INGLIS PAULA J  
8313 WILLOW CIR  
TERRELL, TX 75160

NR SN TEXAS A LLC  
8390 E VIA DE VENTURA F-110 #303  
SCOTTSDALE, AZ 85258

REGNIER JANICE SUE  
8517 GLENMORE DR  
LAS VEGAS, NV 89134

ROCKWALL ALIGNED REI LP  
8637 FREDERICKSBURG RD SUITE 360  
SAN ANTONIO, TX 78240

MOORE SUSAN K  
901 LEXINGTON DR  
ROCKWALL, TX 75087

KNIGHT CAMERON R & JANEY K  
9032 COUNTY ROAD 2432  
TERRELL, TX 75160

STARBOARD LAKESIDE LLC  
906 W MCDERMOTT DR SUITE 116-271  
ALLEN, TX 75013

COURBIER YVES & JENNIFER  
907 LEXINGTON DR  
ROCKWALL, TX 75087

BAPAT ANJALI AND  
JARED MANLY  
911 LEXINGTON DRIVE  
ROCKWALL, TX 75087

PHOU LIDA  
915 LEXINGTON DR  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

LINANE MARK  
919 LEXINGTON DR  
ROCKWALL, TX 75087

GAY-SEVITS MORIAH E  
920 BRIAR OAK  
ROCKWALL, TX 75087

GOODSON LISA JO AND TOMMY LEONARD  
923 LEXINGTON DRIVE  
ROCKWALL, TX 75087

BISHOP MICHAEL F  
926 BRIAR OAK DR  
ROCKWALL, TX 75087

HAIR WILLIAM D & SHEILA  
926 LEXINGTON DR  
ROCKWALL, TX 75087

OGLE JONATHAN AND KAY-LEE M  
927 LEXINGTON DR  
ROCKWALL, TX 75087

JEFCOAT CANDACE  
930 BLUFFVIEW DR  
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY  
930 BRIAR OAKS DR  
ROCKWALL, TX 75087

CRADY DEBORAH ANN AND  
MARSHALL H DRENNAN III  
930 LEXINGTON DRIVE  
ROCKWALL, TX 75087

KEARNEY STEPHEN P & PATRICIA A  
931 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

YARMEY JESSICA  
931 LEXINGTON DRIVE  
ROCKWALL, TX 75087

SONDRA J RAMPY REVOCABLE TRUST  
SONDRA J RAMPY- TRUSTEE  
934 BLUFFVIEW DRIVE  
ROCKWALL, TX 75087

HAYNES JERI  
934 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

NONNEMACHER STEPHANIE GAYLE AND  
EXEQUIEL ALVAREZ  
934 LEXINGTON DRIVE  
ROCKWALL, TX 75087

RESIDENT  
935 LEXINGTON DR  
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER  
935 BRIAR OAK DR  
ROCKWALL, TX 75087

MORGAN STEEL LLC  
9360 PARKGATE DRIVE  
GERMANTOWN, TN 38139

MCKINNEY LEONARD L & MARLENE D  
938 BLUFFVIEW DR  
ROCKWALL, TX 75087

GARRISON KATHLEEN AND JOHN  
938 BRAIR OAKS DRIVE  
ROCKWALL, TX 75087

JONES SHAWN J & SORAIA SILVA RAIMUNDO  
938 LEXINGTON DRIVE  
ROCKWALL, TX 75087

MEEK SALLY C  
939 BRIAR OAK DR  
ROCKWALL, TX 75087

GOODMAN VERNON & JOYCE  
939 LEXINGTON DRIVE  
ROCKWALL, TX 75087

LEDOUX LYNN RUPE AND JAMES F  
942 BLUFFVIEW DRIVE  
ROCKWALL, TX 75087

HARRIS JOHN  
942 LEXINGTON DR  
ROCKWALL, TX 75087

PETKOSH PAUL  
943 BRIAR OAKS DR  
ROCKWALL, TX 75087

FREESE PAUL R  
943 LEXINGTON DR  
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST  
MAUREEN GREEN- TRUSTEE  
945 BREEZY HILL LANE  
ROCKWALL, TX 75087

HENDERSON GLEN I AND CRYSTAL LYNN  
946 BLUFFVIEW DR  
ROCKWALL, TX 75087

LUTZ DAVID  
946 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

QUICK RONALD L AND RUTH E  
946 LEXINGTON DR  
ROCKWALL, TX 75087

RESIDENT  
947 BRIAR OAKS DR  
ROCKWALL, TX 75087

2017 M L DEAN REVOCABLE TRUST  
947 LEXINGTON DRIVE  
ROCKWALL, TX 75087

FOGEL STANLEY LEONARD AND IRENE A  
950 BLUFFVIEW DRIVE  
ROCKWALL, TX 75087

SANDERS JOLINDA  
950 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

TEBEAU JOSEPH R & CAROLYN G  
950 LEXINGTON DR  
ROCKWALL, TX 75087

RESIDENT  
951 LEXINGTON DR  
ROCKWALL, TX 75087

CRUSETURNER DIANE  
951 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

FIELDS TODD H AND NANCY E  
954 BRIAR OAKS DR  
ROCKWALL, TX 75087

LARISCY GEORGE AND MARY  
954 LEXINGTON DRIVE  
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A  
955 BRIAR OAK DR  
ROCKWALL, TX 75087

POLUNSKY BRENT AND  
APRIL WILSON  
955 LEXINGTON DR  
ROCKWALL, TX 75087

PYKE RONALD A & JANE L  
956 BLUFFVIEW DR  
ROCKWALL, TX 75087

WILLIAMS KYLIE J  
958 BRIAR OAK DR  
ROCKWALL, TX 75087

KELLUM CINDY  
959 LEXINGTON DRIVE  
ROCKWALL, TX 75087

JONES CHRISTOPHER SCOTT & TONYA BETH  
PIGULSKI  
9631 HILLDALE DR  
DALLAS, TX 75231

TAYLOR LIVING TRUST  
KEVIN ASHLEY TAYLOR AND ANNETTE  
ELIZABETH TAYLOR - CO-TRUSTE  
9918 LINCOLNSHIRE CT  
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO, SUITE 300  
CALABASAS, CA 91302

DAVIES ROBERT G  
P.O. BOX 50125  
JAX BEACH, FL 32240

CENTERS FOR PEACE AND MERCY, INC  
P.O. BOX 615  
ROCKWALL, TX 75087

LAKESIDE VILLAGE HOMEOWNERS  
P.O. BOX 650255  
DALLAS, TX 75265

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

BRANCH BANKING AND TRUST COMPANY  
ATTENTION TAX DEPT (FORSYTH COUNTY)  
PO BOX 167  
WINSTON SALEM, NC 27102

SJOERDSMA COURTNEY  
PO BOX 1778  
NORMANGEE, TX 77871

JENKA INC  
PO BOX 181807  
DALLAS, TX 75218

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

MITCHELL JOHN P AND TAMRA R  
PO BOX 2253  
ROCKWALL, TX 75087

MITCHELL JOHN AND TAMRA  
PO BOX 2253  
ROCKWALL, TX 75087

HANFORD SARALYN M  
PO BOX 245  
ROCKWALL, TX 75087

MEMAR MASOUD OSTADHASSAN  
PO BOX 701332  
DALLAS, TX 75370

JAFRI SYED  
1706 IVY LANE  
CARROLLTON, TX 75007





January 22, 2024

TO: The Residents of the Lakeside Village and Turtle Cove Subdivisions

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-001; Amendment to Planned Development District 2 (PD-2)

Property Owners and/or Residents of the Lakeside Village and Turtle Cove Subdivisions,

The City of Rockwall has initiated an amendment to Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 2 (PD-2) -- *which currently regulates the Lakeside Village and Turtle Cove Subdivisions* -- consists of over 56 pages of regulations within 11 regulating ordinances, and over 50 development cases. The proposed amendment does not change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances, resolutions, and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and contractors looking to do work in these Subdivisions.

**WHY AM I GETTING THIS NOTICE?**

The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Lakeside Village or Turtle Cove Subdivisions or within 500-feet of their boundaries. The attached map is a visual representation of the subject property (*i.e. the Lakeside Village and Turtle Cove Subdivisions*) and the 500-foot notification buffer surrounding the zoning area.

**DOES THIS CHANGE MY PROPERTY'S ZONING?**

NO. The proposed amendment to Planned Development District 2 (PD-2) will not change your zoning or any development requirements associated with your property or any other properties located within the Lakeside Village or Turtle Cove Subdivisions. It will only make it easier to find the development requirements associated with property for property owners, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within these Subdivisions* -- will not be affected by the proposed zoning change.

**WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?**

The Planning and Zoning Commission will hold a **PUBLIC HEARING** on Tuesday, February 13, 2024 at 6:00 PM, and the City Council will hold a **Public Hearing** on Tuesday, February 20, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email [planning@rockwall.com](mailto:planning@rockwall.com).

Sincerely,

Ryan Miller, AICP  
Director of Planning and Zoning

PLANNED DEVELOPMENT DISTRICT - 2 - Yacht Club, Marina, Cabana Club and Beach, Lodge Tower, Apartments, Shopping Village, Golf Course, Pro Shop and Health Club, Apartments, Nursery, Townhouses, Villas, Recreation Area, Lodges and Tennis Courts (Symbol designation PD-2-Multiple Uses).

Planned Development District permitting uses for a yacht club, marina, cabana club, lodge tower, multiple family apartments, shopping village, golf course, pro shop and health club, nursery, townhouses, villas, recreation areas, lodges and tennis courts, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreation areas and service areas appropriate to the location and function of the development, and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site.

The property shall be developed in accordance with the site plan attached to and made a part of this ordinance, and such proposed use and development shall not be substantially different from said site plan, without first, after public hearings, obtaining approval from the City Planning and Zoning Commission and City Council.

The density, coverage, height, park and offstreet loading standards shall be as set forth on the site plan. The requisite site plan attached hereto shall govern the development, provided, however, that such development may be in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered and maintained according to said site plan.

ORDINANCE NO. 73-33

An Ordinance amending the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council by permitting the property described in Exhibit A to this Ordinance to be used under Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center; That Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center shall be granted with reference to the property described in Exhibit A, subject, however, to the special conditions hereinafter more fully expressed; Providing for a fine of not more than Two Hundred Dollars (\$200.00) for each violation hereof; Providing for a Severability Clause; and Providing an effective date.

WHEREAS, the City Plan Commission of the City of Rockwall and the Governing Body of the City of Rockwall in compliance with the Charter of the City of Rockwall and the State Law with reference to the granting of Planned Development Districts under the Zoning Ordinance Regulations, have given the requisite notices by publication and otherwise and after holding due hearings and affording a full and fair hearing to all the property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvement of the property described in Exhibit A, the Governing Body of the City of Rockwall is of the opinion that said Planned Development District should be granted, subject to the conditions set out herein;

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL:

SECTION 1. That the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council be, and they are hereby amended insofar as they apply to the property described in Exhibit A which shall be used under Planned Development District No. \_\_\_\_\_ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center.

SECTION 2. That this Planned Development District No. \_\_\_\_\_ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center with reference to the property described in Exhibit A is approved and granted upon the following express conditions, and adopted as part of the City of Rockwall Zoning Ordinances:

(1) DEVELOPMENT PLAN: There is attached to and made a part of this ordinance a Development Plan composed of one (1) plat for development titled Lakeside Village Phase VI. All development shall be in general conformance with the attached development plat.

(2) DEVELOPMENT SCHEDULE: All development within this Planned Development District shall be in phases in accordance with the plat.

(3) SUBDIVISION PLAT: The above described plat shall constitute the subdivision plat for the portion of Lakeside Village represented and for this Planned Development District upon filing for record with the County Clerk, Rockwall County, Texas.

(4) USES: Uses of property in this Planned Development District No. \_\_\_\_\_ shall be consistent with the Declaration of Covenants, Conditions and Restrictions of Lakeside Village approved by the City Council and filed of record in Vol. 99, Pg. 130, Deed Records, Rockwall County, Texas, and the plat described above.

(5) BUILDING LOCATION AND SPACING: The location and spacing of all main and accessory buildings, the distance between buildings, between buildings and property lines, street lines, alley lines, right-of-way for vehicular access, and easements, shall be consistent with the plat. The dimensions for and arrangement of off-street parking spaces and vehicular access to dwelling units shall be as indicated on the plat.

(6) MAXIMUM HEIGHT: The maximum height of all buildings shall not exceed three stories.

(7) LOT WIDTH: The minimum lot width shall be as shown on the plat.

(8) LOT DEPTH: The minimum lot depth shall be as shown on the plat.

(9) DENSITY: Maximum density of dwelling units permitted shall be one per lot on the lots described in the plat.

(10) OFF-STREET PARKING: All off-street parking shall be located as shown on the plat.

(11) LOT LOCATION AND SPACING: The location and spacing of all lots shall be as shown on the plat.

(12) SIGNS: Pole signs shall be permitted in this Planned Development District, which shall have a maximum height of 30 feet, and shall be set back from all property lines a minimum distance of 15 feet. All other signs in the area of residential lots shall comply with requirements of the City of Rockwall Zoning Ordinances. No advertising signs shall be permitted in the Planned Development District except in the area of any shopping center or shopping units. Except in shopping areas, wall signs shall be for building identification only and ground signs shall be for community information, building identification, or directions only. No signs of a revolving, flashing, or intermittently lighted type shall be permitted in this Planned Development District except in a shopping area.

(13) ACCESS: Vehicular access to the area within this Planned Development District shall be located as shown on the approved plat.

(14) LANDSCAPING: Landscaping of all common areas within the development shall be the responsibility of the Homeowners Association.

(15) BUILDING EXTERIOR: All exterior walls of buildings shall be consistent with the Declaration of Covenants, Conditions and Restrictions.

(16) OPEN SPACE: Required open space may contain the ordinary facilities provided in a public park or playground and shall be located as shown on the development plat.

(17) DEDICATIONS: Easements for public utilities shall be as shown in the plat. No public dedication of streets, drives or other property shall be required except as shown in the plat.

(18) PAVING: All driveways, entrances, parking areas, and all streets shall be paved in an adequate manner consistent with common practice in the City of Rockwall. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary until such time as such improvements are conveyed to the Homeowners Association, from which time the Homeowners Association shall bear the total cost and maintenance of all such improvements.

(19) UTILITIES AND DRAINAGE: All on-site utilities shall be underground and all requirements of departments of the City of Rockwall regarding utilities and drainage structures shall be met. Each single family dwelling shall have separate utilities.

(20) LIGHTING: No light poles in residential areas shall exceed 30 feet in height.

(21) REFUSE CONTAINMENT: All containers for litter and refuse shall be visually screened by planted or masonry screens on all sides except a side adjacent to an alley or easement used for garbage pickup.

(22) HOMEOWNERS ASSOCIATION REQUIRED: In connection with the property to be designated as common areas in the developments, proper evidence showing the execution and filing of deeds conveying such common areas to the Homeowners Association shall be submitted to the City Plan Commission prior to the completion of the development. The structure of such association shall be consistent with the Bylaws and Declaration of Covenants, Conditions and Restrictions approved by the City Council on the 7th day of September, 1971, and filed with the City Secretary. Such deeds and the deeds to individual property owners in the development shall provide for the following:

(A) MAINTENANCE RESPONSIBILITY: The property owner or owners of the development shall be responsible for the development and maintenance of all common facilities and easements except easements dedicated to a municipal, county, or state authority.

1. Each owner of property within the Development shall be a member of the Homeowners Association and shall have rights to the use of all common facilities and easements within the common areas and facilities of the Development.

2. The Homeowners Association shall be responsible for the operation and continuing maintenance of all common facilities and easements with the exception of easements dedicated to a municipal, county, or state authority.

3. Continuous maintenance of these areas of responsibility shall be financed by assessments levied against each property owner within the Development; such assessments shall be of sufficient amounts to insure adequate maintenance.

(B) That such deeds shall constitute a covenants binding on each property owner within this described area, their heirs or successors in title, and shall run with the land.

(23) FIRE LANES: Fire lanes shall be provided in accordance with the requirements of the Fire Department.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in a manner consistent with standard City of Rockwall specifications adopted for such purpose.

SECTION 4. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the penalties provided for herein.

SECTION 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

(19) UTILITIES AND DRAINAGE: All on-site utilities shall be underground and all requirements of departments of the City of Rockwall regarding utilities and drainage structures shall be met. Each single family dwelling shall have separate utilities.

(20) LIGHTING: No light poles in residential areas shall exceed 30 feet in height.

(21) REFUSE CONTAINMENT: All containers for litter and refuse shall be visually screened by planted or masonry screens on all sides except a side adjacent to an alley or easement used for garbage pickup.

(22) HOMEOWNERS ASSOCIATION REQUIRED: In connection with the property to be designated as common areas in the developments, proper evidence showing the execution and filing of deeds conveying such common areas to the Homeowners Association shall be submitted to the City Plan Commission prior to the completion of the development. The structure of such association shall be consistent with the Bylaws and Declaration of Covenants, Conditions and Restrictions approved by the City Council on the 7th day of September, 1971, and filed with the City Secretary. Such deeds and the deeds to individual property owners in the development shall provide for the following:

(A) MAINTENANCE RESPONSIBILITY: The property owner or owners of the development shall be responsible for the development and maintenance of all common facilities and easements except easements dedicated to a municipal, county, or state authority.

1. Each owner of property within the Development shall be a member of the Homeowners Association and shall have rights to the use of all common facilities and easements within the common areas and facilities of the Development.

2. The Homeowners Association shall be responsible for the operation and continuing maintenance of all common facilities and easements with the exception of easements dedicated to a municipal, county, or state authority.

3. Continuous maintenance of these areas of responsibility shall be financed by assessments levied against each property owner within the Development; such assessments shall be of sufficient amounts to insure adequate maintenance.

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SECTION 4. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the penalties provided for herein.

SECTION 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

SECTION 6. PENALTY CLAUSE: Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction in Municipal Court shall be subject to a fine not to exceed Two Hundred (\$200.00) Dollars for each offense and each and every day any violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. WHEREAS, it appears that the subject property of this Ordinance is to be used under Planned Development District No. \_\_\_\_\_ for single family dwellings, multiple family dwellings, neighborhood services uses, office or shopping center uses, and private community center, and this Ordinance shall take effect immediately from and after its passage, in accordance with the provisions of the Charter of the City of Rockwall and it is accordingly so ordained.

APPROVED AS TO FORM:

City Attorney

---

Passed on the 4th day of September,  
1973.

*Vary L. Myers*  
Mayor

ATTEST:

*Ramona Williams*  
City Secretary

EXHIBIT A

ING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

HENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

HENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

HENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

HENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

HENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

HENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

HENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

HENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

HENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

HENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

HENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

HENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

HENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

HENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

HENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

HENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

HENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

HENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

HENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

HENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

HENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

HENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

HENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

HENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

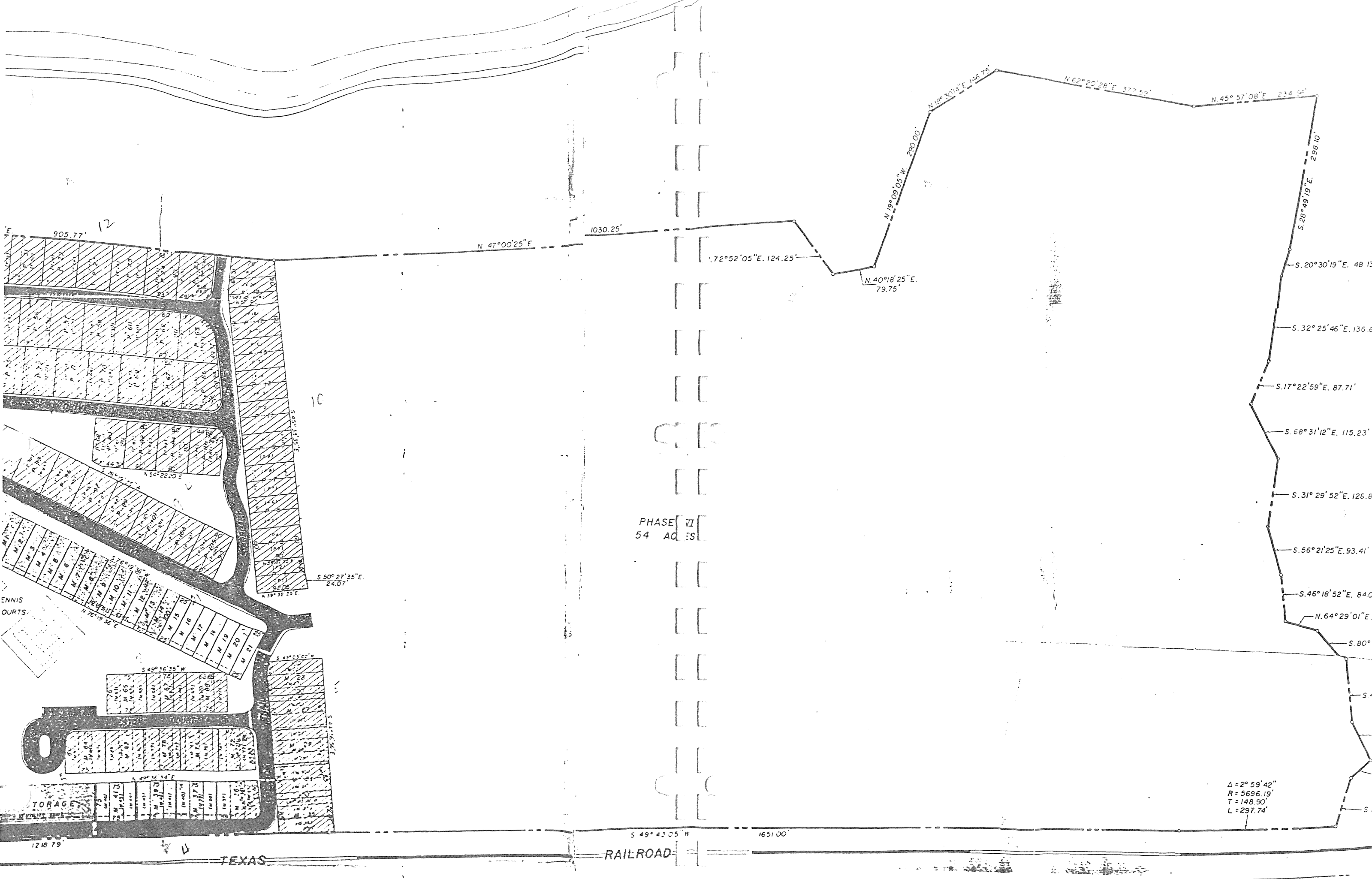
HENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

HENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

HENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land.

EXHIBIT A





PHASE II  
54 ACRES

$\Delta = 2^\circ 59' 42''$   
 $R = 5696.19'$   
 $T = 148.90'$   
 $L = 297.74'$

1030.25'

S. 72° 52' 05" E. 124.25'

N. 40° 18' 25" E.  
79.75'

N. 19° 09' 05" W. 280.00'

N. 15° 30' 14" E. 145.75'

N. 62° 20' 28" E. 377.59'

N. 45° 57' 08" E. 234.94'

S. 28° 49' 19" E. 298.10'

S. 20° 30' 19" E. 48.13'

S. 32° 25' 46" E. 136.61'

S. 17° 22' 59" E. 87.71'

S. 68° 31' 12" E. 115.23'

S. 31° 29' 52" E. 126.66'

S. 56° 21' 25" E. 93.41'

S. 46° 18' 52" E. 84.06'

N. 64° 29' 01" E. 100.00'

S. 80° 40' 00" E. 100.00'

S. 40° 00' 00" E. 100.00'

S. 40° 00' 00" E. 100.00'

S. 40° 00' 00" E. 100.00'

S. 40° 00' 00" E. 100.00'

S. 49° 43' 05" W

1651.00'

RAILROAD

TEXAS

905.77'

N. 47° 00' 25" E

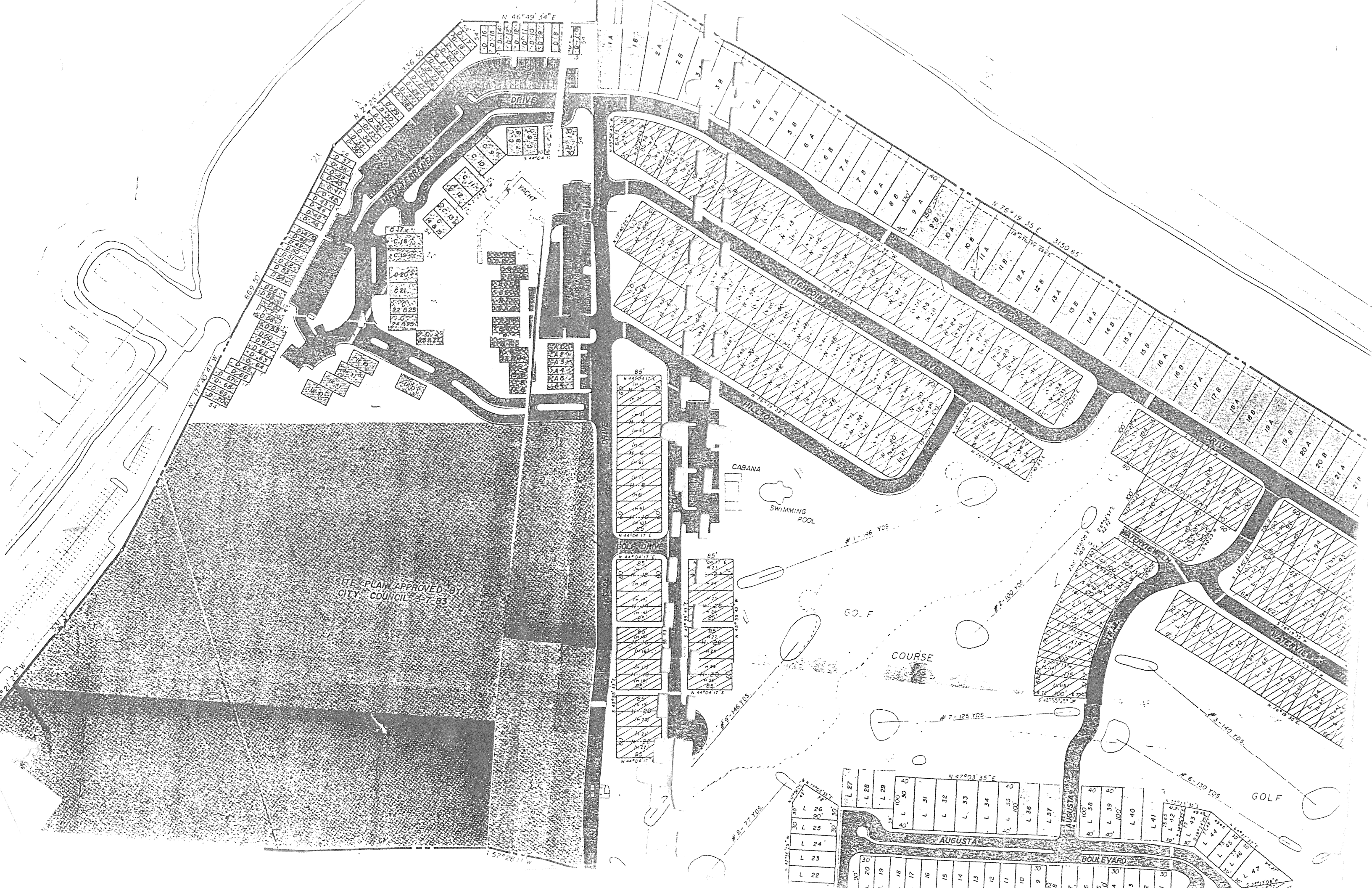
10

S. 50° 27' 35" E.  
24.07'

ENNIS COURTS

TORAGE

1216.79'



SITE PLAN APPROVED BY  
CITY COUNCIL 3-7-83

CASANA  
SWIMMING POOL

GOLF COURSE

GOLF

DRIVE

MEDITERRANEAN DRIVE

HIGHPOINT DRIVE

DRIVE

WATERVIEW DRIVE

AUGUSTA BOULEVARD

BOULEVARD

YACHT

# 9 - 146 YDS

# 8 - 77 YDS

# 1 - 146 YDS

# 2 - 100 YDS

# 7 - 125 YDS

# 3 - 140 YDS

# 6 - 130 YDS

869 50'

N 70° 20' 21" W

57° 28' 11"

N 46° 49' 34" E

N 75° 19' 35" E

N 47° 00' 35" E

N 44° 55' 36" E

N 44° 50' 17" E

N 44° 04' 17" E

N 44° 04' 17" E

N 44° 04' 17" E

N 44° 04' 17" E

N 43° 55' 43" W

N 44° 04' 17" E

N 44° 04' 17" E

N 44° 04' 17" E

N 47° 00' 35" E

N 44° 55' 36" E

N 44° 50' 17" E

N 44° 04' 17" E

N 44° 04' 17" E

N 44° 04' 17" E

N 44° 04' 17" E

N 43° 55' 43" W

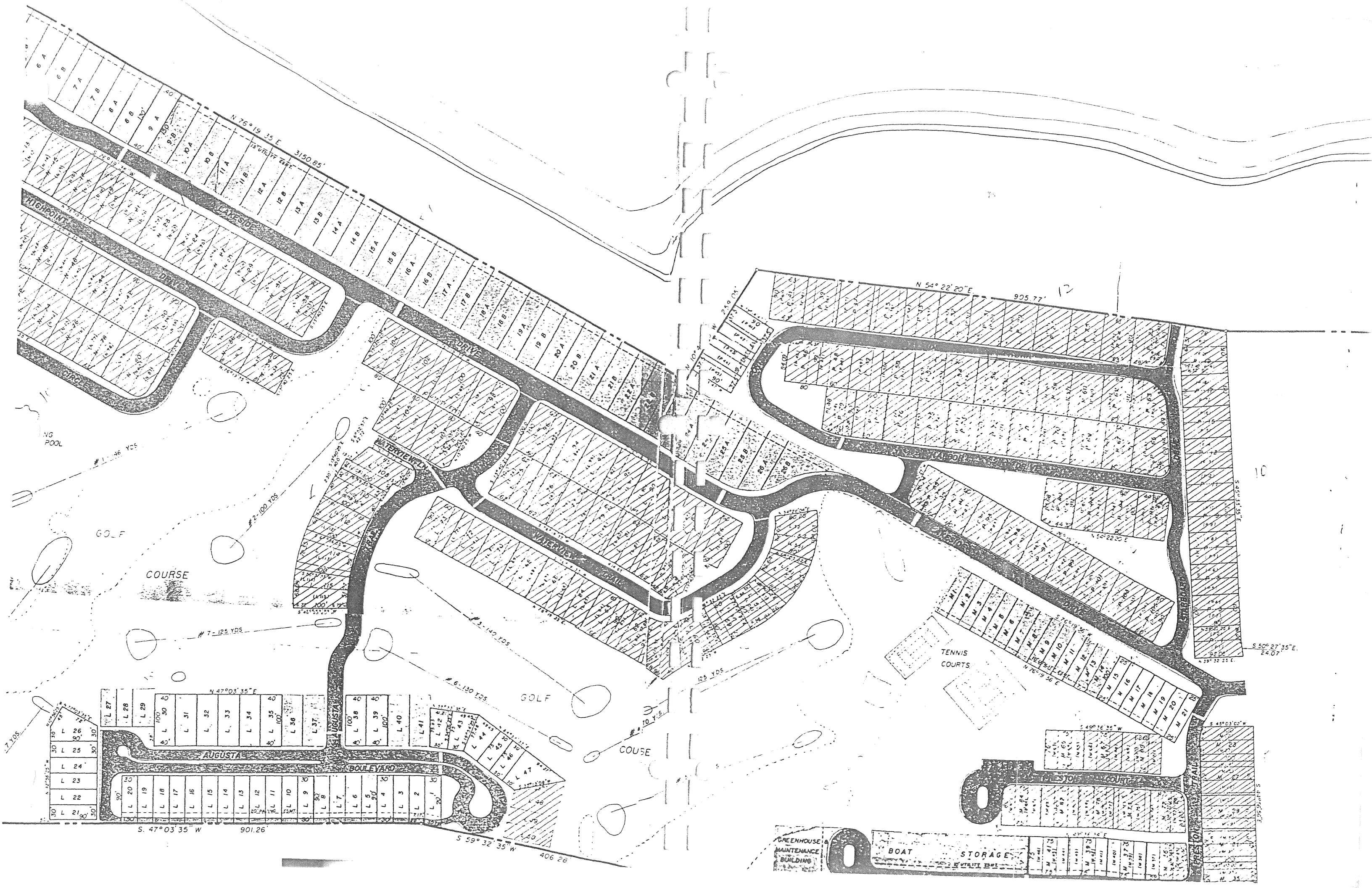
N 44° 04' 17" E

N 44° 04' 17" E

N 44° 04' 17" E

N 47° 00' 35" E

N 44° 55' 36" E



N 75° 19' 35" E 3150.85'

HIGHPOINT

POOL

GOLF COURSE

WATERVIEW DRIVE

L 1, L 2, L 3, L 4, L 5, L 6, L 7, L 8, L 9, L 10, L 11, L 12, L 13, L 14, L 15, L 16, L 17, L 18, L 19, L 20, L 21, L 22, L 23, L 24, L 25, L 26, L 27, L 28, L 29, L 30, L 31, L 32, L 33, L 34, L 35, L 36, L 37, L 38, L 39, L 40, L 41, L 42, L 43, L 44, L 45, L 46, L 47

AUGUSTA BOULEVARD

TENNIS COURTS

GREENHOUSE MAINTENANCE BUILDING

BOAT STORAGE

M 1, M 2, M 3, M 4, M 5, M 6, M 7, M 8, M 9, M 10, M 11, M 12, M 13, M 14, M 15, M 16, M 17, M 18, M 19, M 20, M 21

TRAIL

S 47° 03' 35" W 901.26'

S 59° 32' 35" W 406.28'

S 45° 03' 00" W

S 50° 27' 35" E 24.07'

N 54° 22' 20" E 905.77'

ORDINANCE NO. 80-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED SITE PLAN OF PD-2 PLANNED DEVELOPMENT DISTRICT NUMBER 2 TO PERMIT USE OF THE FOLLOWING DESCRIBED PROPERTY FOR A CABLE TELEVISION MONITORING STATION, SUCH TRACT BEING DESCRIBED AS FOLLOWS:

Being a tract of land situated in the William Blevins Survey, Abstract No. 9, Rockwall County, Texas, and being a part of Lakeside Village Phase 2, an addition to the City of Rockwall as recorded in Volume 3, Page 4, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point at the South corner of Lot M-62 and on the Northwesterly line of the M.K.&T. Railroad;  
THENCE: South 49 deg. 36' 35" West a distance of 100.00 feet along said line of the M.K.&T. Railroad to a point for a corner;  
THENCE: North 40 deg. 20' 25" West a distance of 40 feet to a point for a corner;  
THENCE: North 49 deg. 36' 35" East a distance of 100 feet to a point for a corner on the Southwest line of M-61;  
THENCE: South 40 deg. 20' 25" East a distance of 40 feet with said Southwest line of M-61 and M-62 to the Point of Beginning and Containing 4,000 square feet of Land.

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby, amended by amending the approved site plan for "PD-2" Planned Development District Number 2 to permit the use of the following described tract for a cable television monitoring station, said tract being described as follows:

Being a tract of land situated in the William Blevins Survey, Abstract No. 9, Rockwall County, Texas, and being a part of Lakeside Village Phase 2, an addition to the City of Rockwall as recorded in Volume 3, Page 4, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point at the South corner of Lot M-62 and on the Northwesterly line of the M.K.&T. Railroad;  
THENCE: South 49 deg. 36' 35" West a distance of 100.00 feet along said line of the M.K.&T. Railroad to a point for a corner;  
THENCE: North 40 deg. 20' 25" West a distance of 40 feet to a point for a corner;  
THENCE: North 49 deg. 36' 35" East a distance of 100 feet to a point for a corner on the Southwest line of M-61;  
THENCE: South 40 deg. 20' 25" East a distance of 40 feet with said Southwest line of M-61 and M-62 to the Point of Beginning and Containing 4,000 square feet of Land.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, and as amended hereby, provided that the amendment of the approved site plan for Planned Development District Number 2 shall affect only the property described herein and said property shall be limited to use for a cable television monitoring station only, subject to the following special conditions:

(a) Prior to the issuance of any building permit for the construction or installation of a cable television monitoring station on the tract of land described herein, a revised site plan for such area shall be filed with and included as Exhibit "A" and made a part of this ordinance for all purposes.

(b) No customer service or sales may be conducted on the tract described herein by any person, whether it be by a licensee or other person operating the cable television monitoring station.


(c) The tower or antenna or any other appurtenance used in connection with the operation of a cable television monitoring station to be placed on the tract described herein shall not exceed a maximum height of fifteen feet (15').

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
ON THE 8th DAY OF SEPTEMBER, 1980.

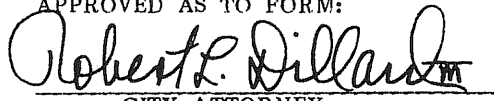
APPROVED:

  
MAYOR

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

  
CITY ATTORNEY

ORDINANCE NO. 84-53

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE NO. 83-23 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED DEVELOPMENT PLAN AND AREA REQUIREMENTS FOR PHASES I, II, III AND IV PD-2 LAKESIDE VILLAGE; ATTACHING THE APPROVED DEVELOPMENT PLAN AS EXHIBIT "A"; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended, provided that the amendment of the approved development plan for Phases I, II, III, and IV of Planned Development No. 2 shall affect only the property shown thereon and said property shall be limited to the uses, area, setback and other requirements set forth thereon and in this ordinance subject to the following conditions:

- (a) That the development plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Phases I, II, III, and IV of PD No. 2 and any and all such development shall be in strict accordance with such development plan.
- (b) That the area requirements attached hereto as Exhibit "B" and made a part hereof shall apply to all development of Phases I, II, III, and IV of PD No. 2 and any and all such development shall be in strict conformance with such area requirements.



(c) No substantial change in development of Lakeside Village Phases I, II, III, or IV shall be permitted except after obtaining approval of the change of such development through amendment of this development plan or other changes in the Comprehensive Zoning Ordinance applicable to PD No. 2 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 2. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

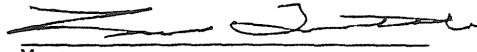
SECTION 3. If any section subsection, sentence, phrase, word, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance if for any reason is judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the the provisions of this ordinance are declared to be severable.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED THIS 5th day of November, 1984,

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

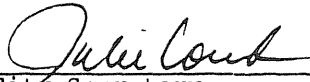
  
\_\_\_\_\_  
City Secretary

EXHIBIT "B"

LAKESIDE VILLAGE PHASES I, II, III, IV

AREA REQUIREMENTS

There shall be three type of designations in the development: Single Family Detached (SFD), Single Family Attached (SFA), and Townhouse (TH).

1. Maximum number of single family dwellings per lot - SFD - 1  
SFA - 1  
TH - 1
2. Minimum lot area - SFD - 2,700 square feet  
SFA - 2,700 square feet  
TH - 750 square feet
3. Minimum square footage per dwelling unit - SFD - 1,200 square feet  
SFA - 1,200 square feet  
TH - 800 square feet
4. Minimum frontage on street - SFD - 15 feet  
SFA - 15 feet  
TH - Not applicable
5. Minimum lot depth - SFD - 70 feet  
SFA - 70 feet  
TH - 50 feet
6. Minimum depth of front setback -
  - a) Front Entry Garage - SFD - 20 feet  
SFA - 20 feet  
TH - Not applicable
  - b) Rear or Side Entry Garage - SFD - 10 feet  
SFA - 10 feet  
TH - Not applicable
7. Minimum width of side setback -
  - a) Abutting Structures separated by a fire retardant wall - SFD - N/A  
SFA - 0 ft  
TH - 0 Ft
  - b) Internal lot - SFD - 5 feet  
SFA - 5 feet  
TH - 5 ft.
  - c) Zero lot line abutting adjacent side yard - SFD - 0 feet  
SFA - 0 feet  
TH - 0 feet
  - d) Side yard setback abutting street -  
SFA - Lots with widths of less than 30 feet - 0 feet  
Lots with widths of at least 30 feet - 10 feet  
TH - Lots with widths of less than 30 feet - 0 feet  
Lots with widths of at least 30 feet - 10 feet  
SFD - 10 ft.

Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.

Where one or more lots have been combined to establish new property lines, all references to the side lot line shall refer to the new property line.

8. Minimum rear setback - SFD - 7½ feet  
SFA - Lots L1 - L20 - 20 feet  
All other lots - 7½ feet  
TH - 7½ feet
  
9. Minimum separation between attached buildings -  
SFD - Not applicable  
SFA - Every 250 feet there shall be a minimum of 10 feet between buildings  
TH - Every 250 feet there shall be a minimum of 10 feet between buildings
  
10. Maximum number of attached units -  
SFD - Not applicable  
SFA - 12 units up to a maximum of 250 feet  
TH - 12 units up to a maximum of 250 feet
  
11. Maximum height of structures - SFD - 42 feet  
SFA - 42 feet  
TH - 42 feet
  
12. Minimum number of off-street parking spaces - SFD - 2 spaces  
SFA - 2 spaces  
TH - 2 spaces

An enclosed garage shall not be considered in meeting the off-street parking requirements.

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND APPROVE A DEVELOPMENT PLAN FOR PD-2: TURTLE COVE, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to approve a zoning change and development plan for "PD" Planned Development District Number 2: Turtle Cove on the property specifically described in Exhibit "A".

SECTION 2. That Planned Development District Number 2: Turtle Cove shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 2: Turtle Cove to the above described tract of land is subject to the following special conditions:

- A. Prior to the issuance of any building permit in Planned Development District No. 2: Turtle Cove, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 2: Turtle Cove shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development Number 2: Turtle Cove shall be regulated by the requirements listed in Exhibit "C".

SECTION 3. 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 ONE THOUSAND DOLLARS (\$1,000) for

each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 4. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

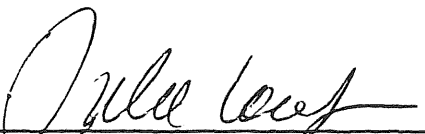
SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18th day of March, 1985.

ATTEST:

APPROVED:

  
\_\_\_\_\_  
City Secretary


  
\_\_\_\_\_  
Mayor

EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

THENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

THENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

THENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

THENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

THENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

THENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

THENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

THENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

THENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

THENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

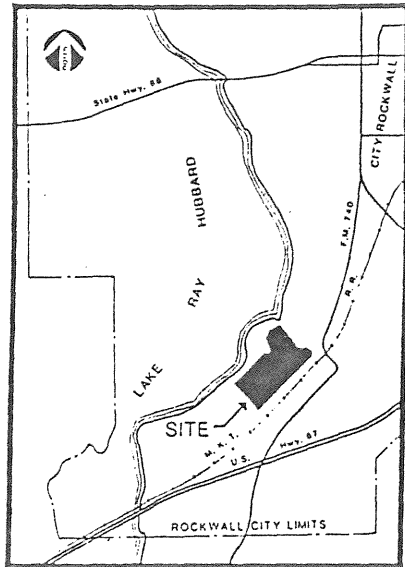
THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

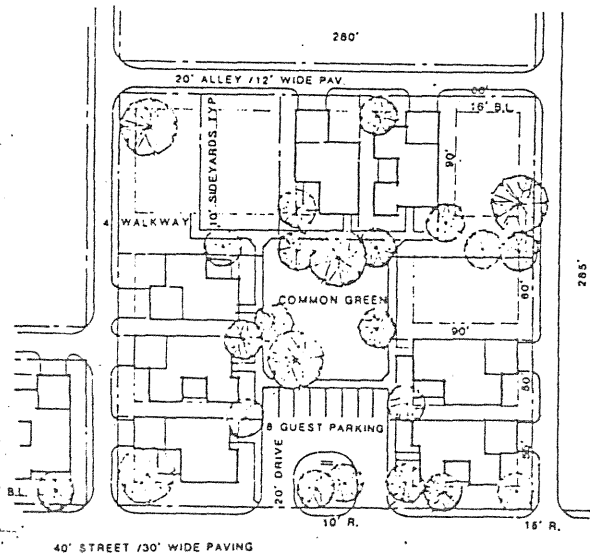
THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land





LOCATION MAP

LAKESIDE DRIVE TO BE AN OPEN STREET OR EMERGENCY ACCESS PER DECISIONS OF HOMEOWNERS ASSOCIATIONS



PATIO HOME CLUSTER LAYOUT  
4,500 S.F. MINIMUM LOT SIZE

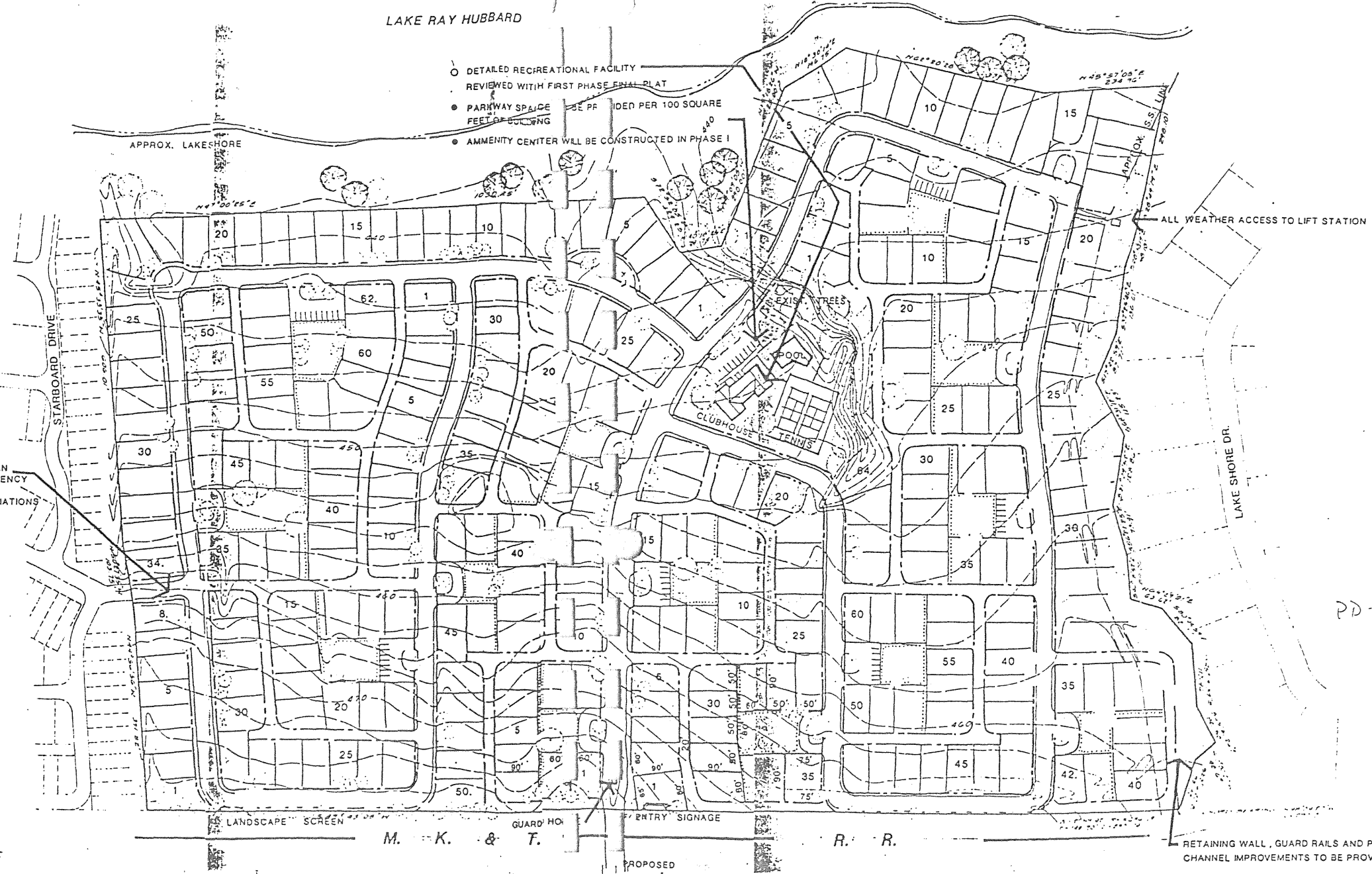
GENERAL NOTES

- RESTRICT PARKING TO ONE SIDE OF STREET WHERE REAR ENTRY HOUSES FACE EACH OTHER
- REQUIRE GARAGES TO HAVE GARAGE DOOR OPENERS BY COVENANT
- ALL OPEN SPACE AND COMMON AREAS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION
- ALL FRONT ENTRY LOTS WILL HAVE A 20' BLDG. SET BACK AND REQUIRE PAVED PARKING FOR TWO CARS OUTSIDE THE GARAGE
- MAXIMUM HEIGHT OF 2 STORIES AND 28 FEET
- MINIMUM 75% MASONRY FACADES
- SPRINKLER SYSTEMS IN COMMON AREAS AND YARDS
- PHASES DEFINED WITH FIRST FINAL PLAT

219 50'x90' REAR ENTRY CLUSTER LOTS  
& 76 50'x100' FRONT ENTRY LOTS  
WITH 6.4 ACRE COMMON GREEN OPEN SPACES  
& 61 GUEST PARKING SPACES.

PRELIMINARY DEVELOPMENT PLAN  
**TURTLE COVE**  
Rockwall, Texas

A CLUSTER PATIO HOME DEVELOPMENT  
BY SHEFFIELD DEVELOPMENT COMPANY



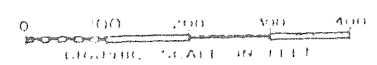
- DETAILED RECREATIONAL FACILITY REVIEWED WITH FIRST PHASE FINAL PLAT
- PARKWAY SPACE TO BE PROVIDED PER 100 SQUARE FEET OF BUILDING
- AMMENITY CENTER WILL BE CONSTRUCTED IN PHASE I

RETAINING WALL, GUARD RAILS AND POST CHANNEL IMPROVEMENTS TO BE PROVIDED

PD-2

PD-2

CARTER & BURGESS, INC.  
ENGINEERS - PLANNERS



*3rd approved*

# EXISTING TURTLE COVE

## EXHIBIT C

Allowed Uses: Single Family detached patio homes  
Recreation facilities  
Guardhouse

Area Requirements: Number of lots  
Rear entry-----219  
Front entry----- 76  
Minimum lot area-----4,500 sq. ft.  
Maximum units per lot-----1  
Minimum sq. ft. per unit-----1,400 sq. ft.  
Minimum lot width  
Rear entry-----50 ft.  
Front entry-----50 ft.  
Minimum lot depth  
Rear entry-----90 ft.  
Front entry-----100 ft.  
Minimum front setback  
Rear entry-----10 ft.  
Front entry-----20 ft.  
Minimum rear setback-----10 ft.  
Minimum side setback-----0 ft. & 10 ft.  
Adjoining street-----15 ft.  
Minimum length rear drive-----18 ft.  
Minimum width rear drive-----18 ft.  
Maximum density-----5.5 units/acre  
Maximum height-----2 stories, 28 ft.  
Off street parking in  
addition to garage  
Houses-----2 per unit  
Cluster areas-----62  
Recreation complex-----1/100 sq. ft.  
floor area  
Minimum Masonry facade-----75%

### Other Requirements:

1. All streets privately maintained by the developer and homeowners' association.
2. Stack spaces for two automobiles provided between the guard gate and the MKT Railroad.
3. Lakeside Drive open street or emergency access as decided by the homeowners' associations.
4. Parking restricted to one side of street where rear entry houses face each other.
5. Garage door openers required by covenant.

Exhibit "C" Continued

6. Retaining wall and guard rail provided along northeast alley.
7. All-weather access to lift station.
8. Open space and take line property maintained by homeowners' association.
9. Sprinkler system in common areas and yards.
10. Detailed recreation facility plan with parking reviewed with first phase final plat.
11. Phasing to follow Exhibit "D".
12. No additional drainage onto Lake Ridge Park.
13. All lots above flood level.

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE; PROVIDING FOR A PRIVATE CLUB AS AN ACCESSORY TO A GENERAL RESTAURANT ON THE TRACT MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to approve a change in the preliminary plan for "PD-2" Planned Development District No. 2 to provide for a private club as an accessory to a general restaurant on the tract of land as described in Exhibit "A".

Section 2. That the granting of the change in the preliminary plan "PD-2" Lakeside Village for a private club shall be subject to the following conditions:

The private club shall meet all conditions for the issuance of private club permits set out by the City Council in Ordinance No. 85-2 and any future regulatory ordinances.

Section 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 4. That the tract of land described as Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.


Section 5. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

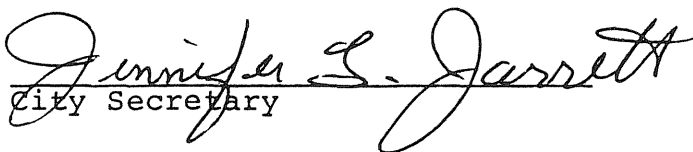
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 21st day of April, 1986.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

1st reading 4/14/86

2nd reading 4/21/86

EXHIBIT "A"

LAKESIDE VILLAGE PROPERTY DESCRIPTION

Beginning at a concrete monument stamped X7-6, said monument being the most northerly corner of a 27.72 acre tract of land remaining after a 41.0 acre conveyance to the City of Dallas from said tract;

Thence: south 45°55'43" east a distance of 709.0 ft. to an iron pin for a corner;

Thence: south 43°56'35" west a distance of 820.81 ft. to an iron pin for a corner set on the takeline of Lake Ray Hubbard;

Thence: following said takeline north 17°40'41" west a distance of 569.5 ft. to a concrete monument stamped X7-4 north 2°25'44" east a distance of 336.5 ft. to a monument stamped X7-5 and north 46°49'34" east a distance of 300.13 ft. to the Place of Beginning and containing 10.0 acres of land, but expressly excluding all land within the boundaries of any and all platted lots contained in the above described property.

ORDINANCE NO. 92-8

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 85-16 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, TURTLE COVE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DCT Investment Corp., has requested consideration of an amendment to a portion of PD-2 known as Turtle Cove, further described herein, to amend certain area requirements and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 85-16 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the approved Exhibit "C" attached to Ordinance 85-16 to amend the Minimum side setback requirements to read as follows for "PD-2" Planned Development District No. 2, Turtle Cove, further described on the attached Exhibit "A", which is made a part hereof.

EXHIBIT C

Minimum Side Setback \_\_\_\_\_ "10% of lot width"  
Adjoining street \_\_\_\_\_ 15 ft.

All area requirements not specifically listed herein shall comply with the requirements set forth on Exhibit "C" attached to Ordinance 85-16, or, if not listed under Ordinance 85-16, as set forth in the corresponding standard zoning classification for such use.

Section 2. All development of property covered by Planned Development District No. 2, Turtle Cove, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. 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.

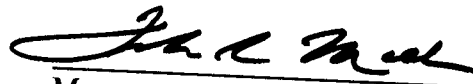
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

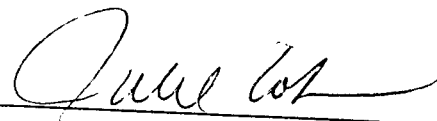
Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 6th day of April, 1991.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

By:   
\_\_\_\_\_

1st reading March 16, 1992  
2nd reading April 6, 1992



EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

THENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

THENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

THENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

THENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

THENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

THENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

THENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

THENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

THENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

THENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas

Railroad Right of Way, a 100-foot Right of Way;

THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas

Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a center

angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land

ORDINANCE NO. 92-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-53 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lakeside Village Homeowners Association has requested consideration of an amendment to a portion of PD-2 known as Phases 1, 2, 3, and 4 of Lakeside Village to amend certain area requirements and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-53 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 84-53 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the approved Exhibit "B" attached to Ordinance 84-53 to amend the minimum square footage per dwelling unit requirements, and rear setback requirements on certain lots to read as follows for "PD-2" Planned Development District No. 2, Lakeside Village, further described as all of Phases 1, 2, 3, and 4 of Lakeside Village filed of record as additions to the City of Rockwall. (Added language shown in bold.)

EXHIBIT B

1. Minimum square footage per dwelling unit, excluding garage -

**SFD - 1800 square feet**  
**SFA - 1800 square feet**  
**TH - 1200 square feet"**

8. Minimum Rear Setback -

SFD - 7 1/2 feet

SFA - Lots L1 - L20 - 20 feet

All other lots - 7 1/2 feet

TH - "Lots D63-D70, and Lots F1-F5 - 0 feet

All other lots" - 7 1/2 feet

Section 2. All development of property covered by Planned Development District No. 2, Lakeside Village, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 17th day of August, 1992.

APPROVED:



Mayor

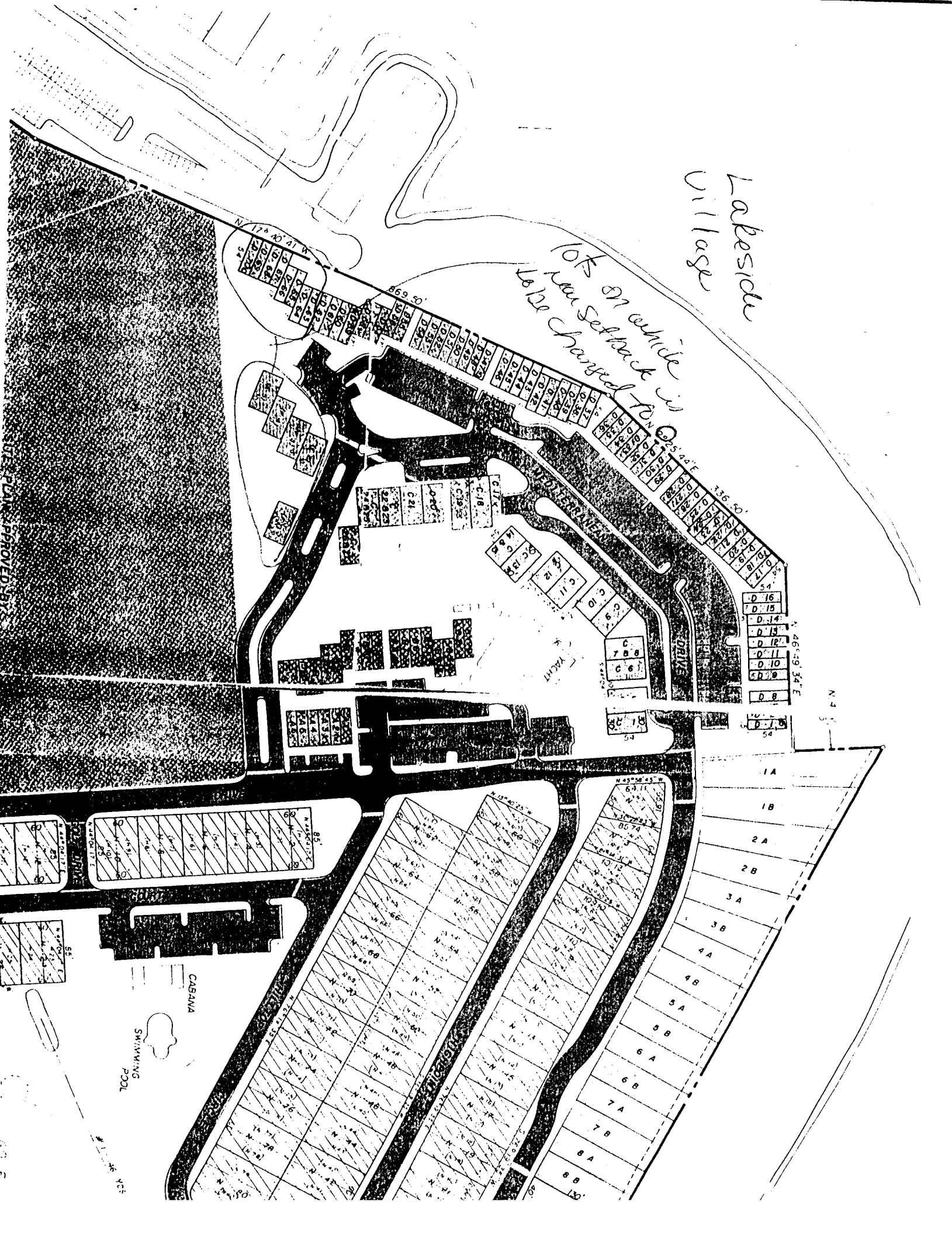
ATTEST:

By: Hilda Crangle

1st reading August 3, 1992  
2nd reading August 17, 1992

Lakeside  
Village

lots on which  
have setback  
to be changed to



PLANNING APPROVED 8/15/12

N.F.S.

**ORDINANCE NO. 96-6**

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE ~~85-16~~SO AS TO AMEND A PORTION OF PLANNED DEVELOPMENT NO.2, "PD-2" WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A", BY ALLOWING "SINGLE FAMILY", "OPEN SPACE", "RECREATION USES ", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; AMENDING THE DEVELOPMENT PLAN FOR A PORTION OF PD-2; ADOPTING AREA REQUIREMENTS; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a change in the classification of a zoning district has been requested by Ashton Custer ,LLC for the property more specifically described in Exhibit "A" attached hereto; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and ordinance~~85-16~~ be and the same are hereby amended by amending a portion of Planned Development No. 2, "PD-2", further described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", & "C" and the Comprehensive Zoning Ordinance and the Standards of Design of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of March, 1996

ATTEST:

APPROVED:

BY 

  
Mayor

1st reading 2-19-96

2nd reading 3-4-96

## EXHIBIT "A"

ITC10448

BEING a tract of land situated in the E.P. Gains Chism Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition Deed recorded in Volume 53, Page 373, Deed Records, Rockwall County a part of now being platted as Turtle Cove, an Addition to the City of Rockwall, Texas, recorded in Slide B, Pages 235-236, and the replat of Turtle Cove Addition, Blocks C and D, recorded in Slide C, Pages 164-165, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for a corner in the northwesterly right of way of the M.K. & T. Railroad (a 100' R.O.W.) said corner also being the southeast corner of Lakeside Village, Phase 3, an Addition to the City of Rockwall, recorded in Volume 3, Page 18, Plat Records of Rockwall County, Texas;

THENCE N 44 deg. 58' 27" W, along the northeast line of said addition a distance of 391.82 feet to a 5/8" iron rod found for corner,

THENCE N 50 deg. 29' 22" W, continuing with said northeast line a distance of 103.65 feet to a 5/8" iron rod found for corner,

THENCE N 45 deg. 33' 32" W, continuing with said northeast line a distance of 606.00 feet to a 1/2" iron rod found for corner at the north corner of the aforementioned Lakeside Village, Phase 3 addition and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along said Take Line the following:

N 46 deg. 59' 32" E a distance of 1029.96 feet to a concrete monument marked X2-2;

S 73 deg. 08' 40" E a distance of 124.22 feet to a concrete monument marked X2-3;

N 40 deg. 28' 42" E a distance of 79.43 feet to a concrete monument marked X2-4

N 19 deg. 14' 18" W a distance of 315.36 feet to a concrete monument with a broken top;

N 18 deg. 36' 27" E a distance of 146.82 feet to a concrete monument with a broken top;

N 62 deg. 24' 37" E a distance of 377.56 feet to a 5/8" iron rod found;

N 46 deg. 01' 56" E a distance of 235.06 feet to a 5/8" iron rod found;

1060

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PAGE



PAGE 114  
VOL 1060

S 28 deg. 45' 43" E a distance of 298.16 feet to a 5/8" iron rod found in the bed of a creek on the southwesterly line of Lake Ridge Park, an Addition to the City of Rockwall;

THENCE along the southwesterly line of Lake Ridge Park and the meanders of said creek the following:

S 20 deg. 52' 17" E a distance of 48.01 feet;

S 32 deg. 13' 39" E a distance of 136.61 feet;

S 17 deg. 19' 55" E a distance of 87.71 feet;

S 68 deg. 28' 08" E a distance of 115.23 feet;

S 31 deg. 26' 48" E a distance of 128.86 feet;

S 56 deg. 18' 21" E a distance of 93.41 feet;

S 46 deg. 15' 48" E a distance of 84.06 feet;

N 64 deg. 32' 05" E a distance of 63.62 feet;

S 80 deg. 42' 55" E a distance of 82.71 feet;

S 45 deg. 16' 35" E a distance of 117.46 feet;

S 66 deg. 48' 22" E a distance of 80.50 feet;

S 10 deg. 03' 11" W a distance of 48.69 feet;

S 23 deg. 04' 06" E a distance of 93.78 feet to a concrete monument marked X1-5 on the aforementioned northwest line of the M.K. & T. Railroad right of way and also being the beginning of a curve to the right having a central angle of 2 deg. 46' 02" a radius of 5696.19 and a chord bearing of S 48 deg. 12' 20" W, 275.07 feet;

THENCE along said curver and northwest line in a southwesterly direction an arc distance of 275.11 feet to a 5/8" iron rod found for corner;

THENCE: S 49 deg. 35' 21" W continuing along said northwest line a distance of 1671.74 feet to the POINT OF BEGINNING and containing 53.6337 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

FROM HAGEN & PARSONS P.C.

11.21.1995 15:32

NOV 21 '95 03:37PM

OCT-31-95 TUE 11:34

HERITAGE TITLE CO.

1060

115

BEING LOT 12, BLOCK B, AND LOTS 15,16,17 AND 18, BLOCK E OF TURTLE  
COVE ADDITION AND LOTS 4,5,AND 9, BLOCK C OF THE REPLAT OF TURTLE  
COVE ADDITION.



**TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN**  
**Exhibit C**  
 February 9, 1996

- \* The acreage indicated deletes the 8 owner occupied dwellings.
- \*\* The lot width may vary to allow flexibility of product widths without revising the Revised Development Plan. The lots shown on the Development Plan with a (\*) can have less than 60' of frontage and 4,500 square foot lot area.
- \*\*\* The front yard setback at the garage doors will be 20 FT on front entry lots. In the case of swing in garages at the front or corner side yard, the setback at the front garage face at the street facing wall may be 10 foot.
- \*\*\*\* The depth of the drive will be 20 FT on rear loading lots; however, it may overlap 2 FT into the private alley easement.

■ **Other Standards:**

1. All private access utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association.
2. Two stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
3. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association.
4. Parking will be restricted to one side of the street where rear entry lots face each other.
5. All weather access will be provided to the lift station as indicated on the Revised Development Plan.
6. Private open space area will be maintained by the Homeowner's Association.
7. The take-line property along Lake Ray Hubbard will be mowed by the Homeowner's Association. Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association, nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the lake take-line property.
8. Sprinkler systems will be provided in private open space areas.
9. All lots will be above the flood level.
10. The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the Private Open Space maintained by the Homeowner's Association.
11. The lift station is currently surrounded by a chain link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.
12. A treescape plan will be submitted based on the tree ordinance requirements.

Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. exact location of access will be determined at the time that phase is platted

# TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

## Exhibit C

February 9, 1996

- **Allowed Uses:** Single Family Detached Dwellings  
Recreation Facilities  
Guard House and Related Facilities

- **Area Requirements:**

• Total Acreage.....	53.6337 Gross Acres
Rezoning Area.....	52.7225 Net Acres*
• Total Quantity of Lots.....	231
Occupied/Built Lots.....	8
Quantity of Lots in Rezoning Area.....	223
Rear Entry Lots.....	168
Front Entry Lots.....	55
• Overall Dwellings Per Acre.....	4.31 DU's/Gross Acre
• Minimum Lot Area.....	5,400 SF**
• Maximum Units Per Lot.....	1
• Minimum SF Per Unit.....	1,500 SF
• Minimum Lot Width.....	60 FT**
• Minimum Lot Width at ..... Cul-de-sac & Elbow Measured at Setback	50 FT
• Minimum Lot Depth.....	90 FT
• Minimum Front Yard Setback.....	10 FT ***
• Minimum Rear Yard Setback.....	10 FT
• Minimum Side Yard Setback.....	5 FT
• Minimum Side Yard Setback..... Adjoining a Street	10 FT
• Minimum Depth Rear Driveway.....	20 FT*****
• Minimum Depth Front Driveway.....	20 FT***
• Maximum Height.....	2 Stories/34 FT
• Minimum Masonry Facade.....	75 Percent
• Parking:	
At Cluster Areas.....	30
At Recreation Center.....	20
• Private Open Space Area:.....	192,193 SF
• Maximum Lot Coverage.....	60%

**ORDINANCE NO. 96-24**

**AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO, 84-53 AS HERETOFORE AMENDED SO AS TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-2 ATTACHING THE AMENDING PRELIMINARY PLAN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS, an amendment to the Preliminary Plan for portions of PD-2, as described in Exhibit "A" has been submitted by Kirby Albright; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:**

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

**SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the approved Preliminary Plan for PD-2 for the area identified in Exhibit "A". That said amended Preliminary Plan is attached hereto and made apart hereof for all purposes.**

**SECTION 2. That the tract identified in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for herein and the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this amendment to the approved Preliminary Plan for PD-2 shall affect only the property described in Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.**

**SECTION 3. That development in area in Exhibit "A", shall shall comply with the area, use and all other requirements of the Zero-lot line zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended. Except that**

the homes lots can be either have one zero side setback or can be center loaded with a 5' side setback. Once a determination has been made regarding the a zero or center loaded homes, all homes must comply with that determination.

**SECTION 4.** No substantial change in development of the area as shown in Exhibit "A" shall be permitted except after obtaining approval of the change of such development through amendment of the Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

**SECTION 5.** Prior to or in conjunction with any plat submittal, a concept plan must be submitted for review and approval by the Planning and Zoning Commission and City Council. The concept plan shall include the following items.

- ( I ) Identify the location of any amenities planned for the residential areas.
- ( ii ) A detailed street layout for each phase that will be subject to review and approval by the Planning and Zoning Commission and City Council that identifies the location, type and general design of screening of alleys and along major roads
- ( iii ) Identify location of neighborhood entry features for each area.

**SECTION 8.** Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances, as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

**SECTION 9.** Any person, firm or corporation violating any of the provisions of this ordinance 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 10.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 11.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 12. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of July, 1996

ATTEST:

APPROVED:



Sheryl R. Miller

[Signature]  
Mayor

1st reading 6/17/96

2nd reading 7/1/96



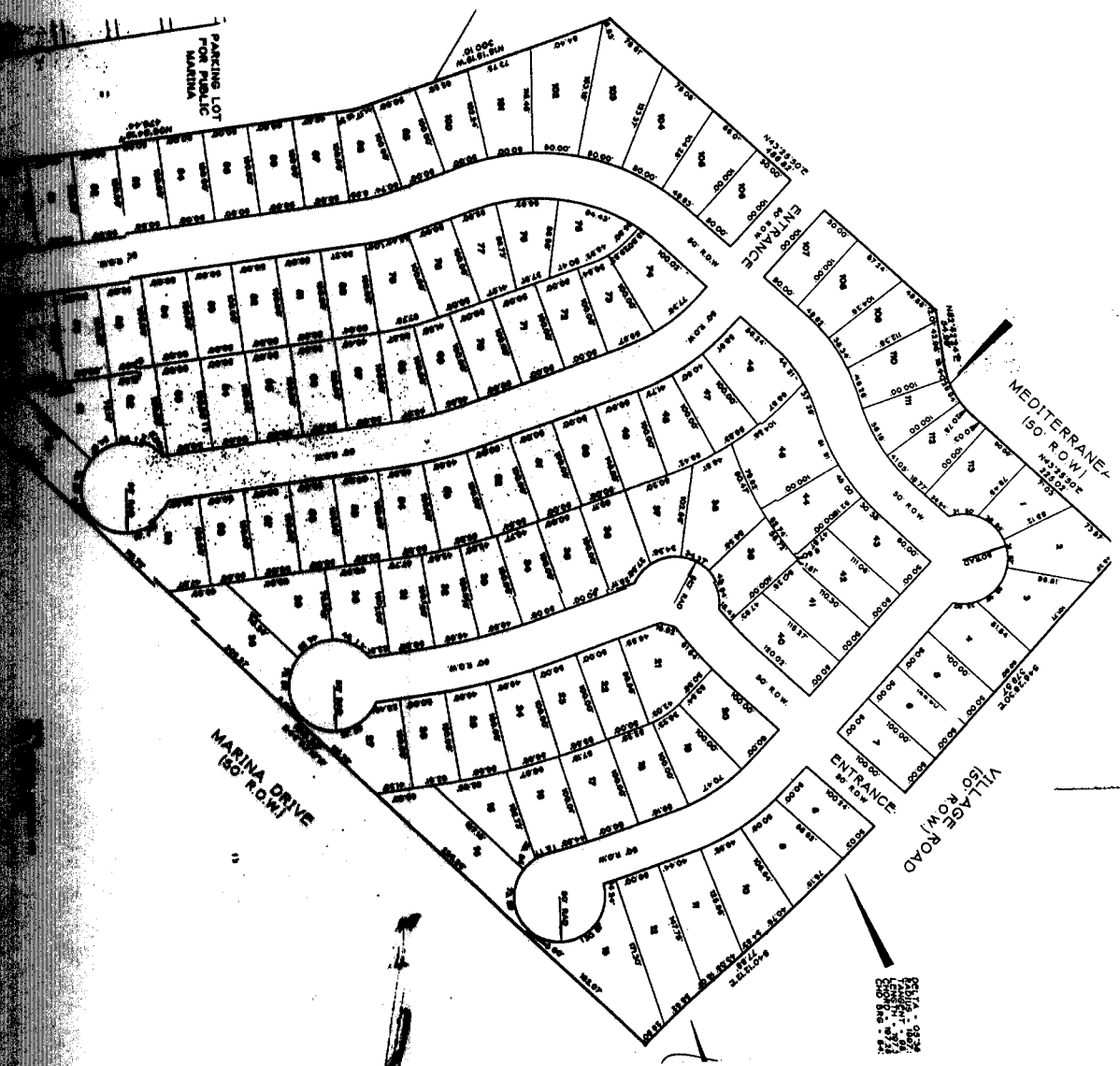


EXHIBIT "A"

ORDINANCE NO. 99-46

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE ~~85-16~~ SO AS TO AMEND A PORTION OF PLANNED DEVELOPMENT NO.2, "PD-2" WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A", BY ALLOWING "SINGLE FAMILY", "OPEN SPACE", "RECREATION USES ", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; AMENDING THE DEVELOPMENT PLAN FOR A PORTION OF PD-2; ADOPTING AREA REQUIREMENTS; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a change in the classification of a zoning district has been requested by Ashton Custer ,LLC for the property more specifically described in Exhibit "A" attached hereto; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and ordinance~~85-16~~ be and the same are hereby amended by amending a portion of Planned Development No. 2, "PD-2", further described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", & "C" and the Comprehensive Zoning Ordinance and the Standards of Design of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of November, 1999

ATTEST:

APPROVED:

BY Belinda Page

Scott L. Self  
Mayor

1st reading 10-18-99

2nd reading 11-01-99

## EXHIBIT "A"

ITC10448

BEING a tract of land situated in the E.P. Gains Chism Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition Deed recorded in Volume 53, Page 373, Deed Records, Rockwall County a part of now being platted as Turtle Cove, an Addition to the City of Rockwall, Texas, recorded in Slide B, Pages 235-236, and the replat of Turtle Cove Addition, Blocks C and D, recorded in Slide C, Pages 164-165, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for a corner in the northwesterly right of way of the M.K. & T. Railroad (a 100' R.O.W.) said corner also being the southeast corner of Lakeside Village, Phase 3, an Addition to the City of Rockwall, recorded in Volume 3, Page 18, Plat Records of Rockwall County, Texas;

THENCE N 44 deg. 58' 27" W, along the northeast line of said addition a distance of 391.82 feet to a 5/8" iron rod found for corner,

THENCE N 50 deg. 29' 22" W, continuing with said northeast line a distance of 103.65 feet to a 5/8" iron rod found for corner,

THENCE N 45 deg. 33' 32" W, continuing with said northeast line a distance of 606.00 feet to a 1/2" iron rod found for corner at the north corner of the aforementioned Lakeside Village, Phase 3 addition and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along said Take Line the following:

N 46 deg. 59' 32" E a distance of 1029.96 feet to a concrete monument marked X2-2;

S 73 deg. 08' 40" E a distance of 124.22 feet to a concrete monument marked X2-3;

N 40 deg. 28' 42" E a distance of 79.43 feet to a concrete monument marked X2-4

N 19 deg. 14' 18" W a distance of 315.36 feet to a concrete monument with a broken top;

N 18 deg. 36' 27" E a distance of 146.82 feet to a concrete monument with a broken top;

N 62 deg. 24' 37" E a distance of 377.56 feet to a 5/8" iron rod found;

N 46 deg. 01' 56" E a distance of 235.06 feet to a 5/8" iron rod found;

1060

113

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S 28 deg. 45' 43" E a distance of 298.16 feet to a 5/8" iron rod found in the bed of a creek on the southwesterly line of Lake Ridge Park, an Addition to the City of Rockwall;

THENCE along the southwesterly line of Lake Ridge Park and the meanders of said creek the following:

S 20 deg. 52' 17" E a distance of 48.01 feet;

S 32 deg. 13' 39" E a distance of 136.61 feet;

S 17 deg. 19' 55" E a distance of 87.71 feet;

S 68 deg. 28' 08" E a distance of 115.23 feet;

S 31 deg. 26' 48" E a distance of 128.86 feet;

S 56 deg. 18' 21" E a distance of 93.41 feet;

S 46 deg. 15' 48" E a distance of 84.06 feet;

N 64 deg. 32' 05" E a distance of 63.62 feet;

S 80 deg. 42' 55" E a distance of 82.71 feet;

S 45 deg. 16' 35" E a distance of 117.46 feet;

S 66 deg. 48' 22" E a distance of 80.50 feet;

S 10 deg. 03' 11" W a distance of 48.69 feet;

S 23 deg. 04' 06" E a distance of 93.78 feet to a concrete monument marked X1-5 on the aforementioned northwest line of the M.K. & T. Railroad right of way and also being the beginning of a curve to the right having a central angle of 2 deg. 46' 02" a radius of 5696.19 and a chord bearing of S 48 deg. 12' 20" W, 275.07 feet;

THENCE along said curver and northwest line in a southwesterly direction an arc distance of 275.11 feet to a 5/8" iron rod found for corner,

THENCE: S 49 deg. 35' 21" W continuing along said northwest line a distance of 1671.74 feet to the POINT OF BEGINNING and containing 53.6337 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

FROM HAGEN & PARSONS P.C.

OCT-31-95 TUE 11:34

HERITAGE TITLE CO.

11.21.1995 15:32

NOV 21 '95 03:37PM

PHASYS 2.7

1/11

1060

115

BEING LOT 12, BLOCK B, AND LOTS 15,16,17 AND 18, BLOCK E OF TURTLE  
COVE ADDITION AND LOTS 4,5,AND 9, BLOCK C OF THE REPLAT OF TURTLE  
COVE ADDITION.



# TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

## Exhibit C

February 9, 1996

- \* The acreage indicated deletes the 8 owner occupied dwellings.
- \*\* The lot width may vary to allow flexibility of product widths without revising the Revised Development Plan. The lots shown on the Development Plan with a (\*) can have less than 60' of frontage and 4,500 square foot lot area.
- \*\*\* The front yard setback at the garage doors will be 20 FT on front entry lots. In the case of swing in garages at the front or corner side yard, the setback at the front garage face at the street facing wall may be 10 foot.
- \*\*\*\* The depth of the drive will be 20 FT on rear loading lots; however, it may overlap 2 FT into the private alley easement.

### ■ Other Standards:

1. All private access utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association.
2. Two stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
3. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association.
4. Parking will be restricted to one side of the street where rear entry lots face each other.
5. All weather access will be provided to the lift station as indicated on the Revised Development Plan.
6. Private open space area will be maintained by the Homeowner's Association.
7. The take-line property along Lake Ray Hubbard will be mowed by the Homeowner's Association. Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association, nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the lake take-line property.
8. Sprinkler systems will be provided in private open space areas.
9. All lots will be above the flood level.
10. The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the Private Open Space maintained by the Homeowner's Association.
11. The lift station is currently surrounded by a chain link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.
12. A treescape plan will be submitted based on the tree ordinance requirements.

Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. exact location of access will be determined at the time that phase is platted



# TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

## Exhibit C

February 9, 1996

- **Allowed Uses:** Single Family Detached Dwellings  
Recreation Facilities  
Guard House and Related Facilities

- **Area Requirements:**

• Total Acreage.....	53.6337 Gross Acres
• Rezoning Area.....	52.7225 Net Acres*
• Total Quantity of Lots.....	231
• Occupied/Built Lots.....	8
• Quantity of Lots in Rezoning Area.....	223
• Rear Entry Lots.....	168
• Front Entry Lots.....	<del>55</del> 60 * - REVISED
• Overall Dwellings Per Acre.....	4.31 DU's/Gross Acre
• Minimum Lot Area.....	5,400 SF**
• Maximum Units Per Lot.....	1
• Minimum SF Per Unit.....	1,500 SF
• Minimum Lot Width.....	60 FT**
• Minimum Lot Width at Cul-de-sac & Elbow Measured at Setback	50 FT
• Minimum Lot Depth.....	90 FT
• Minimum Front Yard Setback.....	10 FT ***
• Minimum Rear Yard Setback.....	10 FT
• Minimum Side Yard Setback.....	5 FT
• Minimum Side Yard Setback..... Adjoining a Street	10 FT
• Minimum Depth Rear Driveway.....	20 FT****
• Minimum Depth Front Driveway.....	20 FT***
• Maximum Height.....	2 Stories/34 FT
• Minimum Masonry Facade.....	75 Percent
• Parking:	
• At Cluster Areas.....	30
• At Recreation Center.....	20
• Private Open Space Area.....	192,193 SF
• Maximum Lot Coverage.....	60%

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 171.135-ACRE TRACT OF LAND SITUATED WITHIN THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; W. BLEVINS SURVEY, ABSTRACT NO. 9; AND THE E. P. G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Rockwall has initiated an amendment to the Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances [*Ordinance No. 's 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*]; and,

**WHEREAS**, Planned Development District 2 (PD-2) is a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and which is 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 2 (PD-2) [*Ordinance No. 's 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*] 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. 's 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*;

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

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF MARCH, 2024.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading: February 20, 2024*

*2<sup>nd</sup> Reading: March 4, 2024*

DRAFT  
ORDINANCE  
01.30.2024

**Exhibit 'A':**  
**Legal Description**

**BEING** 171.35 acres of land situated in Abstract 11, M.J. Barksdale Survey; Abstract 9, W. Blevins Survey; and Abstract 64, E.P.G. Chisum Survey; in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at the Northern-most corner of Lot 61-R, Block A, Turtle Cove Addition, also known as 751 Turtle Cove Boulevard, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,932.235, N 7,019,220.850 Feet);

- 1 **THENCE** South 28°-04'-33" East, a distance of 298.536 feet to a point;
- 2 **THENCE** South 19°-53'-34" East, along the Northern boundary of the Turtle Cove Addition, Phase 2, a distance of 48.058 feet to a point;
- 3 **THENCE** South 33°-49'-20" East, continuing along said boundary a distance of 41.997 feet to a point;
- 4 **THENCE** South 30°-38'-48" East, a distance of 94.589 feet to a point;
- 5 **THENCE** South 17°-09'-54" East, a distance of 50.648 feet to a point;
- 6 **THENCE** South 16°-26'-06" East, a distance of 38.222 feet to a point;
- 7 **THENCE** South 68°-30'-33" East, a distance of 114.234 feet to a point;
- 8 **THENCE** South 30°-33'-54" East, a distance of 128.763 feet to a point;
- 9 **THENCE** South 56°-17'-00" East, a distance of 90.585 feet to a point;
- 10 **THENCE** South 45°-15'-45" East, a distance of 87.089 feet to a point;
- 11 **THENCE** North 64°-05'-56" East, a distance of 63.772 feet to a point;
- 12 **THENCE** South 81°-23'-16" East, a distance of 81.904 feet to a point;
- 13 **THENCE** South 44°-11'-08" East, a distance of 118.226 feet to a point;
- 14 **THENCE** South 66°-49'-22" East, a distance of 79.686 feet to a point;
- 15 **THENCE** South 10°-43'-38" West, a distance of 48.493 feet to a point;
- 16 **THENCE** South 22°-31'-10" East, a distance of 150.684 feet for a corner in the centerline of the Union Pacific / Dallas Garland N.E. Railroad Right of Way;
- 17 **THENCE** South 49°-56'-57" West, continuing along the railroad centerline a distance of 1053.987 feet to a point;
- 18 **THENCE** South 50°-16'-50" West, a distance of 3562.512 feet to a point under the Village Drive bridge, also being a beginning of a curve;
- 19 **THENCE** along said curve to the right having an angle of 01°-11'-24" and a radius of 25,896.197 feet with a chord distance of 537.807 feet and a chord bearing of South 50°-15'-39" West, to a point;
- 20 **THENCE** continuing along a curve to the right having an angle of 01°-10'-58" and a radius of 10,382.552 feet with a chord distance of 214.344 feet and a chord bearing of South 50°-24'-19" West, to a point;
- 21 **THENCE** continuing along a curve to the right having an angle of 03°-54'-36" and a radius of 6,095.147 feet with a chord distance of 415.859 feet and a chord bearing of South 52°-08'-40" West, for a corner;
- 22 **THENCE** North 36°-49'-00" West, a distance of 51.633 feet to a point;
- 23 **THENCE** North 36°-49'-00" West, a distance of 83.707 feet for a corner also being a beginning of a curve;
- 24 **THENCE** along said curve to the right having an angle of 05°-38'-18" and a radius of 227.326 feet with a chord distance of 22.361 feet and a chord bearing of South 72°-42'-48" West, to a point;
- 25 **THENCE** continuing along a curve to the right having an angle of 32°-40'-49" and a radius of 287.233 feet with a chord distance of 161.619 feet and a chord bearing of North 84°-35'-37" West, for a corner;
- 26 **THENCE** North 05°-49'-29" West, along the City of Dallas Takeline, a distance of 472.973 feet to a point;
- 27 **THENCE** North 17°-14'-55" West, continuing along said Takeline, a distance of 299.793 feet to a point;
- 28 **THENCE** North 17°-07'-51" West, a distance of 570.975 feet to a point;
- 29 **THENCE** North 02°-49'-23" East, a distance of 331.697 feet to a point;
- 30 **THENCE** North 47°-45'-08" East, a distance of 168.275 feet to a point;
- 31 **THENCE** North 46°-42'-57" East, a distance of 151.498 feet for a corner;

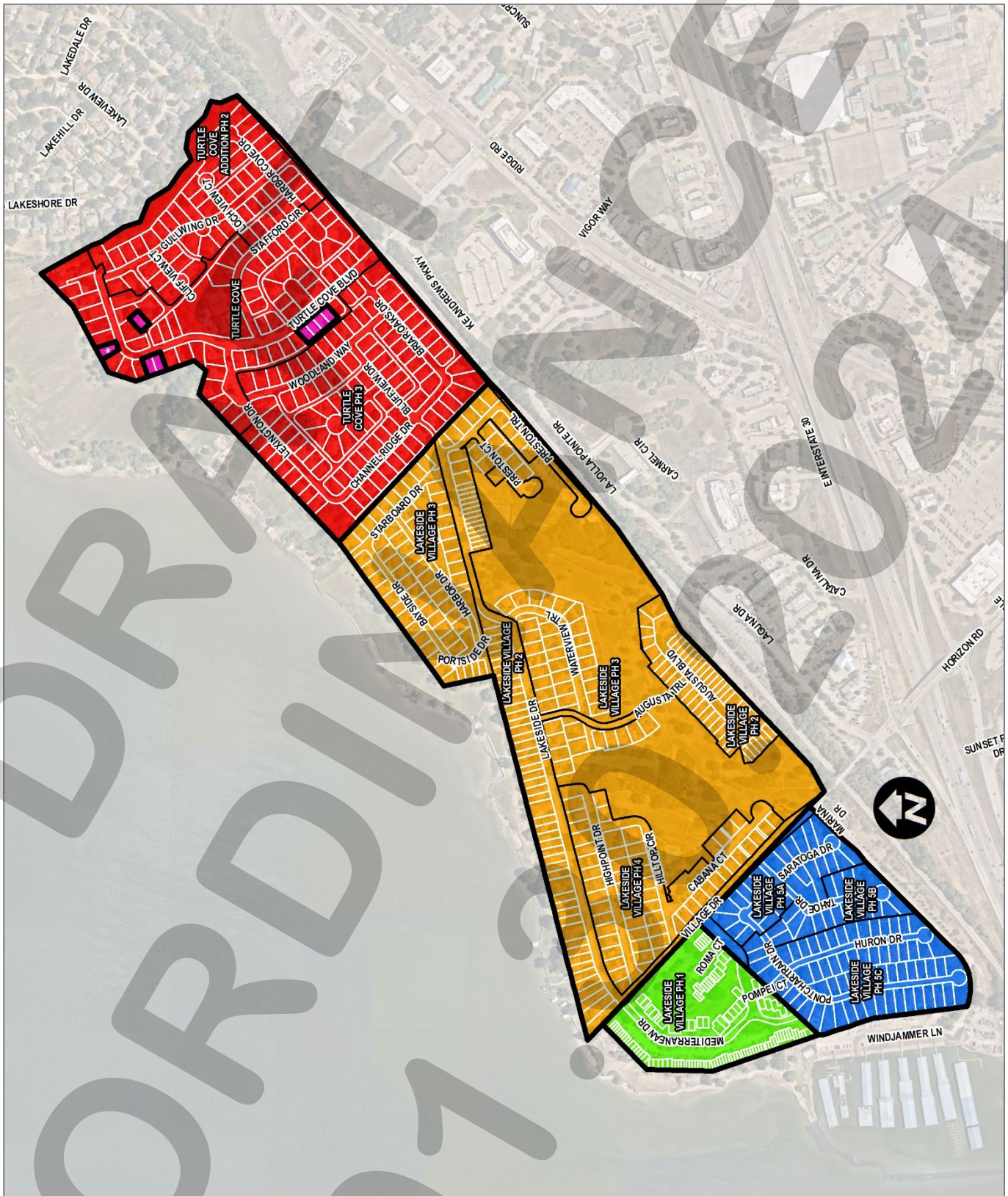
**Exhibit 'A':**  
*Legal Description*

- 32 **THENCE** North 44°-35'-17" West, along the boundary of Lakeside Village Addition, Phase 2, a distance of 113.077 feet to a point;
- 33 **THENCE** North 76°-40'-23" East, continuing along said boundary, a distance of 1913.515 feet for a corner;
- 34 **THENCE** North 11°-45'-32" West, a distance of 28.107 feet to a point;
- 35 **THENCE** North 10°-30'-30" West, a distance of 229.24 feet for a corner;
- 36 **THENCE** North 54°-55'-17" East, a distance of 796.571 feet to a point;
- 37 **THENCE** North 55°-50'-17" East, a distance of 30.069 feet to a point;
- 38 **THENCE** North 54°-51'-20" East, a distance of 78.036 feet to a point;
- 39 **THENCE** North 48°-00'-27" East, along the boundary of Turtle Cove Addition, Phase 3, a distance of 492.072 feet to a point;
- 40 **THENCE** North 47°-34'-00" East, continuing along said boundary, a distance of 543.559 feet for a corner;
- 41 **THENCE** South 71°-39'-19" East, a distance of 83.033 feet to a point;
- 42 **THENCE** South 73°-22'-20" East, a distance of 40.147 feet for a corner;
- 43 **THENCE** North 42°-27'-15" East, a distance of 73.707 feet to a point;
- 44 **THENCE** North 28°-45'-39" East, a distance of 5.496 feet for a corner;
- 45 **THENCE** North 18°-20'-56" West, a distance of 316.496 feet to a point;
- 46 **THENCE** North 18°-59'-26" East, a distance of 147.334 feet to a point;
- 47 **THENCE** North 62°-57'-16" East, a distance of 376.407 feet to a point;
- 48 **THENCE** North 46°-22'-24" East, a distance of 234.41 feet, to the **POINT OF BEGINNING AND CONTAINING** 171.35 acres of land (7,464,084.07 square feet) more or less.

Exhibit 'B':  
Survey



Exhibit 'C':  
Concept Plan



**GREEN:** TRACT 1; **ORANGE:** TRACT 2; **PINK:** TRACT 3; **RED:** TRACT 4; **BLUE:** TRACT 5



**Exhibit 'D':**  
*Density and Development Standards*

(A) TRACTS 1 & 2. (Phases I, II, III, & IV of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of Tracts 1 & 2 shall conform with the *Concept Plan* depicted in Figures 1 & 2.

FIGURE 1. CONCEPT PLAN FOR TRACT 1



**Exhibit 'D':  
Density and Development Standards**

**FIGURE 2. CONCEPT PLAN FOR TRACT 2**



- (2) **Permitted Land Uses.** Unless specifically provided by this Planned Development District ordinance, *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be developed with *Single-Family Detached, Single-Family Attached, and Townhouse*. In addition, *Tract 1* shall be permitted to establish a *Private Club* as an accessory use to a *Restaurant* in accordance with the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).
- (3) **Density and Development Standards.** Unless specifically provided by this Planned Development District, the development of *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 1 – Table 3*.

**Exhibit 'D':  
Density and Development Standards**

**TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED**

LOT TYPE (SEE CONCEPT PLAN) ►	SFD
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(1)</sup>	5'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(1)</sup>	10'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(2)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>2</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY ATTACHED**

LOT TYPE (SEE CONCEPT PLAN) ►	SFA
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	
LOTS L1 – L20	20'
ALL OTHER SINGLE-FAMILY ATTACHED LOTS	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(1)</sup>	5'
MINIMUM SIDE YARD SETBACK [ABBUTTING A STRUCTURE] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(1)</sup>	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS <sup>(2)</sup>	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(3)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>2</sup>: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
- <sup>3</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**Exhibit 'D':  
Density and Development Standards**

**TABLE 3: LOT DIMENSIONAL REQUIREMENTS FOR TOWNHOUSE**

LOT TYPE (SEE CONCEPT PLAN) ▶	T
MINIMUM LOT AREA	750 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,200 SF
MINIMUM LOT DEPTH	50'
MINIMUM REAR YARD SETBACK <sup>(1)</sup>	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(2) &amp; (3)</sup>	5'
MINIMUM SIDE YARD SETBACK [ABUTTING A STRUCTURE] <sup>(2) &amp; (3)</sup>	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(2) &amp; (3)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(2) &amp; (3)</sup>	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS <sup>(4)</sup>	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(5)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: The minimum rear yard setback on Lots 63-70, Block D (i.e. Lots D63-D70) and Lots 1-5, Block F (i.e. Lots F1-F5) shall be 0-feet.
- <sup>2</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>3</sup>: Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.
- <sup>4</sup>: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
- <sup>5</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**Exhibit 'D':**  
**Density and Development Standards**

(B) TRACT 3. (Turtle Cove Subdivision; Eight [8] Owner Occupied Lots)

- (1) Concept Plan. All development of *Tract 3* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT 3



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 3* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be developed with *Single-Family Detached Patio Homes*.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 3* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated by *Table 4: Lot Dimensional Requirements*.

**Exhibit 'D':  
Density and Development Standards**

**TABLE 4: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	TRACT 3
MINIMUM LOT AREA <sup>(1)</sup>	4,500 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,400 SF
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	
REAR ENTRY	90'
FRONT ENTRY	100'
MINIMUM FRONT YARD SETBACK	
REAR ENTRY	10'
FRONT ENTRY	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	0' & 10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM LENGTH OF REAR YARD DRIVEWAY	18'
MINIMUM WIDTH OF REAR YARD DRIVEWAY	18'
MAXIMUM BUILDING HEIGHT	2 STORIES/28'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MINIMUM OFF-STREET PARKING IN ADDITION TO A GARAGE	2

**GENERAL NOTES:**

<sup>1</sup>: All lots will be above flood level.

- (4) **Building Standards.** All development shall adhere to the following building standards:
- (a) **Garage Orientation.** A total of five (5) of the eight (8) residential lots shall be constructed with rear entry garages. The remaining three (3) of the eight (8) residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.

**Exhibit 'D':  
Density and Development Standards**

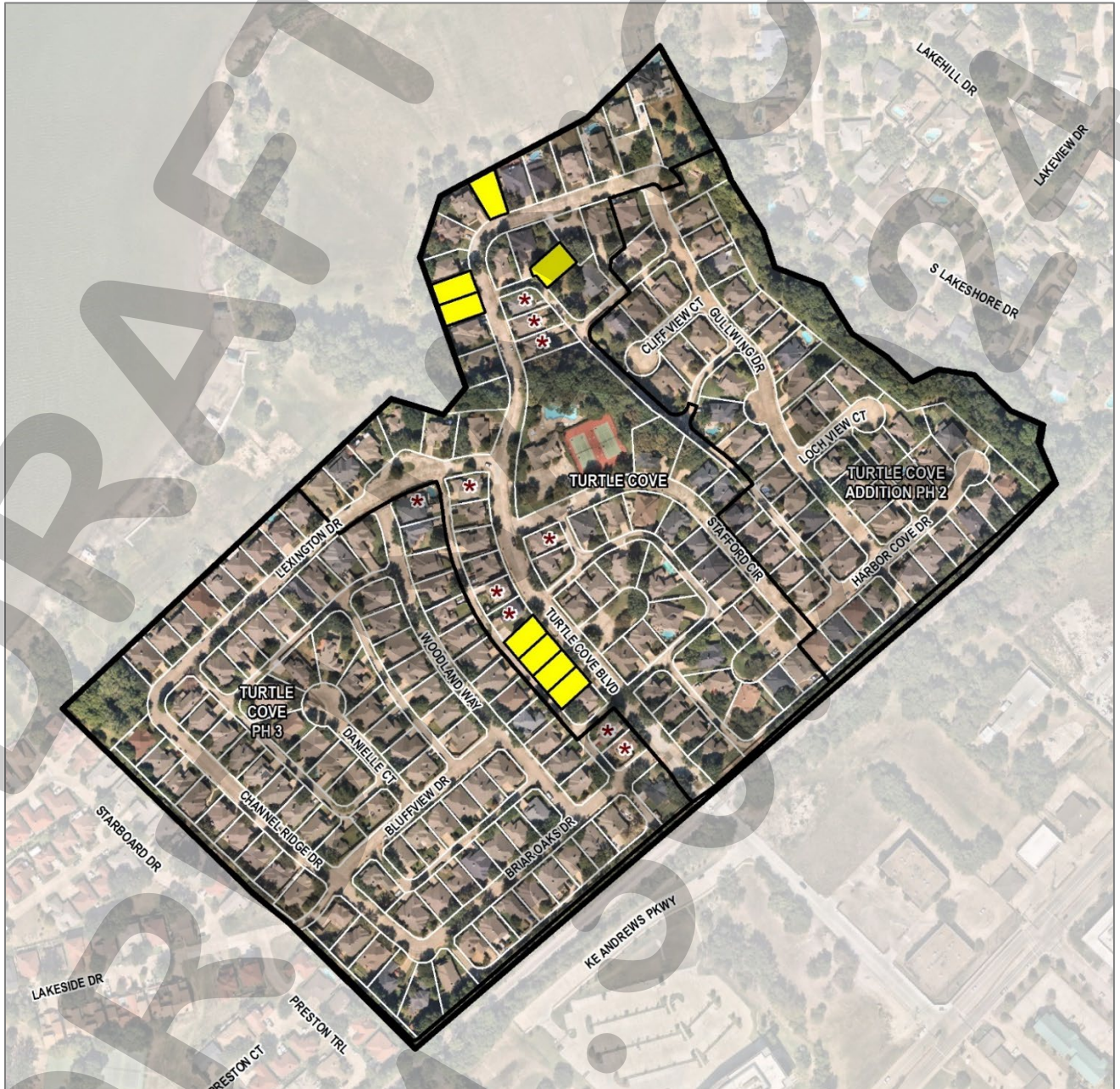
**(C) TRACT 4. (Turtle Cove Subdivision)**

- (1) **Concept Plan.** All development of Tract 4 shall conform with the Concept Plan depicted in Figure 4.

**FIGURE 4. CONCEPT PLAN FOR TRACT 4**

**TOTAL GROSS ACREAGE:** 53.6337-ACRES

**ZONING AREA (I.E. NET ACREAGE):** 52.7225-ACRES (I.E. LESS THE EIGHT [8] OWNER OCCUPIED DWELLINGS DEPCITED IN **YELLOW**)



- (2) **Permitted Land Uses.** Unless specifically provided by this Planned Development District ordinance, Tract 4 -- as depicted in Exhibit 'C' of this ordinance -- shall be developed with *Single-Family Detached Dwellings, Recreation Facilities, and a Guard House and Related Facilities.*

**Exhibit 'D':  
Density and Development Standards**

- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 4 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 5: Lot Dimensional Requirements.* The maximum permissible density for *Tract 4* shall not exceed 4.31 dwelling units per gross acres of land (*i.e. including the eight [8] owner occupied lots*); however, in no case should the proposed development exceed 223 dwelling units (*i.e. 231 including the eight [8] owner occupied lots*).

**TABLE 5: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	TRACT 4
MINIMUM LOT AREA <sup>(1) &amp; (5)</sup>	5,400 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,500 SF
MINIMUM LOT WIDTH <sup>(1) &amp; (2)</sup>	60'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK <sup>(3)</sup>	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM DEPTH OF REAR YARD DRIVEWAY <sup>(4)</sup>	20'
MINIMUM DEPTH OF FRONT YARD DRIVEWAY <sup>(3)</sup>	20'
MAXIMUM BUILDING HEIGHT	2 STORIES/34'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MAXIMUM LOT COVERAGE	60%

**GENERAL NOTES:**

- <sup>1</sup>: The lot width may vary to allow flexibility of product widths without revising the *Concept Plan*. The lots shown on the *Concept Plan -- contained in Subsection (C)(1) of Exhibit 'D' this ordinance --* with a (\*) can have less than 60-feet of frontage and 4,500 SF of lot area.
- <sup>2</sup>: The minimum lot width at a cul-de-sac or elbow shall be 50-feet as measured at the front yard setback.
- <sup>3</sup>: The front yard setback at the garage doors will be 20-feet on front entry lots. In the case of a *J-Swing* or *Traditional Swing* garage, the setback at the front garage face at the street facing wall may be ten (10) feet.
- <sup>4</sup>: The depth of the driveway will be 20-feet on rear loaded lots; however, it may overlay two (2) feet into the private alleyway easement.
- <sup>5</sup>: All lots will be above flood level.

- (4) Building Standards. All development shall adhere to the following building standards:
- (b) Garage Orientation. A total of 168 of the 223 residential lots shall be constructed with rear entry garages. The remaining 60 of the 223 residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.

- (5) Additional Community Parking. The following additional parking shall be incorporated into *Tract 4*:
- (a) Cluster Areas: 30 Parking Spaces
- (b) Recreation Center: 20 Parking Spaces

**NOTE:** Parking will be restricted to one (1) side of the street where rear entry lots face each other.

- (6) Open Space. The development shall consist of a minimum of 192,193 SF of private open space that will be maintained by the Homeowner's Association (HOA). The private open space shall incorporate irrigation systems. Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. The exact location of the access will be determined at the time that a phase is platted.
- (7) Takeline. The takeline property along Lake Ray Hubbard will be mowed by the Homeowner's



**Exhibit 'D':**  
*Density and Development Standards*

Association (HOA). Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association (HOA), nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the takeline property.

- (8) Emergency Access. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association (HOA).
- (9) Private Access and Utility Easements. All private access and utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association (HOA).
- (10) Guard Gate. Two (2) stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
- (11) Lift Station. The following shall apply to the lift station:
  - (a) A concrete access drive will be provided to the lift station as indicated on the *Concept Plan* contained in Subsection (C)(1) of *Exhibit 'D'* of this ordinance.
  - (b) The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the *Private Open Space* maintained by the Homeowner's Association (HOA).
  - (c) The lift station is currently surrounded by a chain-link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.

**Exhibit 'D':**  
**Density and Development Standards**

(D) TRACT 5. (Phase V of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of *Tract 5* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT 5



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 5* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Zero Lot Line (ZL-5) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 5* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Zero Lot Line (ZL-5) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. The maximum permissible density for *Tract 5* shall not exceed 5.90 dwelling units per gross acres of land; however, in no case should the proposed development exceed 112 dwelling units. In addition, all lots in *Tract 5* shall conform to the standards depicted in *Table 6*, which are as follows:

**Exhibit 'D':  
Density and Development Standards**

**TABLE 6: LOT DIMENSIONAL REQUIREMENTS**

<i>LOT TYPE (SEE CONCEPT PLAN) ►</i>	<b>TRACT 5</b>
MINIMUM LOT AREA	5,000 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH <sup>(1) &amp; (2)</sup>	50'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK <sup>(3)</sup>	20'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK <sup>(4)</sup>	0'/10' OR 5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET <sup>(5) &amp; (6)</sup>	15'
MAXIMUM BUILDING HEIGHT	30'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(7)</sup>	2
MAXIMUM LOT COVERAGE	50%

**GENERAL NOTES:**

- <sup>1</sup>: As measured from the front building setback.
- <sup>2</sup>: Lots on a cul-de-sac and/or eyebrow may be reduced to a minimum of 40-feet.
- <sup>3</sup>: As measured from the Access and Fire Lane Easement.
- <sup>4</sup>: If constructed as a zero-lot line lot, a minimum of a five (5) foot maintenance easement shall be established on the non-zero-lot line side. If constructed as a center loaded home lot, a five (5) foot setback shall be established on each side of the lot. Once a determination has been made regarding the zero or center loaded homes, all homes must comply with that determination.
- <sup>5</sup>: This shall be increased to 20-feet when abutting an arterial.
- <sup>6</sup>: Unless otherwise denoted on the approved subdivision plat.
- <sup>7</sup>: Plus, a two (2) car garage.



# 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

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**TO:** Planning and Zoning Commission  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** January 30, 2024  
**SUBJECT:** Z2024-001; Amendment to Planned Development District 2 (PD-2)

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On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts*). The purpose of this effort is to [1] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [2] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are not intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*) and the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*).

Planned Development District 2 (PD-2) -- *also known as Lakeside Village and Turtle Cove Subdivisions* -- was originally adopted prior to 1972, and currently consists of 56 pages of regulations within 11 regulating ordinances. The following is a timeline and summary of the ~50 development cases associated with this Planned Development District:

**RED:** EXPIRED ORDINANCES

**BLUE:** SUPERSEDED ORDINANCES

**GREEN:** PARTIALLY SUPERSEDED ORDINANCES

**ORANGE:** ORDINANCES

- JUNE 21, 1972 (ORDINANCE NO. 72-13): Zoning Change from an Agricultural (AG) District to a Multi-Family 1 (MF-1) District for a portion of the Lakeside Village Subdivision. [**SUPERSEDED BY ORDINANCE NO. 73-33**]
- 1972: The original Planned Development District 2 (PD-2) was established as part of the 1972 Zoning Ordinance, and allowed the following land uses: *Yacht Club, Marina, Cabana Club, Lodge Tower, Multiple Family Apartments, Shopping Village, Golf Course, Pro-Shop and Health Club, Nursery, Townhouses, Villas, Recreation Areas, Lodges, and Tennis Courts*. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 73-33 & 84-53**]
- SEPTEMBER 4, 1973 (ORDINANCE NO. 73-33; PZ1973-003-01): Zoning Change to establish Phase VI of the Lakeside Village Subdivision (*present day Turtle Cove Subdivision*). [**SUPERSEDED BY ORDINANCE NO. 96-06**]
- SEPTEMBER 8, 1980 (ORDINANCE NO. 80-19): Zoning Change to allow for a Cable Television Monitoring Station between Lot 61 & 62, Block M (*i.e. Lots M61 & M62*), Lakeside Village, Phase II. [**EXPIRED; NO LONGER APPLICABLE**]
- FEBRUARY 10, 1983 (PZ1983-002-01): *Site Plan* for Lakeside Village, Phase V.
- OCTOBER 1, 1984 (PZ1983-023-01): *Site Plan* for Phases I – IV (*i.e. Phase 1-4*) of the Lakeside Village Subdivision.
- NOVEMBER 5, 1984 (ORDINANCE NO. 84-53): Zoning Change adopting a concept plan and area requirements for Phase I – IV (*i.e. Phases 1-4*) of the Lakeside Village Subdivision. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 92-23**]
- FEBRUARY 4, 1985 (PZ1984-133-01): *Preliminary Plat/Development Plan* for the Turtle Cove Subdivision.
- MARCH 18, 1985 (ORDINANCE NO. 85-16): Zoning Change adopting a concept plan and area requirements for the Turtle Cove Subdivision. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 92-08 & 96-06**]
- MAY 6, 1985 (PZ1985-025-01): *Final Plat* for the Turtle Cove Subdivision.
- DECEMBER 12, 1985 (PZ1985-093-01): Zoning Change to allow for a *Private Club* as an accessory land use to a *Restaurant* land use [**WITHDRAWN**].
- APRIL 21, 1986 (ORDINANCE NO. 86-28; PZ1986-014-01): Zoning Change to allow for a *Private Club* as an accessory land use to a *Restaurant* land use.

- NOVEMBER 7, 1988 (PZ1988-047-01): Replat for Lot 3, Block D, Lakeside Village, Phase I.
- APRIL 6, 1992 (ORDINANCE NO. 92-08; PZ1992-003-01): Zoning Change to amend Ordinance No. 85-16 to change the minimum side yard setback and the minimum side yard setback adjacent to a street. [*SUPERSEDED BY ORDINANCE NO. 96-06*]
- AUGUST 3, 1992 (ORDINANCE NO. 92-23; PZ1992-013-01): Zoning Change to change the area requirements for Phases I – IV (i.e. Phases 1-4) of the Lakeside Village Subdivision.
- SEPTEMBER 21, 1992 (PZ1992-036-01): Replat of Lots 1-20, Blocks C & Lots 1-9, Block D of the Turtle Cove Subdivision.
- JANUARY 4, 1993 (PZ1992-046-01): Vacating Plat for Phase V of the Lakeside Village Subdivision [*DENIED*].
- MARCH 14, 1993 (PZ1993-006-01): Vacating Plat for Phase V of the Lakeside Village Subdivision.
- AUGUST 10, 1995 (PZ1995-036-01): Replat for Lots 42-47, Block L, Lakeside Village, Phase II.
- OCTOBER 10, 1995 (PZ1995-053-01): Zoning Change and Preliminary Plat for Phase V of the Lakeside Village Subdivision to change the land use from Single-Family Attached to Single-Family Detached [*WITHDRAWN*].
- MARCH 4, 1996 (ORDINANCE NO. 96-06; PZ1995-064-01): Zoning Change adopting a concept plan and area requirements for the Turtle Cove Subdivision. [*SUPERSEDED BY ORDINANCE NO. 99-46*]
- MARCH 4, 1996 (PZ1995-064-02): Replat for the Turtle Cove Subdivision.
- AUGUST 5, 1996 (PZ1996-041-01): Replat for Lots 70R & 71R, Block A, Turtle Cove Addition.
- SEPTEMBER 3, 1996 (PZ1996-052-01): Replat for Lots 32R & 33R, Block B, Turtle Cove Addition.
- SEPTEMBER 3, 1996 (PZ1996-053-01): Replat for Lot 1, Block A, Turtle Cove Addition.
- JULY 21, 1997 (PZ1997-038-01): Preliminary Plat and Tree Plan for Phase 2 of the Turtle Cove Addition.
- OCTOBER 20, 1997 (PZ1997-076-01): Replat of Lots 28 & 29, Block A, Turtle Cove Addition for the purpose of abandoning a ten (10) foot utility easement (*the plat was never filed*).
- DECEMBER 15, 1997 (PZ1997-087-01): Preliminary Plat for Phase V of the Lakeside Village Subdivision.
- MARCH 16, 1998 (PZ1998-009-01): Final Plat for Phase V-A of the Lakeside Village Subdivision.
- SEPTEMBER 21, 1998 (PZ1998-048-01): Replat of Lots 28 & 29, Block A, Turtle Cove Addition for the purpose of abandoning a ten (10) foot utility easement.
- NOVEMBER 16, 1998 (PZ1998-077-01): Final Plat for Phase V-B of the Lakeside Village Subdivision.
- SEPTEMBER 20, 1999 (PZ1999-067-01): Preliminary Plat and Tree Plan for Phase 3 of the Turtle Cove Addition.
- OCTOBER 18, 1999 (PZ1999-076-01): Replat for Lot 7, Block A, Lakeside Village Subdivision, Phase V-A.
- OCTOBER 18, 1999 (ORDINANCE NO. 99-46; PZ1999-081-01): Zoning Change to increase the number of front-loaded lots permitted in the Turtle Cove Subdivision. [*SUPERSEDED ORDINANCE NO. 96-06*]
- NOVEMBER 15, 1999 (PZ1999-093-01): Replat for Lots 65, 66, 69, 70, 78-80, & 85-93, Block L; Lots 33, 72-79, & 83-85, Block M; and, Lots 3, 4, 58-62, 71-74, 82-85, 92, 93, 96, 97, 102, & 103, Block P, Lakeside Village Subdivision, Phase II, III & IV.
- SEPTEMBER 18, 2000 (PZ2000-74-01): Replat for Lot 44R, Block N, Lakeside Village, Phase IV.
- DECEMBER 18, 2000 (PZ2000-111-01): Replat for Lots 10-18, Block A, and Lots 1-5, Block B, Turtle Cove Addition, Phase III.
- APRIL 16, 2001 (PZ2001-038-01): Replat for Lots 15-21, Block M, Lakeside Village, Phase II.
- APRIL 16, 2001 (PZ2001-039-01): Replat for Lots 17R, Block C, Lakeside Village, Phase I.
- NOVEMBER 15, 2001 (PZ2001-094-01): Replat for Lot 69R, Block D, Lakeside Village, Phase I (*the plat was never filed*).
- OCTOBER 15, 2001 (PZ2001-100-01): Replat for Lots 72R, 74R, 78R, 80R & 84R, Block M, Lakeside Village, Phase II.
- FEBRUARY 18, 2002 (PZ2002-003-01): Final Plat for Phase V-C of the Lakeside Village Subdivision.
- DECEMBER 16, 2002 (PZ2002-100-01): Replat for Lot 69R, Block D, Lakeside Village, Phase I.
- FEBRUARY 11, 2003 (PZ2003-006-01): Replat for Lots 10 & 16, Block B, Lakeside Village, Phase V [*DENIED*].
- MARCH 3, 2003 (PZ2003-008-01): Replat for Lots 54-R, 71-R, & 78-R, Block L, Lakeside Village, Phase III.
- MAY 5, 2003 (PZ2003-022-01): Final Plat for Phase V-C of the Lakeside Village Subdivision.
- JUNE 16, 2003 (P2003-007): Replat for Lots 15-R, 16-R & 17-R, Block L, and Lots 15-R, 16-R, & 17-R, Block M, Lakeside Village, Phase II.
- NOVEMBER 14, 2003 (P2003-019): Replat for Lot 61R, Block A, Turtle Cove Subdivision.
- FEBRUARY 9, 2004 (P2004-001): Replat for Lot 20-R, Block B, Lakeside Village, Phase V-B.
- DECEMBER 15, 2014 (P2014-034): Replat for Lot 6, Block F, Lakeside Village, Phase I.

The proposed draft ordinance consolidates these regulating ordinances, resolutions, and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance will not change any of the requirements, concept plans, or development standards stipulated for any property in the Lakeside Village or Turtle Cove Subdivisions. To assist the Planning and Zoning Commission in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 2 (PD-2) and staff's proposed draft ordinance for comparison purposes. The proposed amendment to Planned Development District 2 (PD-2) will move forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: January 30, 2024  
Planning and Zoning Commission [*Public Hearing*]: February 13, 2024  
City Council [*Public Hearing/First Reading*]: February 20, 2024  
City Council [*Second Reading*]: March 4, 2024

Should the Planning and Zoning Commission have any questions, staff will be available at the January 30, 2024 Planning and Zoning Commission Work Session Meeting.



Z2024-001: Amendment to Planned Development District 2 (PD-2)



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.

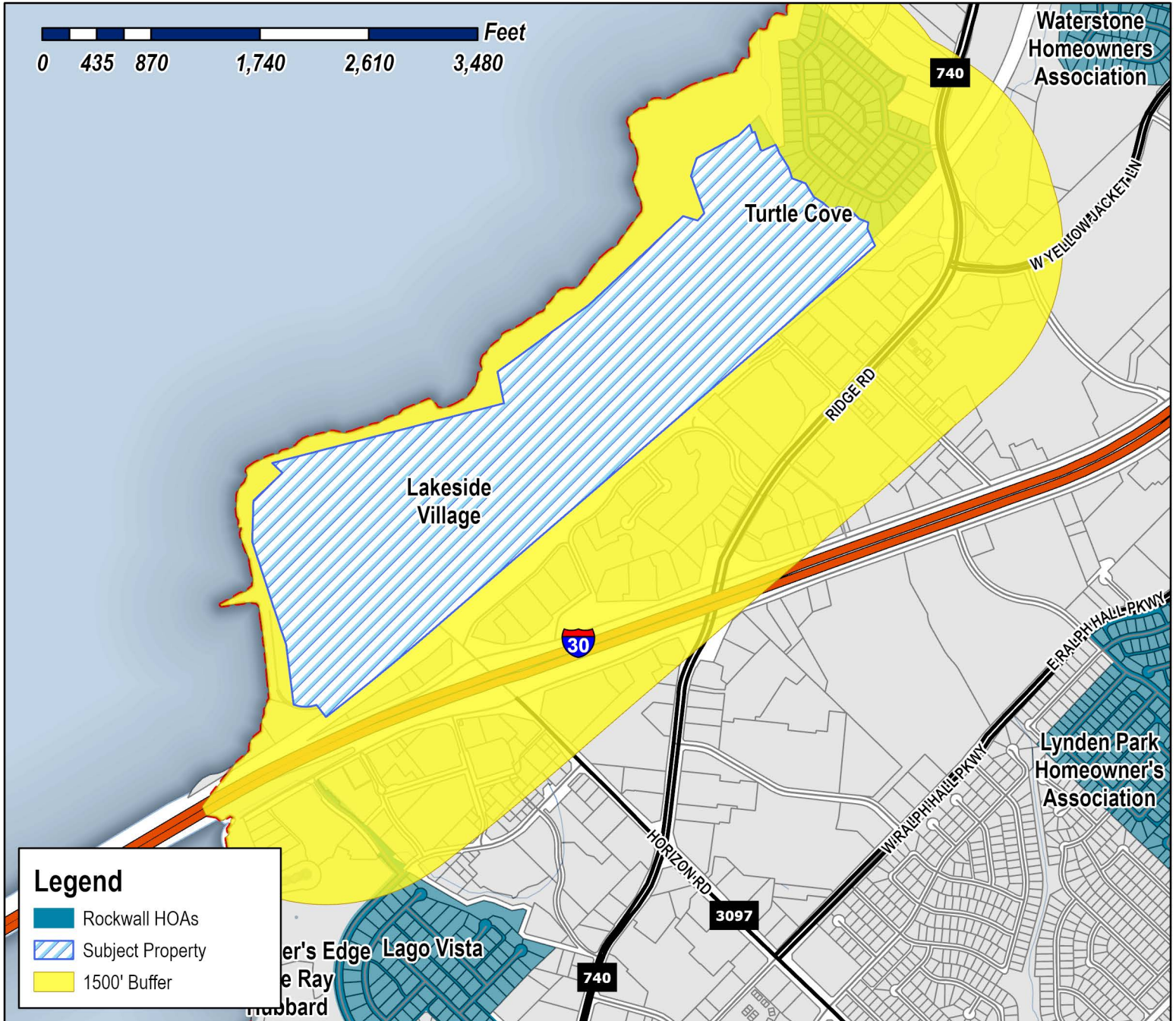




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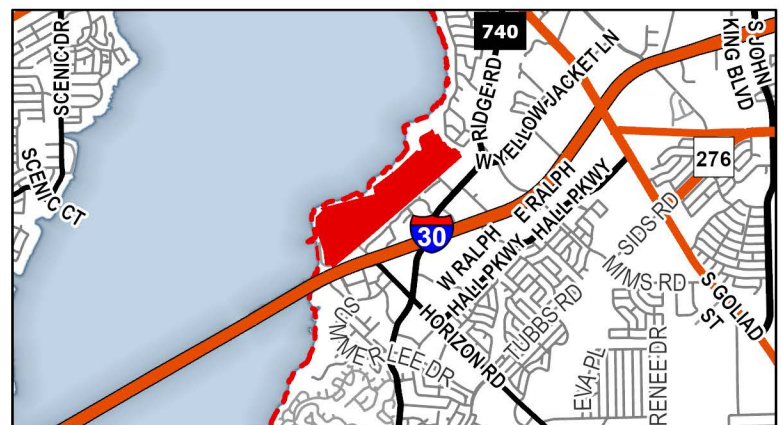
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**Case Number:** Z2024-001  
**Case Name:** Amendment to PD-2  
**Case Type:** Zoning  
**Zoning:** Planned Development District 2 (PD-2)  
**Case Address:** Lakeside Village & Turtle Cove Subdivisions

**Date Saved:** 1/18/2024

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





**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Guevara, Angelica](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2024-001]  
**Date:** Wednesday, January 24, 2024 10:55:38 AM  
**Attachments:** [Public Notice \(P&Z\) \(01.19.2024\).pdf](#)  
[HOA Map \(01.18.2024\).pdf](#)

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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 [Friday January 26, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, February 13, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, February 20, 2024 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>.

Z2024-001: Amendment to PD-2

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a [Zoning Change](#) amending Planned Development District 2 (PD-2) [Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], and take any action necessary.

Thank you,

*Melanie Zavala*

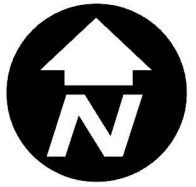
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568



# 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:** Z2024-001  
**Case Name:** Amendment to PD-2  
**Case Type:** Zoning  
**Zoning:** Planned Development District 2 (PD-2)  
**Case Address:** Lakeside Village & Turtle Cove Subdivisions

**Date Saved:** 1/18/2024

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



KHATTAK ASIF  
1 LOCHLEVEN  
RICHARDSON, TX 75082

SPARKS TANA J  
1000 SPARKS DR  
FATE, TX 75087

GARCIA JULIE  
10027 CR 2332  
TERRELL, TX 75160

LY LONG TUAN  
1008 ATTICA LANE  
PLANO, TX 75094

SHIPMAN FIRE GROUP INC  
1020 LA JOLLA POINTE DRIVE  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC  
C/O NEIGHBORHOOD MANAGEMENT  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

RAO PASAM S AND UMADEVI PASAM RAO  
103 ALLENDALE DR  
THIBODAUX, LA 70301

ROCKWALL RMKP LP  
1033 KINGSBRIDGE LN  
ROCKWALL, TX 75032

7.1 RIDGE LLC  
106 E RUSK SUITE 200  
ROCKWALL, TX 75087

WILSON JOHN AND HSIAO-LAN  
1107 SEWANEE DR  
ALLEN, TX 75013

JACKSON CRAWFORD G III  
111 LUTHER LN  
ROCKWALL, TX 75032

PINES TOD BRADLEY  
1120 KARSTEN RIDGE PASS  
GUNTER, TX 75058

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

MCKEON DAVID & MARGARET S  
11528 TAYLORCREST RD  
HOUSTON, TX 77024

WILSON CARL & DARLA  
116 COUNTY ROAD 1423  
QUITMAN, TX 75783

HP TEXAS I LLC  
120 S RIVERSIDE PLAZA SUITE 2000  
CHICAGO, IL 60606

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

ILCA PROPERTY, LLC  
12354 JULES DR  
FRISCO, TX 75033

THE STATE OF TEXAS, BY AND THROUGH THE  
TEXAS TRANSPORTATION COMMISSION  
125 E 11TH STREET  
AUSTIN, TX 78701

RESURRECTION REALTY PARTNERS, LLC  
12850 SPURLING RD SUITE 200  
DALLAS, TX 75230

BESSETTE CYNTHIA  
13430 2ND AVE NE  
BRADENTON, FL 34212

SWIERCINSKY JOSHUA L  
1355 CLUBHILL DR  
ROCKWALL, TX 75087

GREEN JIM & TIFFANY  
1400 WELLS CIRCLE  
ROCKWALL, TX 75032

CASCAVILLA ASA C  
1417 E. INTERSTATE 30 SUITE 1  
GARLAND, TX 75043

NKOMO VELISIWE  
14248 SORANO DR  
FRISCO, TX 75035

MOURIER LAND INVESTMENT CORPORATION  
1430 BLUE OAKS BLVD STE 190  
ROSEVILLE, CA 95747

LANDRY'S RESTAURANTS INC  
DBA SALTGRASS STEAKHOUSE  
1510 WEST LOOP S  
HOUSTON, TX 77027

SHUGART MELODY S  
1511 FT DUQUESNA DR  
SUN CITY CENTER, FL 33573

PFEIFFER SEAN  
15-2714 PAHOA VILLAGE RD H1235  
PAHOA, HI 96778

RESIDENT  
1549 LAGUNA DR  
ROCKWALL, TX 75087

PRICE RHONDA  
1572 SONNET DR  
HEATH, TX 75126

RESIDENT  
1599 LAGUNA DR  
ROCKWALL, TX 75087

RESIDENT  
1600 LA JOLLA POINTE DR  
ROCKWALL, TX 75087

SHIELDS CHARLENE  
1607 STONEYBROOK DR  
ROCKWALL, TX 75087

ADAMS EDWINA  
1609 AMESBURY  
ROCKWALL, TX 75087

KELLY HOOPER CHILTON LIVING TRUST  
KELLY HOOPER CHILTON- TRUSTEE  
1634 GOODFIELD LN  
GARLAND, TX 75042

RESIDENT  
1649 LAGUNA DR  
ROCKWALL, TX 75087

4020 MEDITERRANEAN ST LLC  
1656 PRINCE WILLIAM LN.  
FRISCO, TX 75034

RESIDENT  
1675 LAGUNA DR  
ROCKWALL, TX 75087

RESIDENT  
1699 LAGUNA DR  
ROCKWALL, TX 75087

PUENTE ERIC  
1739 CRESCENT LN  
DUNCANVILLE, TX 75137

ALAVI BENJAMIN W & ELIZABETH J  
17413 CALLA DR  
DALLAS, TX 75252

CRUTCHER CHRISTOPHER JASON AND JENNIFER  
SUE  
17618 DAVENPORT ROAD SUITE 2  
DALLAS, TX 75252

TRITON I-30 ROCKWALL LLC  
1845 WOODALL ROGERS FREEWAY, SUITE 1100  
DALLAS, TX 75201

FKH SFR PROPCO B-HLD, LP  
C/O FIRST KEY HOMES LLC  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

MITCHELL MATTHEW AND NINA MADORE-  
MITCHELL  
1860 TAHOE DR  
ROCKWALL, TX 75087

GIRARD JORDAN F & KIMBERLY COOPER GIRARD  
1864 TAHOE DRIVE  
ROCKWALL, TX 75087

WILSON WILLIAM M  
1865 HURON DR  
ROCKWALL, TX 75087

TERRY ROBERT  
1868 TAHOE DR  
ROCKWALL, TX 75087

SCHAEFER BERNARD CHARLES JR  
1869 HURON DR  
ROCKWALL, TX 75087

BEVERLY M WRIGHT INVESTMENT TRUST  
BEVERLY M WRIGTH- TRUSTEE  
1872 HURON DRIVE  
ROCKWALL, TX 75087

MCDONALD LARRY AND CAROL  
1872 TAHOE DR  
ROCKWALL, TX 75032

GALLEGOS GUILLERMO AND JAZMIN ROSALES  
1873 HURON DRIVE  
ROCKWALL, TX 75087

TURNER JANICE B  
1876 TAHOE DR  
ROCKWALL, TX 75087

NUNEZ ERICK  
1877 HURON DR  
ROCKWALL, TX 75087

RESIDENT  
1878 HURON DR  
ROCKWALL, TX 75087

ROGERS BRENT L  
1880 TAHOE DRIVE  
ROCKWALL, TX 75087

HULL BETH MARIE AND HEATH CLARENCE  
1881 HURON DRIVE  
ROCKWALL, TX 75087

MARLER JENNIFER LEEANN  
1882 HURON DR  
ROCKWALL, TX 75087

FRABONI ANDREA  
1884 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

DOLESHAL JENNIFER  
1884 TAHOE DR  
ROCKWALL, TX 75087

HEAD TIMOTHY C  
1884 TAHOE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1885 HURON DR  
ROCKWALL, TX 75087

RESIDENT  
1886 HURON DR  
ROCKWALL, TX 75087

LIVINGSTON PRESTON C AND TINA W  
1888 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MCKENDALL ALANA AND JOSHUA HAWKINS  
1888 TAHOE DR  
ROCKWALL, TX 75087

MOORE AMY & MARK  
1889 HURON DR  
ROCKWALL, TX 75087

NIEZGODA FRANK AND MARY KATHRYN  
1890 HURON DR  
ROCKWALL, TX 75087

NIEZGODA FRANK J & MARY K  
1890 HURON DR  
ROCKWALL, TX 75087

KHAN AMIR  
1891 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

AL-BUSTAMI SABRI & LIA SARI GUPANA  
1892 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

LENHEIM GREGORY A & RACHEL R  
1892 TAHOE DRIVE  
ROCKWALL, TX

BOVEE MARK R AND APRIL A  
1894 HURON DR  
ROCKWALL, TX 75087

BOVEE MARK R & APRIL A  
1894 HURON DRIVE  
ROCKWALL, TX 75087

LOUDERMILK CORY AND  
R AIDAN FLORES  
1895 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

CASTILLO RAFAEL F & D KEITH HODGES  
1896 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

STEWART JIM & GAIL  
1896 TAHOE DR  
ROCKWALL, TX 75087

RESIDENT  
1897 TAHOE DR  
ROCKWALL, TX 75087

DEBRA E MORGAN LIVING TRUST  
DEBRA E MORGAN- TRUSTEE  
1898 HURON DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1899 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1900 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

FLOREZ DONALD R SR & PAMELA K  
1900 TAHOE DR  
ROCKWALL, TX 75087

RESIDENT  
1901 HURON DR  
ROCKWALL, TX 75087

TRAN MAI-TRAM & MATTHEW MOORHEAD  
1901 TAHOE DR  
ROCKWALL, TX 75087

RHEA PEGGY RUTH  
1902 HURON DRIVE  
ROCKWALL, TX 75087

CARMICHAEL JAMES H  
1903 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

PLEASANT KATIE ELIZABETH  
1904 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

TEXOMA PARK VICTORY INVESTMENT LLC  
1904 SEGUIN CT  
ALLEN, TX 75013

KELLEY CANDACE  
1904 TAHOE DRIVE  
ROCKWALL, TX 75087

WHALEY KATHERINE M  
1905 HURON DR  
ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA  
1905 LAKEVIEW DR  
ROCKWALL, TX 75087

LAWSON RENE A  
1906 HURON DR  
ROCKWALL, TX 75087

BALLARD KEVIN L ETUX  
1907 LAKEVIEW DR  
ROCKWALL, TX 75087

MORGAN JEREMY W  
1908 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

COLMAN MATTHEW AND  
VANESSA SARMIENTOS  
1908 TAHOE DR  
ROCKWALL, TX 75087

JONES AMY H  
1909 HURON DRIVE  
ROCKWALL, TX 75087

LALUMIA LAURA GAMBILL  
1909 LAKEVIEW DR  
ROCKWALL, TX 75087

PATE SCOTT EDWARD AND SHABNAM  
1909 TAHOE DR  
ROCKWALL, TX 75087

DAMRON DOUGLAS S  
1910 HURON DR  
ROCKWALL, TX 75087

DAWSON MELVYN H III  
1910 S LAKESHORE DR  
ROCKWALL, TX 75087

CHURCH ADRIA AND COLT  
1911 LAKEVIEW DR  
ROCKWALL, TX 75087

HOFFMAN MICHAEL AND ANGELA  
1912 S LAKESHORE ROAD  
ROCKWALL, TX 75087

BRENNER CATHRINE  
1912 TAHOE DRIVE  
ROCKWALL, TX 75087

AINSWORTH JERROD & NATALIE NICOLE  
1913 HURON DR  
ROCKWALL, TX 75087

FULBRIGHT CHRISTOPHER AND ANGELINE  
1913 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1914 HURON DR  
ROCKWALL, TX 75087

PATTON JAMES DOUGLAS  
1914 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

MILLER DAVID M  
1915 S LAKESHORE DR  
ROCKWALL, TX 75087

2210 RIDGE ROAD LLC  
1915 WESTRIDGE DR  
IRVING, TX 75038

MASSAR STACY L & BERNARD A  
1916 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

NEVES JESSE E AND COMEILETEA  
1917 HURON DR  
ROCKWALL, TX 75087

SCHLOTTERER LOUIS R JR AND CAROL ANN  
1918 HURON DRIVE  
ROCKWALL, TX 75087

SPENCER GARY S  
1918 S LAKESHORE DR  
ROCKWALL, TX 75087

HARBIN ERIC S & STACEY R  
1920 S LAKESHORE DR  
ROCKWALL, TX 75087

STOUT GEORGE & PATRICIA  
1922 HURON DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1922 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

CANIZARES YUDIEL FELIX & DISMARY  
GUARDARRAMAS PRIETO  
1923 HURON DR  
ROCKWALL, TX 75087

LUIZ ALBERT H  
1924 S LAKESHORE DR  
ROCKWALL, TX 75087

MCCLARD HARRY A  
1925 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

SPRING TRUMAN E JR AND JANE C  
1926 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1927 GULLWING DR  
ROCKWALL, TX 75087

POST JEREMY AND JENNIFER  
1927 S LAKESHORE DR  
ROCKWALL, TX 75087

WARMACK BOB & LINDA  
1928 HURON DR  
ROCKWALL, TX 75087

BAHN ERIC AND  
JANET JONES  
1928 S LAKESHORE DR  
ROCKWALL, TX 75087

WHITE JOHN N & FRANCES  
1929 LAKESHORE DR  
ROCKWALL, TX 75087

RAY CYNTHIA  
1930 S LAKESHORE DR  
ROCKWALL, TX 75087

CARLESON BRULE G & MARY E  
1931 GULLWING DR  
ROCKWALL, TX 75087

WARREN COURTNEY AND  
CAROLYN S GEHRING  
1931 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

REPPOND ADAM  
1932 GULLWING DRIVE  
ROCKWALL, TX 75087

BYRD MICHAEL LEE  
1932 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

MCCAFFITY LLOYD R JR  
1933 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1934 LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1935 GULLWING DR  
ROCKWALL, TX 75087

MOORE SAMUEL & MARION  
1936 S LAKESHORE DR  
ROCKWALL, TX 75087

PARKS AMY DAWN  
1938 S LAKESHORE DR  
ROCKWALL, TX 75087

MILNER CHRISTOPHER L AND CANDYCE N  
1939 GULLWING DR  
ROCKWALL, TX 75087

MORIARTY TIMOTHY I & PAMELA E  
1940 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1942 LAKESHORE DR  
ROCKWALL, TX 75087

PORTELE MICHAEL & PAIGE  
1944 LAKESHORE DRIVE  
ROCKWALL, TX 75087

MOON KEVIN J  
1945 GULLWING DRIVE  
ROCKWALL, TX 75087

BURCH ANGELA F & MICHAEL D  
195 YANKEE CREEK ROAD  
HEATH, TX 75032

GRANGER JUDD THOMAS  
1951 GULLWING DR  
ROCKWALL, TX 75087

HUTCHINGS ROBERT S  
1955 GULLWING DR  
ROCKWALL, TX 75087

2020 M.C. MYERS REVOCABLE TRUST  
MATTISON EVERETT & CATHY JEAN MYERS-  
TRUSTEES  
1959 GULLWING DR  
ROCKWALL, TX 75087

DIVINEY GERARD LEO AND MARGARET MARY  
1960 GULLWING DR  
ROCKWALL, TX 75087

BARTIS MICHAEL AND KRISTEN  
1962 GULLWING DR  
ROCKWALL, TX 75087

PRICE KENNETH  
1963 GULLWING DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1964 GULLWING DR  
ROCKWALL, TX 75087

RESIDENT  
1968 GULLWING DR  
ROCKWALL, TX 75087

ROBINSON PETER R & ANGELA M  
1972 GULLWING DR  
ROCKWALL, TX 75087

GARCIA JOSE A & NANCY  
2002 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

BENTO SERGIO  
2002 S LAKESHORE DR  
ROCKWALL, TX 75087

SCHROEDER BYRON MATTHEW & MONIQUE  
2003 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

BEAVERS JEFFREY  
2004 GULLWING DRIVE  
ROCKWALL, TX 75087

CROSS STEVEN C  
2004 S LAKESHORE DR  
ROCKWALL, TX 75087

GARAY ELIZABETH AND JAIME  
2005 GULLWING DRIVE  
ROCKWALL, TX 75087

PADILLA KRIS AND JOE  
2005 LAKESHORE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2006 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J  
2006 S LAKESHORE DR  
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L  
2007 S LAKESHORE  
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN  
2008 GULLWING DR  
ROCKWALL, TX 75087

CHARLES JACOB  
2008 S LAKESHORE DR  
ROCKWALL, TX 75087

VENNER JYL ALEXANDRA  
2009 GULLWING DR  
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND  
KIMBERLY LEE PETRIELLO  
2009 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

COOK PAUL W ETUX  
201 LAKEHILL DR  
ROCKWALL, TX 75087

SASSER EMILIE O  
2010 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

MARSHALL BRUCE AND LORRAINE  
2010 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

NORMAN ANDREW G ETUX  
2013 CAYUGA LN  
MT. PROSPECT, IL 60056

KEEGAN AND TERRY WILLIAMSON REVOCABLE  
TRUST  
KEEGAN DANIEL WILLIAMSON AND TERRY KING  
WILLIAMSON- COTRUSTE  
2014 GULLWING DR  
ROCKWALL, TX 75087

BECKWITH THOMAS R  
2014 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2015 GULLWING DR  
ROCKWALL, TX 75087

IGNOMIRELLO BRIAN  
2015 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

WATT JENNIFER  
2018 GULLWING DRIVE  
ROCKWALL, TX 75087

MUTSCHLER AMANDA L  
2018 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2019 GULLWING DR  
ROCKWALL, TX 75087

RESIDENT  
2022 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

HORTON RHONDA  
2025 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

SCHORR SCOTT WILSON  
2026 PONTCHARTRAIN  
ROCKWALL, TX 75087

ERWIN ALEXIS H  
2029 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

INGRAM KENNY DON  
203 LAKEHILL DR  
ROCKWALL, TX 75087



MOSLEY LIVING TRUST  
2030 PONCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2033 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MATA MIKE & DENISE  
2034 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2037 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

JOHNSON JOHN P AND DEBORAH G  
2038 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

BLACK CRAIG AND LAURA  
2041 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

NEILL LAURA DAWN &  
DONALD G SCOTT  
2042 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

DO THAO LE AND  
JOEY TRAN  
2045 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2046 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

DAVE AND JOYCE HANNA LIVING TRUST  
WILLIAM DAVID HANNA III AND JOYSE SUE  
HANNA - TRUSTEES  
2049 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

KOLAR MARC AND MONICA A  
205 LAKEHILL DRIVE  
ROCKWALL, TX 75087

MAYS RANDY E SR AND DONNA L  
2050 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MAYS DONNA L & RANDY E SR  
2050 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2053 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

OSWALT MICHAEL AND KATHY  
2054 PONCHARTRAIN  
ROCKWALL, TX 75087

REYNOLDS KEVIN AND MAY  
2057 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

SWEET MICHAEL J & KATHLEEN F, TRUSTEES  
MICHAEL & KATHLEEN SWEET TRUST  
2058 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2061 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WALLACE CARLENE AND SHAWN K DEVLIN  
2062 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

GILLANI RAHIM A  
2065 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

CLEAVER JOSEPH AND  
AMANDA LUCAS  
2066 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

PIERCE GERALD K AND PEGGY A  
2069 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WEISHUHN TIMOTHY S AND SHANNON  
207 LAKEHILL DR  
ROCKWALL, TX 75087

LOWREY SUSAN F & DAVID D  
2070 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MANDARI JEMA  
2075 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F  
2076 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

STEVENS JOSHUA D  
209 LAKEHILL DR  
ROCKWALL, TX 75087

LOVE TORY C AND MICHELLE K  
210 LAKEHILL DRIVE  
ROCKWALL, TX 75087

MOORE MIKE T & DIANA  
211 LAKEHILL DR  
ROCKWALL, TX 75087

RESIDENT  
2200 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2210 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2224 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2230 RIDGE RD  
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE  
NONA MAHAFFY HUDSPETH INDEPENDENT  
EXECUTOR  
2304 RIDGE RD  
ROCKWALL, TX 75087

HOUSTON KAREN  
2304 VERSAILLES CT  
HEATH, TX 75032

RESIDENT  
2306 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2308 RIDGE RD  
ROCKWALL, TX 75087

SPILLMAN DENTAL PROPERTIES LLC  
2308 RIDGE RD STE B  
ROCKWALL, TX 75087

IDZAL JUNE M REVOCABLE TRUST  
JUNE M IDZAL TRUSTEE  
2401 PENNSYLVANIA AVE 10834  
PHILADELPHIA, PA 19130

TSENG HUANG NAN &  
WEN CHI TSENG  
2421 NEWTON LN  
MCKINNEY, TX 75071

2424 MTA REALTY LLC  
2424 RIDGE ROAD  
ROCKWALL, TX 75087

2424 MTA REALTY LLC  
2424 RIDGE ROAD  
ROCKWALL, TX 75087

ESTATE OF DR RICHARD L BROOKS  
2504 RIDGE RD STE 107  
ROCKWALL, TX 75087

BROOKS RICHARD L MD  
2504 RIDGE RD STE 101  
ROCKWALL, TX 75087

AKSHAR 10 LLC  
2508 SAM SCHOOL ROAD  
SOUTHLAKE, TX 76092

GATEWOOD WADE AND PAULA K  
2509 LOUDON ST W  
ROCKWALL, TX 75032

GOLDEN STATE RESIDENTIAL LLC  
2520 FAIRMOUNT ST SUITE 120  
DALLAS, TX 75201

RESIDENT  
2601 LAKEFRONT TR  
ROCKWALL, TX 75087

LI DUO & PING MA  
2604 BELLISER CT  
COLLEGE STATION, TX 77845

HUDSON SFR PROPERTY HOLDINGS III LLC  
2711 N HASKELL AVE SUITE 2100  
DALLAS, TX 75204

HODGES DEE'ONN  
27209 ORTH LANE  
CONROE, TX 77385

THE SURVIVORS TRUST, ANB & TRUST AS  
TRUSTEE  
JERRY & JOSEFA FLESCH REVOCABLE TRUST  
2732 MIDWESTERN PARKWAY  
WITCHITA FALLS, TX 76308

MAY ROBERT G JR & MICHELE  
2750 SARATOGA DRIVE  
ROCKWALL, TX 75087

ARCHULETA SHAWNIE  
2756 SARATOGA DR  
ROCKWALL, TX 75087

FRANKS SHIRLEY W  
2800 SARATOGA DR  
ROCKWALL, TX 75087

HEIMAN NINA MEREDITH  
2806 SARATOGA DR  
ROCKWALL, TX 75087

MATTHIES TOREY CHRISTOPHER &  
CAROLINE ROSE  
2812 SARATOGA DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2901 VILLAGE DR  
ROCKWALL, TX 75087

ALGARIN EULOJIO C JR & BRENDA  
2901 SARATOGA DR  
ROCKWALL, TX 75087

RESIDENT  
2902 SARATOGA DR  
ROCKWALL, TX 75087

HALL JUSTIN KIMBELL  
2902 PRESTON TRAIL  
ROCKWALL, TX 75087

RAY STEPHEN G  
2902 STARBOARD DR  
ROCKWALL, TX 75087

MARLEY KELLE AND CLAYTON D  
2904 PRESTON TRAIL  
ROCKWALL, TX 75087

GANN LAURA KATHERINE & CURTIS CLARK  
2904 STARBOARD DR  
ROCKWALL, TX 75087

RESIDENT  
2906 STARBOARD DR  
ROCKWALL, TX 75087

DUCHARME JASON  
2906 PRESTON TRAIL  
ROCKWALL, TX 75087

LEE GREGORY P AND LAUREN W  
2908 PRESTON TRAIL  
ROCKWALL, TX 75087

WEAVER ALEXANDRIA LEE  
2908 SARATOGA DRIVE  
ROCKWALL, TX 75087

RIGGS STELLA  
2908 SHALIMAR DR  
PLANO, TX 75023

GOODLOE COLLIN AND K D  
2908 STARBOARD DRIVE  
ROCKWALL, TX 75087

THORNHILL DOROTHY E  
2909 SARATOGA DR  
ROCKWALL, TX 75087

KESTER SEAN AND MISTI  
2910 PRESTON TRAIL  
ROCKWALL, TX 75087

STORY BRETT AND NICOLE  
2910 STARBOARD DR  
ROCKWALL, TX 75087

RAMIREZ CHRISTIAN IVAN RIESTRA AND MELIZA  
CHRISTINE  
2912 STARBOARD DR  
ROCKWALL, TX 75087

CHAUHAN HIMMAT V  
2914 SARATOGA DRIVE  
ROCKWALL, TX 75087

HALL MICHAEL J & VIVIANA M  
2914 STARBOARD DR  
ROCKWALL, TX 75087

GREENLY KRISTIN MARIE  
2916 STARBOARD DR  
ROCKWALL, TX 75087

SAENZ DANIEL RUBEN & MARSHA  
2917 SARATOGA DRIVE  
ROCKWALL, TX 75087

ORONA CHRISTI M AND ROBERT  
2918 STARBOARD DR  
ROCKWALL, TX 75087

CHRISTIAN LARRY R & LINDA M  
2920 SARATOGA DR  
ROCKWALL, TX 75087

CHEN XIANGNING AND  
YIYUN HOU  
2920 STARBOARD DR  
ROCKWALL, TX 75087

RESIDENT  
2923 SARATOGA DR  
ROCKWALL, TX 75087

PAK JAMES  
2926 SARATOGA DR  
ROCKWALL, TX 75087

VAZQUEZ JOE JR  
2929 SARATOGA DRIVE  
ROCKWALL, TX 75087

WILLIAMS KATHERINE ELIZABETH  
2932 SARATOGA DR  
ROCKWALL, TX 75087

WILSON TRISTEN AND  
DIONISIA RAY  
2935 SARATOGA DRIVE  
ROCKWALL, TX 75087

PATTRANUPRAVAT PRAPAN AND WONGNOI  
2939 SARATOGA DR  
ROCKWALL, TX 75087

EVANS SHEILA  
3 WATERS EDGE CT  
HEATH, TX 75032

VON SCHWARZ ROBIN D  
300 RUSH CREEK DR APT A4  
HEATH, TX 75032

CLARK ROGER AND VICKIE  
3000 COUNTRY PL  
ROCKWALL, TX 75032

ENGLAND ALICE BLACKSHEAR  
3001 BAYSIDE DR  
ROCKWALL, TX 75087

LUNN RICHARD C & MARTHA L  
3001 HARBOR DR  
ROCKWALL, TX 75087

HALE ROBERT L JR & JANET M  
3001 PORTSIDE DR  
ROCKWALL, TX 75087

EHLERT GORDON W & LINDA K  
3001 PRESTON CT  
ROCKWALL, TX 75087

RESIDENT  
3002 PRESTON TR  
ROCKWALL, TX 75087

MORROW KATHLEEN  
3002 BAYSIDE DR  
ROCKWALL, TX 75087

MORROW KATHLEEN  
3002 BAYSIDE DR  
ROCKWALL, TX 75087

MORROW KATHLEEN  
3002 BAYSIDE DR  
ROCKWALL, TX 75087

SEWELL SHANNON  
3002 HARBOR DR  
ROCKWALL, TX 75087

MCCAULEY DAVID AND KATHLEEN ELEANOR  
NEWMAN MCCAULEY  
3002 LAKESIDE DR  
ROCKWALL, TX 75087

TURNER CECE  
3002 PRESTON CT  
ROCKWALL, TX 75087

LURIE SHIRLEY ANN  
3003 BAYSIDE DR  
ROCKWALL, TX 75087

MORRISON LORRAINE  
3003 HARBOR DR  
ROCKWALL, TX 75087

SANCHEZ ENEIDA  
3003 LAKESIDE DR  
ROCKWALL, TX 75087

URQUHART IVY M  
3003 PORTSIDE DR  
ROCKWALL, TX 75087

ROGERS GENTRY  
3003 PRESTON COURT  
ROCKWALL, TX 75087

RESIDENT  
3004 PRESTON TR  
ROCKWALL, TX 75087

RUPPRATH THOMAS & GLENDA  
3004 BAYSIDE DR  
ROCKWALL, TX 75087

HENDERSON PEGGY J  
3004 HARBOR DR  
ROCKWALL, TX 75087

KILE GERRALL RAY  
3004 LAKESIDE DRIVE  
ROCKWALL, TX 75087

MILLER KATHLEEN PALMER  
3004 PRESTON CT  
ROCKWALL, TX 75087

RESIDENT  
3005 BAYSIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3005 PORTSIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3005 PRESTON CT  
ROCKWALL, TX 75087

MAXFIELD DONALD E & PATRICIA J  
3005 HARBOR DR  
ROCKWALL, TX 75087

RESIDENT  
3006 PRESTON TR  
ROCKWALL, TX 75087

MILLER GARY R & COLLEEN R  
3006 BAYSIDE DR  
ROCKWALL, TX 75087

D ATRI DAVID & SHARON  
3006 HARBOR DR  
ROCKWALL, TX 75087

BECKERLEY BEN AND  
CONNIE RENSHAW  
3006 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A  
3006 PRESTON COURT  
ROCKWALL, TX 75087

RESIDENT  
3007 HARBOR DR  
ROCKWALL, TX 75087

STRADER MARK  
3007 BAYSIDE DRIVE  
ROCKWALL, TX 75087

CHILDRESS DENNIS K JR & HILARY  
3007 LAKESIDE DR  
ROCKWALL, TX 75087

LANE RONALD D ETUX  
3007 PORTSIDE DR  
ROCKWALL, TX 75087

BURK CATHERINE & HOWARD T  
3007 PRESTON CT  
ROCKWALL, TX 75087

RESIDENT  
3008 PRESTON TR  
ROCKWALL, TX 75087

SEGGELINK MICHAEL AND MECHELL  
3008 BAYSIDE DR  
ROCKWALL, TX 75087

GRAESER OTTO THEODORE JR & PAMELA L  
3008 HARBOR DRIVE  
ROCKWALL, TX 75087

FISHER RICHARD R ET UX  
3008 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3009 BAYSIDE DR  
ROCKWALL, TX 75087

ERVIN SCOTT  
3009 BAYSIDE  
ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY  
3009 PRESTON CT  
ROCKWALL, TX 75087

CALVIN HURST SURVIVOR'S TRUST, A SUB-TRUST  
UNDER THE HURST LIVING TRUST  
CALVIN W HURST- TRUSTEE  
3010 BAYSIDE DRIVE  
ROCKWALL, TX 75087

GROSS JEANNE L  
3010 HARBOR DR  
ROCKWALL, TX 75087

PLANAS KYLE B & SANTIAGO A  
3010 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3011 LAKESIDE DR  
ROCKWALL, TX 75087

GLEASON PHILIP C & CATHY  
3011 BAYSIDE DR  
ROCKWALL, TX 75087

KOONCE STEPHEN R  
3012 BAYSIDE DR  
ROCKWALL, TX 75087

DEBUSK RITA  
3012 HARBOR DR  
ROCKWALL, TX 75087

HONEYCUTT SHARON A  
3012 LAKESIDE DRIVE  
ROCKWALL, TX 75087

VANCIL MARK & SUE LIVING TRUST  
MARK O & SUZANNE J VANCIL TRUSTEES  
3013 BAYSIDE DRIVE  
ROCKWALL, TX 75087

CHENAULT MARVIN H III  
3014 BAYSIDE DR  
ROCKWALL, TX 75087

FULLER RHONDA  
3014 HARBOR  
ROCKWALL, TX 75087

GARDNER DAVID C  
3015 BAYSIDE DR  
ROCKWALL, TX 75087

THOMPSON JEFFREY B  
3015 LAKESIDE DR  
ROCKWALL, TX 75087

KING GREGORY B & KAREN  
3016 BAYSIDE DRIVE  
ROCKWALL, TX 75087

HERNANDEZ EUGENEN R & ALICE G  
3016 HARBOR DR  
ROCKWALL, TX 75087

DUNCAN DONNA C  
3017 BAYSIDE DRIVE  
ROCKWALL, TX 75087

PRATT RANDY  
3017 LAKESIDE DR  
ROCKWALL, TX 75087

SELF NANCY  
3018 BAYSIDE DR  
ROCKWALL, TX 75087

LOREDO ANTONIO  
3018 HARBOR DR  
ROCKWALL, TX 75087

ANDERSON CATHERINE PAIGE  
3019 BAYSIDE DRIVE  
ROCKWALL, TX 75087

BARSEGYAN DAVID  
3019 LAKESIDE DR  
ROCKWALL, TX 75087

TIMPY ONDRUSEK FAMILY TRUST  
TIMPY KAY ONDRUSEK- TRUSTEE  
3020 BAYSIDE DRIVE  
ROCKWALL, TX 75087

SMITH ERVING KIRK & KAREN K  
3020 HARBOR DR  
ROCKWALL, TX 75087

MUNIZ MARTHA O  
3021 BAYSIDE DR  
ROCKWALL, TX 75087

CRAWFORD RUTH AND MICHAEL  
3021 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RONALD SPENCER FAMILY INVESTMENTS B LLC  
3021 RIDGE RD STE A-277  
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP  
3021 RIDGE ROAD A-120  
ROCKWALL, TX 75032

RESIDENT  
3022 BAYSIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3022 HARBOR DR  
ROCKWALL, TX 75087

MALEK CHRIS EDWARD & CHARLA BLASINGAME  
3022 HARBOR DR  
ROCKWALL, TX 75087

BISHOP DONNA  
3023 BAYSIDE DR  
ROCKWALL, TX 75087

ESTATE OF BEATRICE ELIZABETH LETTIERI  
3024 BAYSIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
303 E I30  
ROCKWALL, TX 75087

BRENNEMAN STEVEN J AND SHARLA F  
3046 NW 21ST ST TER  
NEW CASTLE, OK 73065

GANCI GLENN E AND DIANE N VAN DYK-GANCI  
305 DREW LANE  
HEATH, TX 75032

GANCI GLENN  
305 DREW LN  
HEATH, TX 75032

TRISARNSRI DUANG-JAI  
305 W 86TH ST #6C  
NEW YORK, NY 10024

RESIDENT  
309 E I30  
ROCKWALL, TX 75087

RESIDENT  
3101 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3103 LAKESIDE DR  
ROCKWALL, TX 75087

NELSON MARY E  
3104 LAKESIDE DR  
ROCKWALL, TX 75087

GOFFNEY KARLA REYES & KELLY ONEAL  
3105 LAKESIDE DR  
ROCKWALL, TX 75032

HEFFREN MICHAEL R  
3106 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3107 LAKESIDE DR  
ROCKWALL, TX 75087

BRUNS DONNA JUNE  
3108 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3109 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
311 E I30  
ROCKWALL, TX 75087

RESIDENT  
3111 LAKESIDE DR  
ROCKWALL, TX 75087

HALL LOWELL D  
3111 LAKESIDE DR  
ROCKWALL, TX 75087

MAKULINSKI STEVEN J  
3113 LAKESIDE DR  
ROCKWALL, TX 75087

MARTIN CHRISTOPHER AND GENEVIEVE  
3115 LAKESIDE DR  
ROCKWALL, TX 75087

SALINAS ROBERTO  
3117 LAKESIDE DRIVE  
ROCKWALL, TX 75087

CUELLAR FELISIA JULIANA  
3119 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3201 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3302 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3303 LAKESIDE DR  
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO  
3304 AUGUSTA BLVD  
ROCKWALL, TX 75087

KERN JAMES LEO JR & CHERYL  
3304 LAKESIDE DR  
ROCKWALL, TX 75087

ROBINSON MARK M &  
KIM T ROBINSON  
3305 LAKESIDE DR  
ROCKWALL, TX 75087

DIXON JEFFORD B & MELINDA S  
3306 LAKESIDE DR  
ROCKWALL, TX 75087

MURRAY TRAVIS  
3307 LAKESIDE DRIVE  
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA  
3308 AUGUST BLVD  
ROCKWALL, TX 75087

WYATT VIRGINIA  
3308 LAKESIDE DR  
ROCKWALL, TX 75087

SEWING ERIC THOMAS & GABRIELLE FRAGOSO  
3309 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HERMAN THOMAS M  
3310 LAKESIDE DRIVE  
ROCKWALL, TX 75087

GOITIA TINA  
3311 LAKESIDE DR  
ROCKWALL, TX 75087

CYNTHIA AND DOUGLAS BALZER LIVING TRUST  
DOUGLAS A BALZER AND CYNTHIA S BALZER -  
TRUSTEES  
3312 AUGUSTA BLVD  
ROCKWALL, TX 75087

FUENTES NELSON OSMIN AND ISABEL CRISTINA  
3312 LAKESIDE DRIVE  
ROCKWALL, TX 75087

THOMAS JERRY T AND BILLEE G AND  
ROBYN M PACE  
3313 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HART JOHN T & LAUREL A  
3314 LAKESIDE DR  
ROCKWALL, TX 75087

HURTT LAURIE R  
3315 LAKESIDE DR  
ROCKWALL, TX 75087

REED FRANCES GEAN  
3316 AUGUSTA BLVD  
ROCKWALL, TX 75087

WOLFE BRONSON ALAN  
3316 LAKESIDE DR  
ROCKWALL, TX 75087

DAVIS LARRY DEAN & KAREN RENEE  
3317 AUGUSTA BLVD  
ROCKWALL, TX 75087

GYER DAVID AND EVELYN CONSTANCE  
3318 AUGUSTA BLVD  
ROCKWALL, TX 75087

WILLIAMS HEIDI  
3318 LAKESIDE DRIVE  
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J  
3319 AUGUSTA BLVD  
ROCKWALL, TX 75087

HERVAS DAVID AND  
MARIA FERNANDEZ LAMARQUE  
3320 AUGUSTA BLVD.  
ROCKWALL, TX 75087

HERVAS DAVID AND  
MAIA LAMARQUE  
3320 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

SPARKS ROBIN F  
3320 LAKESIDE DR  
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K  
3321 AUGUSTA BLVD  
ROCKWALL, TX 75087

SLOVAK PAMELA A  
3322 AUGUSTA BLVD  
ROCKWALL, TX 75087

SPARKS GLENN E  
3322 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3323 AUGUSTA BLVD  
ROCKWALL, TX 75087

2016 P GRIFFIN REVOCABLE TRUST  
PAMELA ANN GRIFFIN - TRUSTEE  
3324 AUGUSTA BLVD  
ROCKWALL, TX 75087

MARQUARDT ROBERT & NICOLE  
3324 LAKESIDE DR  
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY  
MANAGEMENT LLC  
3325 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3326 LAKESIDE DR  
ROCKWALL, TX 75087

GREENE BARBARA A  
3326 AUGUSTA BLVD  
ROCKWALL, TX 75087

KELLY KIM  
3327 AUGUSTA BLVD  
ROCKWALL, TX 75087

WILLMON KEVIN LEE  
3329 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3400 LAKESIDE DR  
ROCKWALL, TX 75087

GREENBERG AUSTIN LOUIS  
3400 WATERVIEW TRAIL  
ROCKWALL, TX 75087

VOHRA SURINDER L  
C/O JULIA VOHRA  
3401 AUGUSTA BLVD  
ROCKWALL, TX 75087

LE JEUNE ARTHUR A III & MARIA G  
3401 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3402 AUGUSTA BLVD  
ROCKWALL, TX 75087

MENGES CATHERINE E  
3402 WATERVIEW TRL  
ROCKWALL, TX 75087

NEDROW MICHAEL JOSEPH  
3403 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

NEELEY JAMES D AND BECKY J  
3403 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KEITH BENJAMIN C JR AND SHERYL A  
3403 WATERVIEW TRAIL  
ROCKWALL, TX 75087

KEITH BENJAMIN AND SHERYL  
3403 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3404 WATERVIEW TRL  
ROCKWALL, TX 75087

CLARK WILLIAM J  
3404 AUGUSTA BLVD  
ROCKWALL, TX 75087

MEJIA PATRICIA E AND ROGER C WILLIAMSON  
3404 LAKESIDE DR  
ROCKWALL, TX 75087

MEJIA PATRICIA E  
3404 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3405 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3405 WATERVIEW TRL  
ROCKWALL, TX 75087

COATS RANDALL G AND JUDITH L  
3405 LAKESIDE DR  
ROCKWALL, TX 75087



IDSAL WARREN B  
3406 AUGUSTA BLVD  
ROCKWALL, TX 75087

MINTH KRISTEN R  
3406 LAKESIDE DR  
ROCKWALL, TX 75087

JACKSON HAYLEE BROOKE AND DONALD LYNN  
3406 WATERVIEW TRAIL  
ROCKWALL, TX 75087

BAIN WILLIAM  
3407 AUGUSTA BLVD  
ROCKWALL, TX 75087

INGRAM STEVEN AND JULIE  
3407 LAKESIDE DRIVE  
ROCKWALL, TX 75087

FRANK SHEILA D  
3407 WATERVIEW TRAIL  
ROCKWALL, TX 75087

THE MARY SUE BOLAND REVOCABLE LIVING  
TRUST  
3408 AUGUSTA BLVD  
ROCKWALL, TX 75087

OLBERA MARIO R  
3408 LAKESIDE DR  
ROCKWALL, TX 75087

WILLIAMS JACK AND  
MICHAELA DAVIS  
3408 WATERVIEW TRL  
ROCKWALL, TX 75087

RESIDENT  
3409 AUGUSTA BLVD  
ROCKWALL, TX 75087

CONFIDENTIAL  
3409 WATERVIEW TRAIL  
ROCKWALL, TX 75087

LEMMOND KIMBERLY  
3410 AUGUSTA BLVD  
ROCKWALL, TX 75087

TURNER CRAIG R  
3410 LAKESIDE DR  
ROCKWALL, TX 75087

TURNER CRAIG R  
3410 LAKESIDE DR  
ROCKWALL, TX 75087

MILLER SANDY  
3410 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3411 WATERVIEW TRAIL  
ROCKWALL, TX 75087

CARDWELL CLIFFORD R & LINDA C  
3411 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3412 AUGUSTA BLVD  
ROCKWALL, TX 75087

DOBRICK JOHN R  
3412 LAKESIDE DR  
ROCKWALL, TX 75087

SANTIBANEZ GUADALUPE AND ANTONIA  
3412 WATERVIEW TRAIL  
ROCKWALL, TX 75087

PUGH HUEY  
3413 AUGUSTA BLVD  
ROCKWALL, TX 75087

HEIMAN DILLON J  
3413 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3414 LAKESIDE DR  
ROCKWALL, TX 75087

HOFSTAD KENT AND  
STACEY L MCCOOL  
3414 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

CERVANTES GONZALO AND NEHA PATEL  
3414 WATERVIEW TRAIL  
ROCKWALL, TX 75087

VARNADO VIRGINIA D AND  
KENNETH M MOHAN  
3415 WATERVIEW TRL  
ROCKWALL, TX 75087

TOTH DANIEL FRANK III  
3416 AUGUST BLVD  
ROCKWALL, TX 75087

SAMS DAMON CUYLER AND ANGELA BETH  
3416 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3417 WATERVIEW TRAIL  
ROCKWALL, TX 75087

FOX GREGORY AND LAURA C  
3417 AUGUSTA BLVD  
ROCKWALL, TX 75087

ANTHONY LINDA  
3418 AUGUSTA BLVD  
ROCKWALL, TX 75087

MOKRZECKY CHERYL AND  
ROGER DIEBEL  
3418 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3419 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3420 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3420 LAKESIDE DR  
ROCKWALL, TX 75087

HINDS JOELLE  
3421 AUGUSTA BLVD  
ROCKWALL, TX 75087

RAY JAMIE J  
3421 WATERVIEW TRAIL  
ROCKWALL, TX 75087

BULLOCK JOHN D AND  
LANEY BETH PHELPS  
3422 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

SHANMUGAN NOELINE EMMA  
3422 LAKESIDE DRIVE  
ROCKWALL, TX 75087

NEWMAN SLOAN & JILL  
3423 WATERVIEW TRAIL  
ROCKWALL, TX 75087

KETTLE ALEC J  
3424 AUGUSTA BLD  
ROCKWALL, TX 75087

OGLE JORDAN J  
3425 AUGUSTA BLVD  
ROCKWALL, TX 75087

THOMAS ROBERT R JR  
3425 WATERVIEW TRL  
ROCKWALL, TX 75087

BRYANT SHIRLEY  
3426 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3427 WATERVIEW TRL  
ROCKWALL, TX 75087

RESIDENT  
3428 AUGUSTA BLVD  
ROCKWALL, TX 75087

WENDY LOU WOOD REVOCABLE TRUST  
WENDY LOU WOOD- TRUSTEE  
3430 AUGUSTA BLVD  
ROCKWALL, TX 75087

OSBORNE ROGER D & BONITA L  
3432 AUGUSTA BLVD  
ROCKWALL, TX 75087

HARTLEROAD MICHAEL J AND JACQUELINE A  
3434 AUGUSTA BLVD  
ROCKWALL, TX 75087

ELDRIDGE LEWIS ERIC  
3494 N STODGHILL ROAD  
ROCKWALL, TX 75087

V & K TEXAS PROPERTIES LLC  
3500 DALROCK RD  
ROWLETT, TX 75088

V & K TEXAS PROPERTIES LLC  
3500 DALROCK RD  
ROWLETT, TX 75088

PATTERSON DENIS  
3501 AUGUSTA TRL  
ROCKWALL, TX 75087

GRAMMER JERRY R AND MARIAN LUANN  
3501 HIGHPOINT DR  
ROCKWALL, TX 75087

HARVILLE FAMILY THE TRUST  
KEITH A HARVILLE & MARIA D TRUSTEES  
3502 HIGHPOINT DR  
ROCKWALL, TX 75087

VAICYS VYTAUTAS  
3502 LAKESIDE DR  
ROCKWALL, TX 75087

CROW DANNY AND MARY J  
3502 WATERVIEW TR  
ROCKWALL, TX 75087

COATS RYAN AND  
NEIL COATS  
3503 AUGUSTA TRAIL  
ROCKWALL, TX 75087

GRAVES JAMES K  
3503 HIGHPOINT DR  
ROCKWALL, TX 75087

GRAY GARY A  
3504 HIGHPOINT DR  
ROCKWALL, TX 75087

SPROULL PATRICIA M  
3504 LAKESIDE DR  
ROCKWALL, TX 75087

GREMMINGER JERRY C AND CYNTHIA E  
3504 WATERVIEW TRAIL  
ROCKWALL, TX 75087

MOORE JOSEPH CHARLES & LINDA  
3505 AUGUSTA TRL  
ROCKWALL, TX 75087

BARBERA ARTURO F & JACQUELINE  
3506 HIGHPOINT DR  
ROCKWALL, TX 75087

CONNELLY MARK AND JILL  
3506 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HILL MARTHA GAYE  
3507 AUGUSTA TRL  
ROCKWALL, TX 75087

SUZUKI AOMI AND  
TAKAHIRO SUZUKI  
3508 HIGHPOINT DR  
ROCKWALL, TX 75087

MORRISSEY CRAIG AND PAIGE HUNT  
3508 LAKESIDE DRIVE  
ROCKWALL, TX 75087

ERICKSON DAVID CHARLES AND DEBORAH  
3509 AUGUSTA TR  
ROCKWALL, TX 75087

BEAUTY LEGACY LLC  
3509 RIM FIRE DRIVE  
GARLAND, TX 75044

KARBAUM WILLI AND NINA  
3510 LAKESIDE DR  
ROCKWALL, TX 75087

STALEY JON T AND SHARON J  
3512 LAKESIDE DR  
ROCKWALL, TX 75087

BLACKWOOD GLENITA AND SCOTT  
3514 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LILIANA ANGELICA  
3516 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LILIANA  
3516 LAKESIDE DR  
ROCKWALL, TX 75087

BMG TRUST DATED MAY 24, 2018  
BETSEY M GAULT - TRUSTEE  
3518 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KING KAREN ROSE  
3522 LAKESIDE DR  
ROCKWALL, TX 75087

KING KAREN R  
3522 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LUCY F  
3524 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3601 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3602 HIGHPOINT DR  
ROCKWALL, TX 75087

BOWEN MEREDITH NINA  
3602 HILLTOP CIRCLE  
ROCKWALL, TX 75087

MYERS JERRY & MARCIA  
3602 LAKESIDE DR  
ROCKWALL, TX 75087

BRYANT BYRON L  
3603 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3604 HIGHPOINT DR  
ROCKWALL, TX 75087

GREMMINGER JASON A  
3604 HILLTOP CIRCLE  
ROCKWALL, TX 75087

HOLT DEVIN D AND BETTINA L  
3604 LAKESIDE DR  
ROCKWALL, TX 75087

LUNA REVOCABLE LIVING TRUST  
3605 HIGHPOINT DR  
ROCKWALL, TX 75087

SHAVER ROBERT  
3606 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

DURHAM JOHN AND SANDRA AND  
3606 HILLTOP CIR  
ROCKWALL, TX 75087

BARLOW MADISON AND LUKE  
3607 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3608 HILLTOP CIR  
ROCKWALL, TX 75087

ROLAND STEPHEN CHARLES AND JULIA  
3608 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

MATHURA PHILLIP ANTHONY AND  
SUZANNE DARLENE ALLMAN-MATHURA  
3608 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3609 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3610 HILLTOP CIR  
ROCKWALL, TX 75087

PUGH GARY AND LAURA  
3610 HIGHPOINT DR  
ROCKWALL, TX 75087

KLEIN MICHAEL S AND DONNA G  
3610 LAKESIDE DR  
ROCKWALL, TX 75087

REID IRMA MASQUIFELT  
3611 HIGHPOINT DR  
ROCKWALL, TX 75087

HOWARD MARIA LOUISE  
3612 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

SELMAN LINDA VALERIE  
3612 HILLTOP CIR  
ROCKWALL, TX 75087

MUKHERJEE JAYDEEP  
3612 LAKESIDE DRIVE  
ROCKWALL, TX 75087

PIERSON MICHAEL C & LESLIE PIERSON  
3613 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3614 HIGHPOINT DR  
ROCKWALL, TX 75087

DEATON KEVIN & SHERI  
3614 HILLTOP CIR  
ROCKWALL, TX 75087

SPENCER RONALD G  
3614 LAKESIDE DR  
ROCKWALL, TX 75087

HAMILTON JOHN E  
3615 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3616 LAKESIDE DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
3616 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

NETHERLAND JOHN L AND SUE  
3616 HILLTOP CIRCLE  
ROCKWALL, TX 75087

RESIDENT  
3617 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3618 LAKESIDE DR  
ROCKWALL, TX 75087

HORNQUIST ERIC R & SANDRA L  
3618 HIGHPOINT DR  
ROCKWALL, TX 75087

BEASLEY GILLIAN  
3618 HILLTOP CIR  
ROCKWALL, TX 75087

RESIDENT  
3619 HIGHPOINT DR  
ROCKWALL, TX 75087

CLARKE WILLIAM P & ISABEL A  
3620 HIGHPOINT DR  
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST  
3620 HILLTOP CIR  
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST  
3620 HILLTOP CIR  
ROCKWALL, TX 75087

CRAWFORD MIKE &  
PAM WATKINS  
3620 LAKESIDE DR  
ROCKWALL, TX 75087

2017 D PARKHILL REVOCABLE TRUST  
DEBORAH L PARKHILL- TRUSTEE  
3621 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

MILLER CHARLES E JR  
3622 HIGHPOINT DR  
ROCKWALL, TX 75087

DEANA DIANE MCLARRY MANAGEMENT TRUST  
DEANA DIANE MCLARRY - TRUSTEE  
3622 LAKESIDE DR  
ROCKWALL, TX 75087

WILKINS WILLIAM P & MARY E  
3624 HIGHPOINT DR  
ROCKWALL, TX 75087

MARICH ANDREW L  
3624 LAKESIDE DR  
ROCKWALL, TX 75087

BESIC VERONIKA & MUFID  
3626 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

VELLANKI AMRUTHA AND  
VIJAY KRISHNA RAYANKI AND SRINIVASA R  
MOVVA  
3626 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KRAEMER DANNA J  
3628 LAKESIDE DR  
ROCKWALL, TX 75087

SPRADLIN RYAN LLOYD  
369 DOE CIR  
FRANKTOWN, CO 80116

WILLIS REBECCA J  
369 N KING RD  
ROYSE CITY, TX 75189

RESIDENT  
3701 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3702 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3703 MEDITERRANEAN  
ROCKWALL, TX 75087

BARNETT ROBERT H JR AND DONNA L  
3704 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3705 MEDITERRANEAN  
ROCKWALL, TX 75087

OVERMAN DAMON  
3706 MEDITERRANEAN ST  
ROCKWALL, TX 75087

PRICE MELANIE B  
3708 MEDITERRANEAN DRIVE  
ROCKWALL, TX 75087

METZGER LAURA L  
3709 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3710 MEDITERRANEAN  
ROCKWALL, TX 75087

RICHARDSON LISA M  
3710 RAWLINS ST STE 1420  
DALLAS, TX 75219

RESIDENT  
3711 MEDITERRANEAN  
ROCKWALL, TX 75087

DOLLARD NANCY  
3712 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

MELVIN VALERIE G  
3713 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3714 MEDITERRANEAN  
ROCKWALL, TX 75087

SANDRA RIBBENS REVOCABLE LIVING TRUST  
AGREEMENT  
3716 MEDITERRANEAN ST  
ROCKWALL, TX 75087

JAMES NORMAN R AND TERRY D GARDNER  
3720 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3722 MEDITERRANEAN  
ROCKWALL, TX 75087

TARVER DONALD A & ALICE A MCGUIRE  
3724 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3726 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3728 MEDITERRANEAN  
ROCKWALL, TX 75087

ADAMS ARNOLD R III & KIT Y  
3730 MEDITERRANEAN ST  
ROCKWALL, TX 75087

VARNELL ERIC AND KATHLEEN R  
3801 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

RESIDENT  
3802 MEDITERRANEAN  
ROCKWALL, TX 75087

GARCIA IRMA YOLANDA  
3803 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3805 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3806 MEDITERRANEAN  
ROCKWALL, TX 75087

SCAGNOLI NANCY LYNN  
3809 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

CARSON KENT A & JORI A  
3810 MEDITERRANEAN ST  
ROCKWALL, TX 75087

SMITH ROY LEE  
3811 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

BASHOR ARMAND & CHARLIE TRUSTEES  
ARMAND BASHOR & CHARLIE BASHOR  
REVOCABLE LIVING FAMILY TRUST  
3812 MEDITERRANEAN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3813 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3816 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3818 MEDITERRANEAN  
ROCKWALL, TX 75087

COLBURN JAMES B  
3820 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RAY WES  
3822 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3824 MEDITERRANEAN  
ROCKWALL, TX 75087

MARCONI MYQUEL & HILGA GONZAGA RAINS  
3826 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

RESIDENT  
3828 MEDITERRANEAN  
ROCKWALL, TX 75087

CRAWFORD CHARLOTE A & WILLIAM D  
3830 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CRAWFORD WILLIAM D & CHARLOTTE A  
3830 MEDITERRANEAN ST  
ROCKWALL, TX 75087

JORDAN SHARON MICHELLE  
3832 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

KING EVELYN  
3834 MEDITERRANEAN ST  
ROCKWALL, TX 75087

BELANGER CORKY W  
3836 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3838 MEDITERRANEAN  
ROCKWALL, TX 75087

BOVEE PAUL R & GHISLAINE  
3840 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
3901 VILLAGE DR  
ROCKWALL, TX 75087

GREEN LAURA  
3902 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

DODSON JAMES THOMAS  
3903 ROMA CT  
ROCKWALL, TX 75087

TOMS DAVID E  
3903 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
3904 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3905 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3905 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
3906 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3907 ROMA CT  
ROCKWALL, TX 75087

SINGH GURDARSHAN AND PARAMJIT W  
3907 MEDITERRANEAN ST  
ROCKWALL, TX 75087

ANDREWS MICHAEL S  
3907 VILLAGE DR  
ROCKWALL, TX 75087

ATTAWAY KELLIANN N  
3908 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

RESIDENT  
3909 VILLAGE DR  
ROCKWALL, TX 75087

FARR ROBERT MICHAEL AND  
MICHAEL PATRICK FARR  
3909 MEDITERRANEAN  
ROCKWALL, TX 75087

CANNON SUSAN RENEE  
3910 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3911 VILLAGE DR  
ROCKWALL, TX 75087

MACON LISA RENEE & LOYD MICHAEL ROSELL  
3911 MEDITERRANEAN ST  
ROCKWALL, TX 75087

GEGOGINE JANET ANN  
3911 ROMA COURT  
ROCKWALL, TX 75087

RESIDENT  
3912 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3913 MEDITERRANEAN  
ROCKWALL, TX 75087

BAKER RANDY AND CINDY THOMPSON  
3914 MEDITERRANEAN ST  
ROCKWALL, TX 75087

LAMBIASE NICHOLAS  
3915 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

THOMAS CALLIE ELISABETH AND  
KEVIN MATTHEW HOYE  
3915 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3916 MEDITERRANEAN  
ROCKWALL, TX 75087

CODY KAREN S  
3917 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

ADAO ROBERT  
3917 ROMA CT  
ROCKWALL, TX 75087

CONFIDENTIAL  
3918 MEDITERRANEAN DR  
ROCKWALL, TX 75087

SAXON VICTORIA  
3919 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3920 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3921 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3922 MEDITERRANEAN  
ROCKWALL, TX 75087

MCREYNOLDS ANDREW MARTIN & SARAH  
KATHRYN  
3923 ROMA CT  
ROCKWALL, TX 75087

MCCARY PAUL A AND CHRISTY G  
3924 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3925 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3926 MEDITERRANEAN  
ROCKWALL, TX 75087

JESSICA WELLS WOOD REVOCABLE TRUST  
JESSICA WELLS WOOD - TRUSTEE  
3927 ROMA COURT  
ROCKWALL, TX 75087

MATHEWS JOHN & STEPHANIE PAMELA  
3928 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3929 ROMA CT  
ROCKWALL, TX 75087

PAMELA STEPHANIE & MATHEWS  
3930 MEDITERRANEAN ST  
ROCKWALL, TX 75087

BRILEY KASITY AND MATTHEW  
3931 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3932 MEDITERRANEAN  
ROCKWALL, TX 75087

PESCHELL DANIEL J & COLLEEN J  
3933 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3934 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3935 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3936 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4002 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4004 MEDITERRANEAN <Null>  
ROCKWALL, TX 75087

BOTHA HELEN GALLOWAY  
4006 MEDITERRANEAN ST  
ROCKWALL, TX 75087

NORWOOD TIMOTHY CLYDE  
4008 MEDITERRANEAN ST  
ROCKWALL, TX 75087

HO JUI LIEN CHOU  
4009 19TH STREET STE D  
LUBBOCK, TX 79410

HO MING-TAO & JUI-LIEN CHOU  
4009 19TH STREET STE D  
LUBBOCK, TX 79410

TAYLOR BETTY FRANCES  
4010 MEDITERRANEAN ST  
ROCKWALL, TX 75087

MARIA RODRIGUEZ TRUST  
4011 POMPEI CT  
ROCKWALL, TX 75087

CASIMERO MAJELLA SANDOVAL  
4012 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
4014 MEDITERRANEAN  
ROCKWALL, TX 75087

TORRES TONY  
4015 MEDITERRANEAN  
ROCKWALL, TX 75189

RESIDENT  
4016 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4018 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4020 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4022 MEDITERRANEAN  
ROCKWALL, TX 75087

MCLEMORE MELISSA  
4024 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
4026 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4028 MEDITERRANEAN DR  
ROCKWALL, TX 75087

BURNS LORRAINE MARIETTI  
C/O GOLD KEY REALTORS  
403 W WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
4030 MEDITERRANEAN  
ROCKWALL, TX 75087



RESIDENT  
4100 VILLAGE DR  
ROCKWALL, TX 75087

NIMON JAMES R AND  
DONNA G NELSON  
4101 CABANA CT  
ROCKWALL, TX 75087

CHUNG KWANGYU AND  
SUNME LEE  
4102 CABANA CT  
ROCKWALL, TX 75087

LEWIS MARY P  
4103 CABANA CT  
ROCKWALL, TX 75087

RESIDENT  
4104 VILLAGE DR  
ROCKWALL, TX 75087

MCGOWAN KYLE  
4105 CABANA COURT  
ROCKWALL, TX 75087

WILLARD ELIZABETH A  
4106 VILLAGE DR  
ROCKWALL, TX 75087

CROWELL TERESA  
4107 CABANA CT  
ROCKWALL, TX 75087

AGUILAR VICTOR  
4108 VILLAGE DR  
ROCKWALL, TX 75087

WILLIAMS CHARLES AND TAMIKA  
4110 VILLAGE DRIVE  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

DAVIS CHAD S  
4200 POMPEI CT  
ROCKWALL, TX 75087

RESIDENT  
4201 POMPEI CT  
ROCKWALL, TX 75087

RIVES MELANIE STEWART  
4212 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
4214 VILLAGE DR  
ROCKWALL, TX 75087

TOLLESON TERRY & PATSY  
4216 VILLAGE DR  
ROCKWALL, TX 75087

PECK KIMBERLY W  
4218 VILLAGE DR  
ROCKWALL, TX 75087

VENRICK CHERYL  
4220 VILLAGE DR  
ROCKWALL, TX 75087

HICKMAN MARILYN  
4230 GIBSON ST UNIT C  
HOUSTON, TX 77007

MOON EUNHA AND  
NORIO HASEGAWA  
424 N HARRISON ST  
PRINCETON, NJ 8540

M & S MCGRATH TRUST AND MARY P MCGRATH  
TRUST  
MARTIN E & MARY P MCGRATH TRUSTEES AND  
DAVID HILLIS MCGRATH  
4350 BELTWAY DR  
ADDISON, TX 75001

ZI HAN PROPERTIES LLC SERIES K  
4432 WALNUT HILL LN  
DALLAS, TX 75229

GEORGE DAVID E & TERESA L  
447 SAINT MICHAELS WAY  
ROCKWALL, TX 75032

SUNDAY SKY PROPERTIES  
4628 SUNDANCE DR  
PLANO, TX 75024

RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75087

36 WAGON ROAD, LLC  
502 TERRY LANE  
HEATH, TX 75032

36 WAGON ROAD, LLC  
502 TERRY LANE  
HEATH, TX 75032

WDI LOGISTICS INC  
503 GLENBROOK CT  
SOUTHLAKE, TX 76092

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

CJSM PROPERTIES LP  
512 WILLOW SPRINGS DRIVE  
HEATH, TX 75032

ZHANG TINGTING AND  
RONALD SIEDOT MOK  
517 GROVE LANE  
FOREST PARK, IL 60130

BRIDGE VALHALLA INC  
519 E I 30 #157  
ROCKWALL, TX 75087

HARMON H VICTOR  
519 E INTERSTATE 30 PMB 212  
ROCKWALL, TX 75087

LEATHERS TIMOTHY  
5335 COUNTY ROAD 597  
FARMERSVILLE, TX 75442

YING DENISE  
5349 AMESBURY DR APT 2010  
DALLAS, TX 75206

3818 MEDITERRANEAN STREET A PROTECTED  
SERIES OF CQ CHICA TX LLC  
539 W COMMERCE #5354  
DALLAS, TX 75208

BT CAYMAN LLC  
5430 LYNDON B JOHNSON FWY STE 1050

RICE CARINE  
545 BEDFORD FALLS  
ROCKWALL, TX 75087

RESIDENT  
550 LA JOLLA DR  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
5788 W SKY HAWK TRL  
ROYSE CITY, TX 75189

I BENDECK & CO LLC  
5818 PRESTON FAIRWAYS DRIVE  
DALLAS, TX 75252

WU SONG AND KEVIN Y  
5941 GLENDOWER LN  
PLANO, TX 75093

RESIDENT  
600 TURTLE COVE BLVD  
ROCKWALL, TX 75087

GANNAWAY DANNY EARL  
601 COUNTRY CLUB DR  
HEATH, TX 75032

JORDAN LINDA T  
6018 RALEIGH DR  
GARLAND, TX 75044

SCOTT PATRICIA ANN YOUNG AND JIMMY  
ANTHONY  
603 CLIFF VIEW CT  
ROCKWALL, TX 75087

GRANTGES GERALD & LINDA  
604 CLIFF VIEW COURT  
ROCKWALL, TX 75087

RASOR RICK, AKA RICHARD RASOR AND  
GEORGETTE  
607 CLIFF VIEW CT  
ROCKWALL, TX 75087

CLINGER FRANK B JR & GAIL M  
608 CLIFF VIEW CT  
ROCKWALL, TX 75087

FOX RICHARD C & LINDY S  
611 CLIFF VIEW CT  
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V  
611 HARBOR COVE DR  
ROCKWALL, TX 75087

LANKFORD TIMOTHY R & BLAIR H  
612 CLIFF VIEW CT  
ROCKWALL, TX 75087

GIBSON ROBIN S & JOHN  
612 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

FLORENCIA HECTOR J  
615 HARBOR COVE DR  
ROCKWALL, TX 75087

FEDDERSON WILLIAM R & PATRICIA L  
615 LOCH VIEW COURT  
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J  
616 HARBOR COVE DR  
ROCKWALL, TX 75087

BRADLEY CLIFFORD D & JOYCE M  
616 LOCH VIEW CT  
ROCKWALL, TX 75087

HANEY DYLAN K  
617 HARBOR COVE DR  
ROCKWALL, TX 75087

ROCKWALL INNKEEPERS I LTD  
6176 FM 2011  
LONGVIEW, TX 75603

ROCKWALL INNKEEPERS I LTD  
6176 FM 2011  
LONGVIEW, TX 75603

MARCUS MEGAN  
619 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

PRATT CHARLES A AND PATRICIA L  
619 LOCH VIEW CT  
ROCKWALL, TX 75087

SHAW STEPHANIE AND BRYAN  
620 HARBOR COVE DR  
ROCKWALL, TX 75087

TRAWEEK TOYA  
620 LOCH VIEW CT  
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &  
MISTY ROTRAMEL  
621 HARBOR COVE DR  
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD  
623 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

ADAMS PATRICIA M  
624 LOCH VIEW CT  
ROCKWALL, TX 75087

LITHERLAND LORILEE  
627 HARBOR COVE DR  
ROCKWALL, TX 75087

RESIDENT  
629 HARBOR COVE DR  
ROCKWALL, TX 75087

ONTIVEROS NADINE MARGARET & ALFREDO  
JOSE  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE  
TRUST  
JIMMIE LEE ALFORD AND BARBARA EDWARDS  
ALFORD-COTRUSTEES  
635 STAFFORD CIR  
ROCKWALL, TX 75087

RESIDENT  
637 STAFFORD CIR  
ROCKWALL, TX 75087

GARRISON KIMBERLY RAE AND JOHN  
638 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HAYS FAMILY TRUST  
JOAN AVOY HAYS - TRUSTEE  
639 STAFFORD CIR  
ROCKWALL, TX 75087

EVANS HASKELL L & SHEILA L  
640 WOODLAND WAY  
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D  
641 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ  
643 STAFFORD CIR  
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN  
643 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RESIDENT  
644 STAFFORD CIR  
ROCKWALL, TX 75087

JOHNSON SAUNDRA J  
644 TURTLE COVE  
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K  
644 WOODLAND WAY  
ROCKWALL, TX 75087

COGDELL CHELSEA ANNE  
645 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

GALLI THOMAS J AND MARTHA  
645 STAFFORD CIR  
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA  
646 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FISH WADE W  
647 STAFFORD CIR  
ROCKWALL, TX 75087

MOORE KELLI M  
647 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RESIDENT  
648 STAFFORD CIR  
ROCKWALL, TX 75087

GILLIKIN JENNIFER  
648 WOODLAND WAY  
ROCKWALL, TX 75087

SVRCEK JOSEPH T  
649 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

WHITESIDE JANIS G  
650 STAFFORD CIR  
ROCKWALL, TX 75087

KATT WILLIAM CHARLES  
650 TURTLE COVE BLVD  
ROCKWALL, TX 75087

THORSEN LINDY N  
651 STAFFORD CIR  
ROCKWALL, TX 75087

LOFLAND SHERRIE  
651 TURTLE COVE  
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &  
JENNIFER ANN WEST  
652 STAFFORD CIRCLE  
ROCKWALL, TX 75087

BANISTER NICOLE M  
652 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SINGH PARAMJIT W  
652 WOODLAND WAY  
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA  
653 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOMEZ JESSE OMAR & JENNIFER KATHLEEN  
653 STAFFORD CIR  
ROCKWALL, TX 75087

DE LARA KARLA BELTRAN FERNANDEZ AND  
ALFONSO ANDRADE  
653 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

WING REMONA ANN  
654 STAFFORD CIR  
ROCKWALL, TX 75087

CLAY DEBBRA S  
654 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILLIAMS AMY JO  
655 STAFFORD CIR  
ROCKWALL, TX 75087

TITUS JAMESON P & DEANNA C  
655 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILKINSON BRYAN JR  
JACQUELINE MIGNON WILKINSON  
655 WOODLAND WAY  
ROCKWALL, TX 75087

BAUGHMAN TERRILL L & PATRICIA A  
656 STAFFORD CIRCLE  
ROCKWALL, TX 75087

DONIHOO DANNY L & MARION  
656 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CLARK JASON M III & SIVI  
656 WOODLAND WAY  
ROCKWALL, TX 75087

RESIDENT  
657 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SHINKAR MIKHAIL AND VIOLETTA  
657 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

MCCORGARY MARY K  
658 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BROWN ELIZABETH ANNE AND GARY ROBERT  
BROWN JR  
659 DANIELLE COURT  
ROCKWALL, TX 75087

HOGUE VERNON JR & JUDY  
659 STAFFORD CIR  
ROCKWALL, TX 75087

LAUREANO JULIO J JR AND  
SILVIA MURGUIA  
659 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILLIAMS MARY ESTHER TRUSTEE  
WILLIAMS FAMILY TRUST  
659 WOODLAND WAY  
ROCKWALL, TX 75087

COOK BRANDON L  
660 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

CARRIZALES ERI E AND LENNY  
660 DANIELLE CT  
ROCKWALL, TX 75087

CONFIDENTIAL  
660 STAFFORD CIR  
ROCKWALL, TX 75087

JACOBSON LEANNE S  
660 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ELLIOTT KENNETH J  
660 WOODLAND WAY  
ROCKWALL, TX 75087

VILLASANA JANICE  
661 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SAUNDERS GARY & SYLVIA  
662 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WENDT JEFFREY & CARON  
663 DANIELLE CT  
ROCKWALL, TX 75087

BOEWE STEPHEN L & CATHY L  
663 STAFFORD CIRCLE  
ROCKWALL, TX 75087

LEINWEBER HAROLD MARVIN AND SAUNDRA  
RUTH  
663 WOODLAND WAY  
ROCKWALL, TX 75087

RESIDENT  
664 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BLANCO NOEL C AND MARIA NECTAR U BLANCO  
664 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

ROCK REBEKAH LYNN AND CHRISTOPHER  
EDWARD  
664 DANIELLE COURT  
ROCKWALL, TX 75087

GANTER ROBERT & RACHEL  
664 STAFFORD CR  
ROCKWALL, TX 75087

ELLIS MARGARET HENRY  
664 WOODLAND WAY  
ROCKWALL, TX 75087

KAMPFER JULIE  
665 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

KING WILLIAM KENNETH &  
BARBARA KAY HENNINGTON-KING  
667 DANIELLE CT  
ROCKWALL, TX 75087

CARR LAURA V  
667 STAFFORD CIR  
ROCKWALL, TX 75087

MORGAN FAMILY REVOCABLE LIVING TRUST  
VICTORIA S MORGAN- TRUSTEE  
667 WOODLAND WAY  
ROCKWALL, TX 75087

OWENS JIMMY R AND CYNTHIA A  
668 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

DICKERSON JEAN AND MICHAEL  
668 DANIELLE CT  
ROCKWALL, TX 75087

HALL JAMES L & LETA L  
668 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HAMMERLE STEPHEN H AND MARLENE C  
668 WOODLAND WAY  
ROCKWALL, TX 75087

KRENZIN MIKE & JOYCE  
669 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

MUCHMORE C AMANDA  
669 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HOBEICHE KHALIL JAD  
6703 GENSTAR LANE  
DALLAS, TX 75252

PJYK PROPERTIES LLC  
6708 EAGLE POINT COURT  
PLANO, TX 75024

OELKE PATRICK AND LESLIE  
671 DANIELLE CT  
ROCKWALL, TX 75087

SHEFFIELD STANLEY AARON  
671 STAFFORD CIR  
ROCKWALL, TX 75087

ROLLINS WILLIAM D & ELIZABETH  
671 TURTLE COVE BLVD  
ROCKWALL, TX 75087

EDGECOMB REVOCABLE LIVING TRUST  
MICHAEL DEAN EDGECOMB AND BETH ANN  
EDGECOMB- TRUSTEES  
671 WOODLAND WAY  
ROCKWALL, TX 75087

BOYD RITA  
672 CHANNEL RIDGE  
ROCKWALL, TX 75087

ELAM M MARK AND SHARON A ELAM  
REVOCABLE TRUST  
M MARK ELAM AND SHARON A ELAM- CO  
TRUSTEES  
672 DANIELLE COURT  
ROCKWALL, TX 75087

EDMONDS DAVID AND RHONDA  
672 WOODLAND WAY  
ROCKWALL, TX 75087

RESIDENT  
673 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

VAUGHN MARILYN  
673 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ANDERSON PATRICK D  
675 DANIELLE CT  
ROCKWALL, TX 75087

ANDERSON TIFFANI & JONATHAN  
675 TURTLE COVE BLVD  
ROCKWALL, TX 75087

GITTER DANIEL  
675 WOODLAND WAY  
ROCKWALL, TX 75087

SPEYRER CINDY  
676 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

QIN BAIFANG & YELIN OU  
676 DANIELLE COURT  
ROCKWALL, TX 75087

CARTER CHRISTOPHER S AND SARAH W  
676 WOODLAND WAY  
ROCKWALL, TX 75087

GARFIELD BRADLEY AND MAILE  
677 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

NYNAS THOMAS & NICHOLE  
679 DANIELLE CT  
ROCKWALL, TX 75087

BEAKEY MARJORIE  
679 WOODLAND WAY  
ROCKWALL, TX 75087

MEINHARDT CAROL  
680 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

DAVID M TRAW AND PAMELA J TRAW FAMILY  
TRUST  
DAVID MILTON TRAW AND PAMELA JANE  
TRAW- TRUSTEES  
680 DANIELLE CT  
ROCKWALL, TX 75087

FUGATE VICTOR & MARY  
680 WOODLAND WAY  
ROCKWALL, TX 75087

MOONEY STEPHEN SCOTT AND SHAWNETTE  
681 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

BIG F LLC- SKY HIGH PROPERTIES SERIES  
6817 208TH ST SW #5532  
LYNNWOOD, WA 98046

STONE GRETCHEN & JUSTIN  
684 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

LILES MICHAEL R & JO ANN  
684 DANIELLE CT  
ROCKWALL, TX 75087

CASTANEDA DAVID  
684 WOODLAND WAY  
ROCKWALL, TX 75087

ADANG MERCY  
685 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GARCIA LATONYA D  
688 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

THOMAS JOHN WAYNE & PAULA  
688 WOODLAND WAY  
ROCKWALL, TX 75087

WERNER MARK BEE & REBECCA  
689 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

DRIVER DENA &  
DANA DRIVER ROGERS  
6900 HAMMOND AVE  
DALLAS, TX 75223

RESIDENT  
692 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

STURGEON GLEN ROBERT AND JOAN ELIZABETH  
693 CHANNEL RIDGE  
ROCKWALL, TX 75087

KING KENNETH C  
7 BEVIL PL  
TEXARKANA, TX 75503

RESIDENT  
700 TURTLE COVE BLVD  
ROCKWALL, TX 75087

STORMS STEWART M  
708 AGAPE CIRCLE  
ROCKWALL, TX 75087

BRYANT BRENT ALLEN  
710 S ALAMO RD  
ROCKWALL, TX 75087

RS XII DALLAS OWNER 1 LP  
C/O ROOFSTOCK  
717 N HARWOOD STREET SUITE 2800  
DALLAS, TX 75201

BRILEY MATTHEW J AND KASITY  
720 WILFORD WAY  
HEATH, TX 75032

BRILEY MATTHEW J AND KASITY  
720 WILFORD WAY  
HEATH, TX 75032

HADAWI LASENA MAREE & KEVIN FRANCIS  
723 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILHELM WILLIAM  
724 TURTLE COVE BLVD  
ROCKWALL, TX 75087

LEE BOBBY D  
726 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BURNSIDE JACK W AND SHERRY L  
727 TURTLE COVE BLVD  
ROCKWALL, TX 75087

OISTAD LEIF ERIK AND LINDA HAWKS  
728 TURTLE COVE BLVD  
ROCKWALL, TX 75087

NIXON ARTHUR T & VANESSA VALENTINE  
729 TURTLE COVE BLVD  
ROCKWALL, TX 75087

NIXON ARTHUR T & VANESSA VALENTINE  
729 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RODBERG JAMES A  
731 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RODBERG JAMES A  
731 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HUBBINS STEPHEN J & JACQUELINE S  
733 TURTLE COVE BLVD  
ROCKWALL, TX 75087

DUNAVANT LINDA J  
734 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

KOENEN JOHANNES J  
735 TURTLE COVE BLVD  
ROCKWALL, TX 75087

NAIK RAMESH B & GITA PALLI  
737 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SALAZAR LIVING TRUST  
VICTOR ANTHONY SALAZAR AND MICHELE  
EMILE SALAZAR- TRUSTEES  
738 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SMITH RICKY D ETUX PATRICIA  
739 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FERGUSON LAJUANA  
740 TURTLE COVE  
ROCKWALL, TX 75087

LOTT MARIANNA  
741 TURTLE COVE BLVD  
ROCKWALL, TX 75087

2021 R S WHITE REVOCABLE TRUST  
RUSSELL EUGENE WHITE AND STEPHANIE ANN  
WHITE- TRUSTEES  
743 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BEATY CHRISTOPHER ADAM AND  
EILEEN MARIE MACNAUGHTON  
744 TURTLE COVE  
ROCKWALL, TX 75032

MANN BARRY  
745 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HARRIS CHRISTOPHER L  
747 TURTLE COVE BLVD  
ROCKWALL, TX 75087

STONE PAMELA  
748 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HUGHES CHRISTOPHER &  
VICTORIA CLARKE-GARCIA  
749 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TYRA KRISTY & DOUGLAS  
750 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ALVAREZ FRANCISCO J & SOPHIA N  
751 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JIMMIE G ATKINS LIVING TRUST  
JIMMIE G ATKINS AND LINDA T ATKINS-  
TRUSTEES  
8108 DOVER CIRCLE  
FORT SMITH, AR 72903

INGLIS PAULA J  
8313 WILLOW CIR  
TERRELL, TX 75160

NR SN TEXAS A LLC  
8390 E VIA DE VENTURA F-110 #303  
SCOTTSDALE, AZ 85258

REGNIER JANICE SUE  
8517 GLENMORE DR  
LAS VEGAS, NV 89134

ROCKWALL ALIGNED REI LP  
8637 FREDERICKSBURG RD SUITE 360  
SAN ANTONIO, TX 78240

MOORE SUSAN K  
901 LEXINGTON DR  
ROCKWALL, TX 75087

KNIGHT CAMERON R & JANEY K  
9032 COUNTY ROAD 2432  
TERRELL, TX 75160

STARBOARD LAKESIDE LLC  
906 W MCDERMOTT DR SUITE 116-271  
ALLEN, TX 75013

COURBIER YVES & JENNIFER  
907 LEXINGTON DR  
ROCKWALL, TX 75087

BAPAT ANJALI AND  
JARED MANLY  
911 LEXINGTON DRIVE  
ROCKWALL, TX 75087

PHOU LIDA  
915 LEXINGTON DR  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

LINANE MARK  
919 LEXINGTON DR  
ROCKWALL, TX 75087

GAY-SEVITS MORIAH E  
920 BRIAR OAK  
ROCKWALL, TX 75087

GOODSON LISA JO AND TOMMY LEONARD  
923 LEXINGTON DRIVE  
ROCKWALL, TX 75087

BISHOP MICHAEL F  
926 BRIAR OAK DR  
ROCKWALL, TX 75087

HAIR WILLIAM D & SHEILA  
926 LEXINGTON DR  
ROCKWALL, TX 75087

OGLE JONATHAN AND KAY-LEE M  
927 LEXINGTON DR  
ROCKWALL, TX 75087

JEFCOAT CANDACE  
930 BLUFFVIEW DR  
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY  
930 BRIAR OAKS DR  
ROCKWALL, TX 75087

CRADY DEBORAH ANN AND  
MARSHALL H DRENNAN III  
930 LEXINGTON DRIVE  
ROCKWALL, TX 75087

KEARNEY STEPHEN P & PATRICIA A  
931 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

YARMEY JESSICA  
931 LEXINGTON DRIVE  
ROCKWALL, TX 75087

SONDRA J RAMPY REVOCABLE TRUST  
SONDRA J RAMPY- TRUSTEE  
934 BLUFFVIEW DRIVE  
ROCKWALL, TX 75087

HAYNES JERI  
934 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

NONNEMACHER STEPHANIE GAYLE AND  
EXEQUIEL ALVAREZ  
934 LEXINGTON DRIVE  
ROCKWALL, TX 75087

RESIDENT  
935 LEXINGTON DR  
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER  
935 BRIAR OAK DR  
ROCKWALL, TX 75087

MORGAN STEEL LLC  
9360 PARKGATE DRIVE  
GERMANTOWN, TN 38139



MCKINNEY LEONARD L & MARLENE D  
938 BLUFFVIEW DR  
ROCKWALL, TX 75087

GARRISON KATHLEEN AND JOHN  
938 BRAIR OAKS DRIVE  
ROCKWALL, TX 75087

JONES SHAWN J & SORAIA SILVA RAIMUNDO  
938 LEXINGTON DRIVE  
ROCKWALL, TX 75087

MEEK SALLY C  
939 BRIAR OAK DR  
ROCKWALL, TX 75087

GOODMAN VERNON & JOYCE  
939 LEXINGTON DRIVE  
ROCKWALL, TX 75087

LEDOUX LYNN RUPE AND JAMES F  
942 BLUFFVIEW DRIVE  
ROCKWALL, TX 75087

HARRIS JOHN  
942 LEXINGTON DR  
ROCKWALL, TX 75087

PETKOSH PAUL  
943 BRIAR OAKS DR  
ROCKWALL, TX 75087

FREESE PAUL R  
943 LEXINGTON DR  
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST  
MAUREEN GREEN- TRUSTEE  
945 BREEZY HILL LANE  
ROCKWALL, TX 75087

HENDERSON GLEN I AND CRYSTAL LYNN  
946 BLUFFVIEW DR  
ROCKWALL, TX 75087

LUTZ DAVID  
946 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

QUICK RONALD L AND RUTH E  
946 LEXINGTON DR  
ROCKWALL, TX 75087

RESIDENT  
947 BRIAR OAKS DR  
ROCKWALL, TX 75087

2017 M L DEAN REVOCABLE TRUST  
947 LEXINGTON DRIVE  
ROCKWALL, TX 75087

FOGEL STANLEY LEONARD AND IRENE A  
950 BLUFFVIEW DRIVE  
ROCKWALL, TX 75087

SANDERS JOLINDA  
950 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

TEBEAU JOSEPH R & CAROLYN G  
950 LEXINGTON DR  
ROCKWALL, TX 75087

RESIDENT  
951 LEXINGTON DR  
ROCKWALL, TX 75087

CRUSETURNER DIANE  
951 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

FIELDS TODD H AND NANCY E  
954 BRIAR OAKS DR  
ROCKWALL, TX 75087

LARISCY GEORGE AND MARY  
954 LEXINGTON DRIVE  
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A  
955 BRIAR OAK DR  
ROCKWALL, TX 75087

POLUNSKY BRENT AND  
APRIL WILSON  
955 LEXINGTON DR  
ROCKWALL, TX 75087

PYKE RONALD A & JANE L  
956 BLUFFVIEW DR  
ROCKWALL, TX 75087

WILLIAMS KYLIE J  
958 BRIAR OAK DR  
ROCKWALL, TX 75087

KELLUM CINDY  
959 LEXINGTON DRIVE  
ROCKWALL, TX 75087

JONES CHRISTOPHER SCOTT & TONYA BETH  
PIGULSKI  
9631 HILDALE DR  
DALLAS, TX 75231

TAYLOR LIVING TRUST  
KEVIN ASHLEY TAYLOR AND ANNETTE  
ELIZABETH TAYLOR - CO-TRUSTE  
9918 LINCOLNSHIRE CT  
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO, SUITE 300  
CALABASAS, CA 91302

DAVIES ROBERT G  
P.O. BOX 50125  
JAX BEACH, FL 32240

CENTERS FOR PEACE AND MERCY, INC  
P.O. BOX 615  
ROCKWALL, TX 75087

LAKESIDE VILLAGE HOMEOWNERS  
P.O. BOX 650255  
DALLAS, TX 75265

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

BRANCH BANKING AND TRUST COMPANY  
ATTENTION TAX DEPT (FORSYTH COUNTY)  
PO BOX 167  
WINSTON SALEM, NC 27102

SJOERDSMA COURTNEY  
PO BOX 1778  
NORMANGEE, TX 77871

JENKA INC  
PO BOX 181807  
DALLAS, TX 75218

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

MITCHELL JOHN P AND TAMRA R  
PO BOX 2253  
ROCKWALL, TX 75087

MITCHELL JOHN AND TAMRA  
PO BOX 2253  
ROCKWALL, TX 75087

HANFORD SARALYN M  
PO BOX 245  
ROCKWALL, TX 75087

MEMAR MASOUD OSTADHASSAN  
PO BOX 701332  
DALLAS, TX 75370

JAFRI SYED  
1706 IVY LANE  
CARROLLTON, TX 75007

# 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:

**Z2024-001: Amendment to PD-2**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 2 (PD-2) [Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], 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, February 13, 2024 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 20, 2024 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:

**Ryan Miller**  
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 Tuesday, February 20, 2024 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. Z2024-001: Amendment to PD-2**

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]

Address: [Redacted]

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

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



January 22, 2024

TO: The Residents of the Lakeside Village and Turtle Cove Subdivisions

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-001; Amendment to Planned Development District 2 (PD-2)

Property Owners and/or Residents of the Lakeside Village and Turtle Cove Subdivisions,

The City of Rockwall has initiated an amendment to Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 2 (PD-2) -- *which currently regulates the Lakeside Village and Turtle Cove Subdivisions* -- consists of over 56 pages of regulations within 11 regulating ordinances, and over 50 development cases. The proposed amendment does not change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances, resolutions, and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and contractors looking to do work in these Subdivisions.

**WHY AM I GETTING THIS NOTICE?**

The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Lakeside Village or Turtle Cove Subdivisions or within 500-feet of their boundaries. The attached map is a visual representation of the subject property (*i.e. the Lakeside Village and Turtle Cove Subdivisions*) and the 500-foot notification buffer surrounding the zoning area.

**DOES THIS CHANGE MY PROPERTY'S ZONING?**

NO. The proposed amendment to Planned Development District 2 (PD-2) will not change your zoning or any development requirements associated with your property or any other properties located within the Lakeside Village or Turtle Cove Subdivisions. It will only make it easier to find the development requirements associated with property for property owners, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within these Subdivisions* -- will not be affected by the proposed zoning change.

**WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?**

The Planning and Zoning Commission will hold a **PUBLIC HEARING** on Tuesday, February 13, 2024 at 6:00 PM, and the City Council will hold a **Public Hearing** on Tuesday, February 20, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email [planning@rockwall.com](mailto:planning@rockwall.com).

Sincerely,

Ryan Miller, AICP  
Director of Planning and Zoning



January 22, 2024

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Sincerely,

Ryan Miller, AICP  
Director of Planning and Zoning

PLANNED DEVELOPMENT DISTRICT - 2 - Yacht Club, Marina, Cabana Club and Beach, Lodge Tower, Apartments, Shopping Village, Golf Course, Pro Shop and Health Club, Apartments, Nursery, Townhouses, Villas, Recreation Area, Lodges and Tennis Courts (Symbol designation PD-2-Multiple Uses).

Planned Development District permitting uses for a yacht club, marina, cabana club, lodge tower, multiple family apartments, shopping village, golf course, pro shop and health club, nursery, townhouses, villas, recreation areas, lodges and tennis courts, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreation areas and service areas appropriate to the location and function of the development, and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site.

The property shall be developed in accordance with the site plan attached to and made a part of this ordinance, and such proposed use and development shall not be substantially different from said site plan, without first, after public hearings, obtaining approval from the City Planning and Zoning Commission and City Council.

The density, coverage, height, park and offstreet loading standards shall be as set forth on the site plan. The requisite site plan attached hereto shall govern the development, provided, however, that such development may be in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered and maintained according to said site plan.

ORDINANCE NO. 73-33

An Ordinance amending the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council by permitting the property described in Exhibit A to this Ordinance to be used under Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center; That Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center shall be granted with reference to the property described in Exhibit A, subject, however, to the special conditions hereinafter more fully expressed; Providing for a fine of not more than Two Hundred Dollars (\$200.00) for each violation hereof; Providing for a Severability Clause; and Providing an effective date.

WHEREAS, the City Plan Commission of the City of Rockwall and the Governing Body of the City of Rockwall in compliance with the Charter of the City of Rockwall and the State Law with reference to the granting of Planned Development Districts under the Zoning Ordinance Regulations, have given the requisite notices by publication and otherwise and after holding due hearings and affording a full and fair hearing to all the property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvement of the property described in Exhibit A, the Governing Body of the City of Rockwall is of the opinion that said Planned Development District should be granted, subject to the conditions set out herein;

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL:

SECTION 1. That the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council be, and they are hereby amended insofar as they apply to the property described in Exhibit A which shall be used under Planned Development District No. \_\_\_\_\_ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center.

SECTION 2. That this Planned Development District No. \_\_\_\_\_ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center with reference to the property described in Exhibit A is approved and granted upon the following express conditions, and adopted as part of the City of Rockwall Zoning Ordinances:

(1) DEVELOPMENT PLAN: There is attached to and made a part of this ordinance a Development Plan composed of one (1) plat for development titled Lakeside Village Phase VI. All development shall be in general conformance with the attached development plat.

(2) DEVELOPMENT SCHEDULE: All development within this Planned Development District shall be in phases in accordance with the plat.

(3) SUBDIVISION PLAT: The above described plat shall constitute the subdivision plat for the portion of Lakeside Village represented and for this Planned Development District upon filing for record with the County Clerk, Rockwall County, Texas.

(4) USES: Uses of property in this Planned Development District No. \_\_\_\_\_ shall be consistent with the Declaration of Covenants, Conditions and Restrictions of Lakeside Village approved by the City Council and filed of record in Vol. 99, Pg. 130, Deed Records, Rockwall County, Texas, and the plat described above.



(5) BUILDING LOCATION AND SPACING: The location and spacing of all main and accessory buildings, the distance between buildings, between buildings and property lines, street lines, alley lines, right-of-way for vehicular access, and easements, shall be consistent with the plat. The dimensions for and arrangement of off-street parking spaces and vehicular access to dwelling units shall be as indicated on the plat.

(6) MAXIMUM HEIGHT: The maximum height of all buildings shall not exceed three stories.

(7) LOT WIDTH: The minimum lot width shall be as shown on the plat.

(8) LOT DEPTH: The minimum lot depth shall be as shown on the plat.

(9) DENSITY: Maximum density of dwelling units permitted shall be one per lot on the lots described in the plat.

(10) OFF-STREET PARKING: All off-street parking shall be located as shown on the plat.

(11) LOT LOCATION AND SPACING: The location and spacing of all lots shall be as shown on the plat.

(12) SIGNS: Pole signs shall be permitted in this Planned Development District, which shall have a maximum height of 30 feet, and shall be set back from all property lines a minimum distance of 15 feet. All other signs in the area of residential lots shall comply with requirements of the City of Rockwall Zoning Ordinances. No advertising signs shall be permitted in the Planned Development District except in the area of any shopping center or shopping units. Except in shopping areas, wall signs shall be for building identification only and ground signs shall be for community information, building identification, or directions only. No signs of a revolving, flashing, or intermittently lighted type shall be permitted in this Planned Development District except in a shopping area.

(13) ACCESS: Vehicular access to the area within this Planned Development District shall be located as shown on the approved plat.

(14) LANDSCAPING: Landscaping of all common areas within the development shall be the responsibility of the Homeowners Association.

(15) BUILDING EXTERIOR: All exterior walls of buildings shall be consistent with the Declaration of Covenants, Conditions and Restrictions.

(16) OPEN SPACE: Required open space may contain the ordinary facilities provided in a public park or playground and shall be located as shown on the development plat.

(17) DEDICATIONS: Easements for public utilities shall be as shown in the plat. No public dedication of streets, drives or other property shall be required except as shown in the plat.

(18) PAVING: All driveways, entrances, parking areas, and all streets shall be paved in an adequate manner consistent with common practice in the City of Rockwall. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary until such time as such improvements are conveyed to the Homeowners Association, from which time the Homeowners Association shall bear the total cost and maintenance of all such improvements.

(19) UTILITIES AND DRAINAGE: All on-site utilities shall be underground and all requirements of departments of the City of Rockwall regarding utilities and drainage structures shall be met. Each single family dwelling shall have separate utilities.

(20) LIGHTING: No light poles in residential areas shall exceed 30 feet in height.

(21) REFUSE CONTAINMENT: All containers for litter and refuse shall be visually screened by planted or masonry screens on all sides except a side adjacent to an alley or easement used for garbage pickup.

(22) HOMEOWNERS ASSOCIATION REQUIRED: In connection with the property to be designated as common areas in the developments, proper evidence showing the execution and filing of deeds conveying such common areas to the Homeowners Association shall be submitted to the City Plan Commission prior to the completion of the development. The structure of such association shall be consistent with the Bylaws and Declaration of Covenants, Conditions and Restrictions approved by the City Council on the 7th day of September, 1971, and filed with the City Secretary. Such deeds and the deeds to individual property owners in the development shall provide for the following:

(A) MAINTENANCE RESPONSIBILITY: The property owner or owners of the development shall be responsible for the development and maintenance of all common facilities and easements except easements dedicated to a municipal, county, or state authority.

1. Each owner of property within the Development shall be a member of the Homeowners Association and shall have rights to the use of all common facilities and easements within the common areas and facilities of the Development.

2. The Homeowners Association shall be responsible for the operation and continuing maintenance of all common facilities and easements with the exception of easements dedicated to a municipal, county, or state authority.

3. Continuous maintenance of these areas of responsibility shall be financed by assessments levied against each property owner within the Development; such assessments shall be of sufficient amounts to insure adequate maintenance.

(B) That such deeds shall constitute a covenants binding on each property owner within this described area, their heirs or successors in title, and shall run with the land.

(23) FIRE LANES: Fire lanes shall be provided in accordance with the requirements of the Fire Department.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in a manner consistent with standard City of Rockwall specifications adopted for such purpose.

SECTION 4. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the penalties provided for herein.

SECTION 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

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SECTION 6. PENALTY CLAUSE: Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction in Municipal Court shall be subject to a fine not to exceed Two Hundred (\$200.00) Dollars for each offense and each and every day any violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. WHEREAS, it appears that the subject property of this Ordinance is to be used under Planned Development District No. \_\_\_\_\_ for single family dwellings, multiple family dwellings, neighborhood services uses, office or shopping center uses, and private community center, and this Ordinance shall take effect immediately from and after its passage, in accordance with the provisions of the Charter of the City of Rockwall and it is accordingly so ordained.

APPROVED AS TO FORM:

City Attorney

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Passed on the 4th day of September,  
1973.

*Vary L. Myers*  
Mayor

ATTEST:

*Ramona Williams*  
City Secretary

EXHIBIT A

ING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

HENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

HENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

HENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

HENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

HENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

HENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

HENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

HENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

HENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

HENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

HENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

HENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

HENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

HENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

HENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

HENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

HENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

HENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

HENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

HENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

HENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

HENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

HENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

HENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

HENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

HENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

HENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land.

EXHIBIT A



PHASE II  
54 ACRES

$\Delta = 2^{\circ} 59' 42''$   
 $R = 5696.19'$   
 $T = 148.90'$   
 $L = 297.74'$

1216 79' S 49° 43' 05" W 1651.00'  
RAILROAD

TEXAS

ENNIS COURTS

TORAGE

905.77'

1030.25'

N 47° 00' 25" E

S 72° 52' 05" E 124.25'

N 40° 18' 25" E 79.75'

N 19° 09' 05" W 290.00'

N 15° 30' 14" E 145.75'

N 62° 20' 28" E 377.59'

N 45° 57' 08" E 234.94'

S 28° 49' 19" E 298.10'

S 20° 30' 19" E 48.13'

S 32° 25' 46" E 136.61'

S 17° 22' 59" E 87.71'

S 68° 31' 12" E 115.23'

S 31° 29' 52" E 126.66'

S 56° 21' 25" E 93.41'

S 46° 18' 52" E 84.06'

N 64° 29' 01" E 100.00'

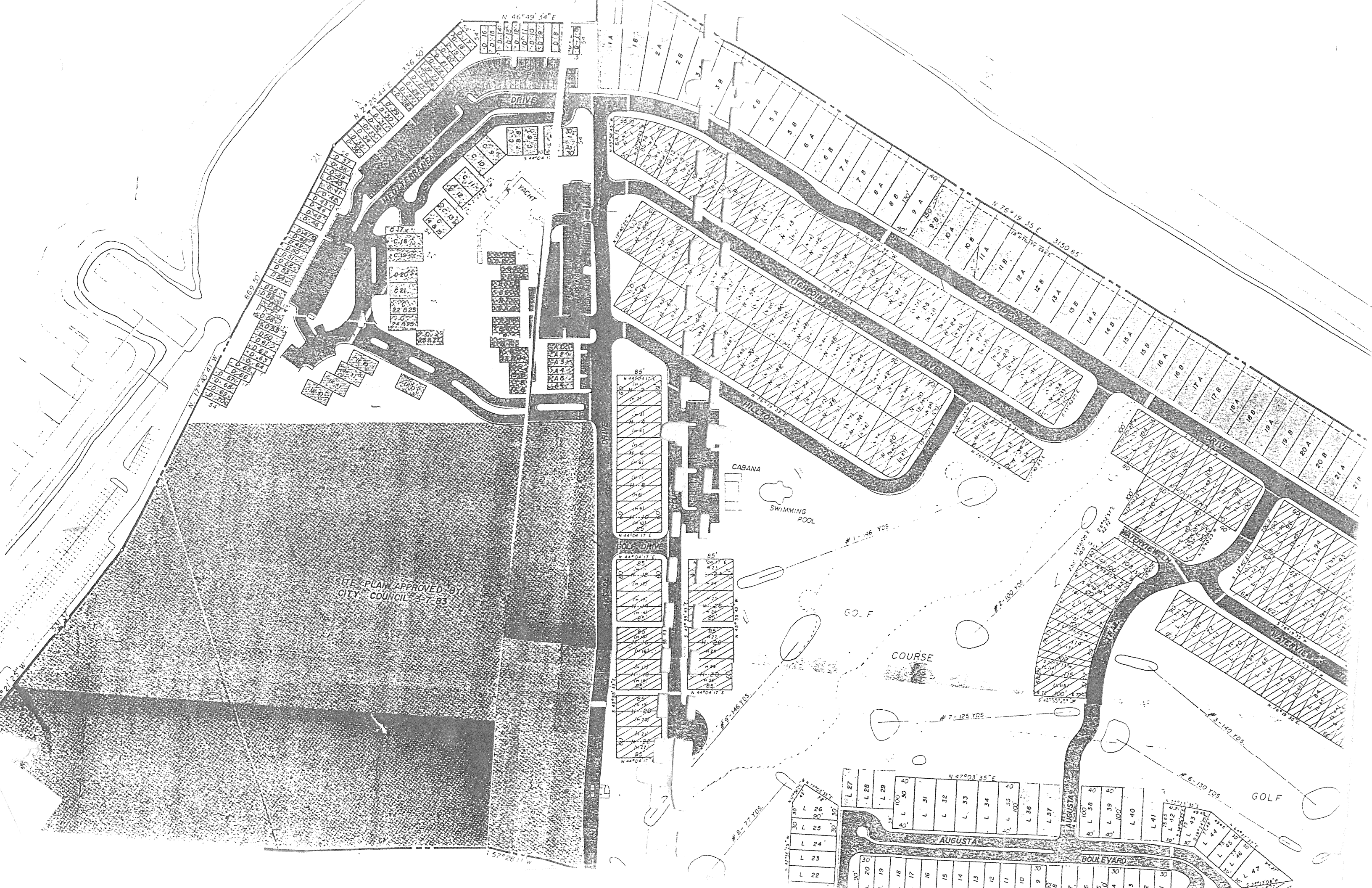
S 80° 40' 00" E 100.00'

S 40° 00' 00" E 100.00'

S 40° 00' 00" E 100.00'

S 40° 00' 00" E 100.00'

S 40° 00' 00" E 100.00'



SITE PLAN APPROVED BY  
CITY COUNCIL 3-7-83

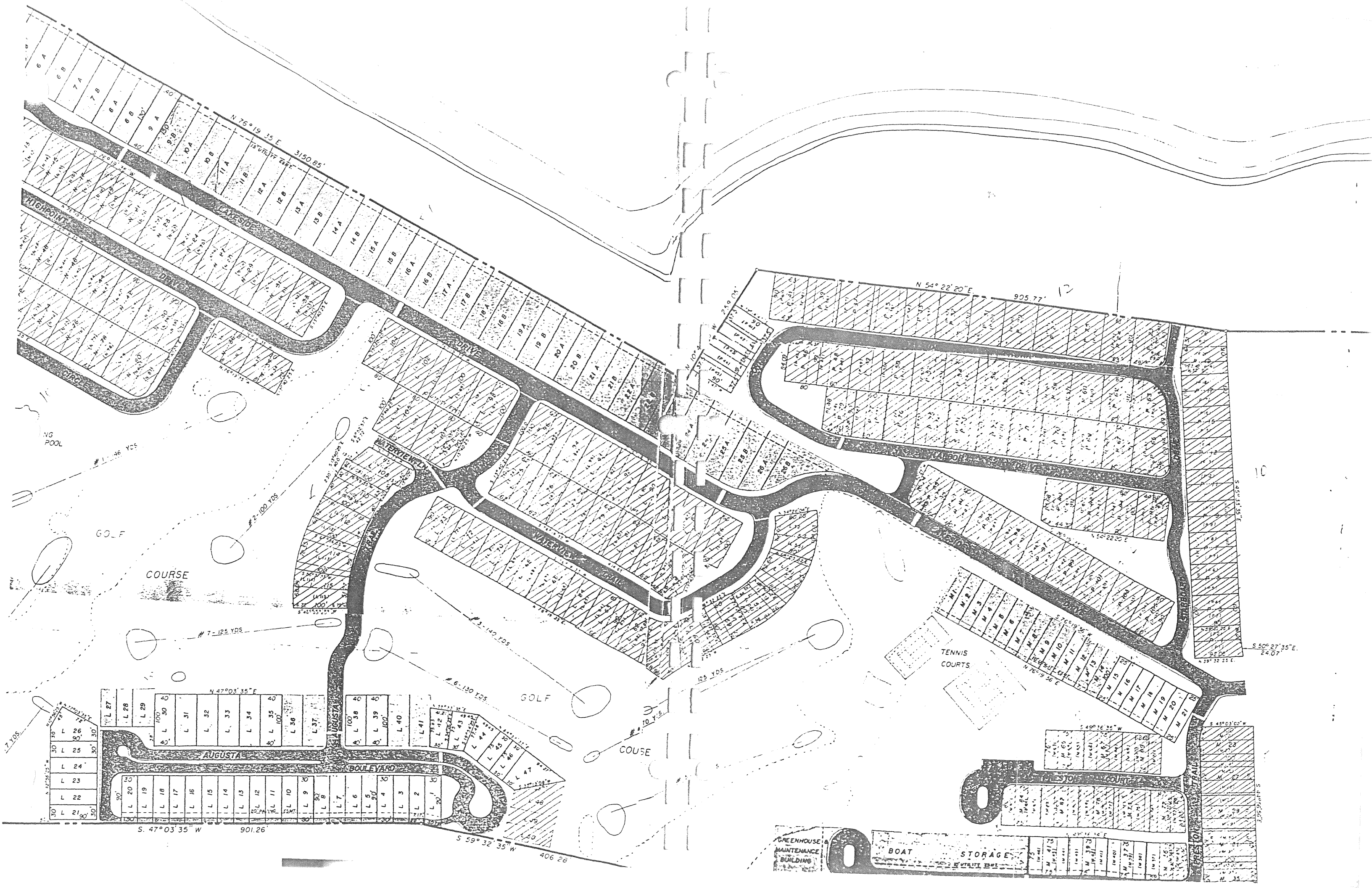
CASANA  
SWIMMING POOL

GOLF COURSE

AUGUSTA

BOULEVARD

GOLF



N 75° 19' 35" E 3150.85'

HIGHPOINT

DIAMOND

WATERVIEW

WATERVIEW

WATERVIEW

WATERVIEW

WATERVIEW

WATERVIEW

WATERVIEW

WATERVIEW

WATERVIEW

WATERVIEW

WATERVIEW

WATERVIEW

WATERVIEW

WATERVIEW

N 54° 22' 20" E 905.77'

WATERVIEW

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WATERVIEW

N 47° 03' 35" E 901.26'

AUGUSTA

AUGUSTA

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S 47° 03' 35" W 901.26'

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AUGUSTA

S 59° 32' 35" W 406.28'

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COURSE

GOLF

COUSE

TENNIS COURTS

GREENHOUSE MAINTENANCE BUILDING

BOAT STORAGE

TRAIL



ORDINANCE NO. 80-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED SITE PLAN OF PD-2 PLANNED DEVELOPMENT DISTRICT NUMBER 2 TO PERMIT USE OF THE FOLLOWING DESCRIBED PROPERTY FOR A CABLE TELEVISION MONITORING STATION, SUCH TRACT BEING DESCRIBED AS FOLLOWS:

Being a tract of land situated in the William Blevins Survey, Abstract No. 9, Rockwall County, Texas, and being a part of Lakeside Village Phase 2, an addition to the City of Rockwall as recorded in Volume 3, Page 4, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point at the South corner of Lot M-62 and on the Northwesterly line of the M.K.&T. Railroad;  
THENCE: South 49 deg. 36' 35" West a distance of 100.00 feet along said line of the M.K.&T. Railroad to a point for a corner;  
THENCE: North 40 deg. 20' 25" West a distance of 40 feet to a point for a corner;  
THENCE: North 49 deg. 36' 35" East a distance of 100 feet to a point for a corner on the Southwest line of M-61;  
THENCE: South 40 deg. 20' 25" East a distance of 40 feet with said Southwest line of M-61 and M-62 to the Point of Beginning and Containing 4,000 square feet of Land.

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby, amended by amending the approved site plan for "PD-2" Planned Development District Number 2 to permit the use of the following described tract for a cable television monitoring station, said tract being described as follows:

Being a tract of land situated in the William Blevins Survey, Abstract No. 9, Rockwall County, Texas, and being a part of Lakeside Village Phase 2, an addition to the City of Rockwall as recorded in Volume 3, Page 4, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point at the South corner of Lot M-62 and on the Northwesterly line of the M.K.&T. Railroad;  
THENCE: South 49 deg. 36' 35" West a distance of 100.00 feet along said line of the M.K.&T. Railroad to a point for a corner;  
THENCE: North 40 deg. 20' 25" West a distance of 40 feet to a point for a corner;  
THENCE: North 49 deg. 36' 35" East a distance of 100 feet to a point for a corner on the Southwest line of M-61;  
THENCE: South 40 deg. 20' 25" East a distance of 40 feet with said Southwest line of M-61 and M-62 to the Point of Beginning and Containing 4,000 square feet of Land.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, and as amended hereby, provided that the amendment of the approved site plan for Planned Development District Number 2 shall affect only the property described herein and said property shall be limited to use for a cable television monitoring station only, subject to the following special conditions:

(a) Prior to the issuance of any building permit for the construction or installation of a cable television monitoring station on the tract of land described herein, a revised site plan for such area shall be filed with and included as Exhibit "A" and made a part of this ordinance for all purposes.

(b) No customer service or sales may be conducted on the tract described herein by any person, whether it be by a licensee or other person operating the cable television monitoring station.


(c) The tower or antenna or any other appurtenance used in connection with the operation of a cable television monitoring station to be placed on the tract described herein shall not exceed a maximum height of fifteen feet (15').

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
ON THE 8th DAY OF SEPTEMBER, 1980.

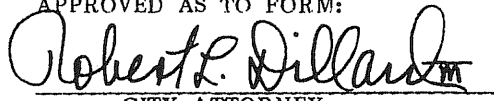
APPROVED:

  
MAYOR

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

  
CITY ATTORNEY

ORDINANCE NO. 84-53

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE NO. 83-23 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED DEVELOPMENT PLAN AND AREA REQUIREMENTS FOR PHASES I, II, III AND IV PD-2 LAKESIDE VILLAGE; ATTACHING THE APPROVED DEVELOPMENT PLAN AS EXHIBIT "A"; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended, provided that the amendment of the approved development plan for Phases I, II, III, and IV of Planned Development No. 2 shall affect only the property shown thereon and said property shall be limited to the uses, area, setback and other requirements set forth thereon and in this ordinance subject to the following conditions:

- (a) That the development plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Phases I, II, III, and IV of PD No. 2 and any and all such development shall be in strict accordance with such development plan.
- (b) That the area requirements attached hereto as Exhibit "B" and made a part hereof shall apply to all development of Phases I, II, III, and IV of PD No. 2 and any and all such development shall be in strict conformance with such area requirements.

(c) No substantial change in development of Lakeside Village Phases I, II, III, or IV shall be permitted except after obtaining approval of the change of such development through amendment of this development plan or other changes in the Comprehensive Zoning Ordinance applicable to PD No. 2 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 2. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

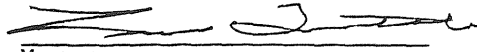
SECTION 3. If any section subsection, sentence, phrase, word, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance if for any reason is judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the the provisions of this ordinance are declared to be severable.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED THIS 5th day of November, 1984,

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

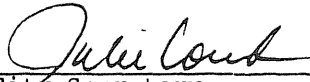
  
\_\_\_\_\_  
City Secretary

EXHIBIT "B"

LAKESIDE VILLAGE PHASES I, II, III, IV

AREA REQUIREMENTS

There shall be three type of designations in the development: Single Family Detached (SFD), Single Family Attached (SFA), and Townhouse (TH).

1. Maximum number of single family dwellings per lot - SFD - 1  
SFA - 1  
TH - 1
2. Minimum lot area - SFD - 2,700 square feet  
SFA - 2,700 square feet  
TH - 750 square feet
3. Minimum square footage per dwelling unit - SFD - 1,200 square feet  
SFA - 1,200 square feet  
TH - 800 square feet
4. Minimum frontage on street - SFD - 15 feet  
SFA - 15 feet  
TH - Not applicable
5. Minimum lot depth - SFD - 70 feet  
SFA - 70 feet  
TH - 50 feet
6. Minimum depth of front setback -
  - a) Front Entry Garage - SFD - 20 feet  
SFA - 20 feet  
TH - Not applicable
  - b) Rear or Side Entry Garage - SFD - 10 feet  
SFA - 10 feet  
TH - Not applicable
7. Minimum width of side setback -
  - a) Abutting Structures separated by a fire retardant wall - SFD - N/A  
SFA - 0 ft  
TH - 0 Ft
  - b) Internal lot - SFD - 5 feet  
SFA - 5 feet  
TH - 5 ft.
  - c) Zero lot line abutting adjacent side yard - SFD - 0 feet  
SFA - 0 feet  
TH - 0 feet
  - d) Side yard setback abutting street -  
SFA - Lots with widths of less than 30 feet - 0 feet  
Lots with widths of at least 30 feet - 10 feet  
TH - Lots with widths of less than 30 feet - 0 feet  
Lots with widths of at least 30 feet - 10 feet  
SFD - 10 ft.



Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.

Where one or more lots have been combined to establish new property lines, all references to the side lot line shall refer to the new property line.

8. Minimum rear setback - SFD - 7½ feet  
SFA - Lots L1 - L20 - 20 feet  
All other lots - 7½ feet  
TH - 7½ feet
9. Minimum separation between attached buildings -  
SFD - Not applicable  
SFA - Every 250 feet there shall be a minimum of 10 feet between buildings  
TH - Every 250 feet there shall be a minimum of 10 feet between buildings
10. Maximum number of attached units -  
SFD - Not applicable  
SFA - 12 units up to a maximum of 250 feet  
TH - 12 units up to a maximum of 250 feet
11. Maximum height of structures - SFD - 42 feet  
SFA - 42 feet  
TH - 42 feet
12. Minimum number of off-street parking spaces - SFD - 2 spaces  
SFA - 2 spaces  
TH - 2 spaces

An enclosed garage shall not be considered in meeting the off-street parking requirements.

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND APPROVE A DEVELOPMENT PLAN FOR PD-2: TURTLE COVE, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to approve a zoning change and development plan for "PD" Planned Development District Number 2: Turtle Cove on the property specifically described in Exhibit "A".

SECTION 2. That Planned Development District Number 2: Turtle Cove shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 2: Turtle Cove to the above described tract of land is subject to the following special conditions:

- A. Prior to the issuance of any building permit in Planned Development District No. 2: Turtle Cove, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 2: Turtle Cove shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development Number 2: Turtle Cove shall be regulated by the requirements listed in Exhibit "C".

SECTION 3. 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 ONE THOUSAND DOLLARS (\$1,000) for

each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 4. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

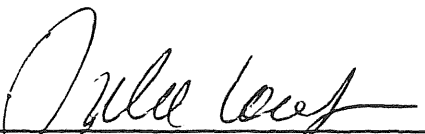
SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18th day of March, 1985.

ATTEST:

APPROVED:

  
\_\_\_\_\_  
City Secretary


  
\_\_\_\_\_  
Mayor

EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

THENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

THENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

THENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

THENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

THENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

THENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

THENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

THENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

THENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

THENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

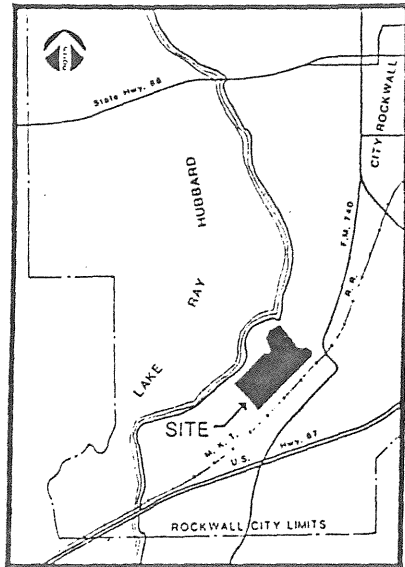
THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

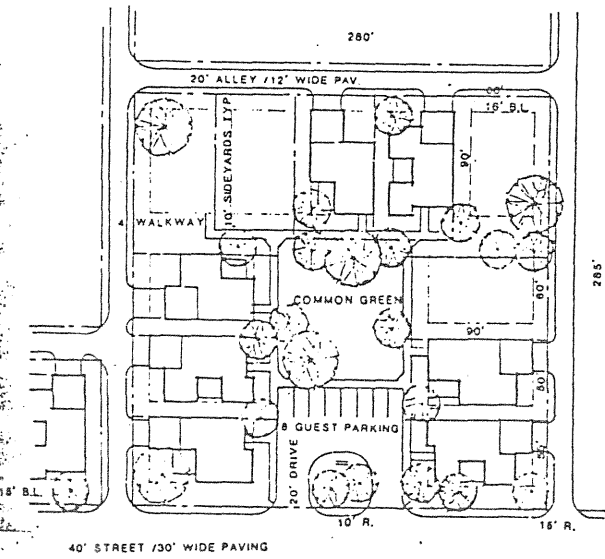
THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land



LOCATION MAP

LAKESIDE DRIVE TO BE AN OPEN STREET OR EMERGENCY ACCESS PER DECISIONS OF HOMEOWNERS ASSOCIATIONS



PATIO HOME CLUSTER LAYOUT  
4,500 S.F. MINIMUM LOT SIZE

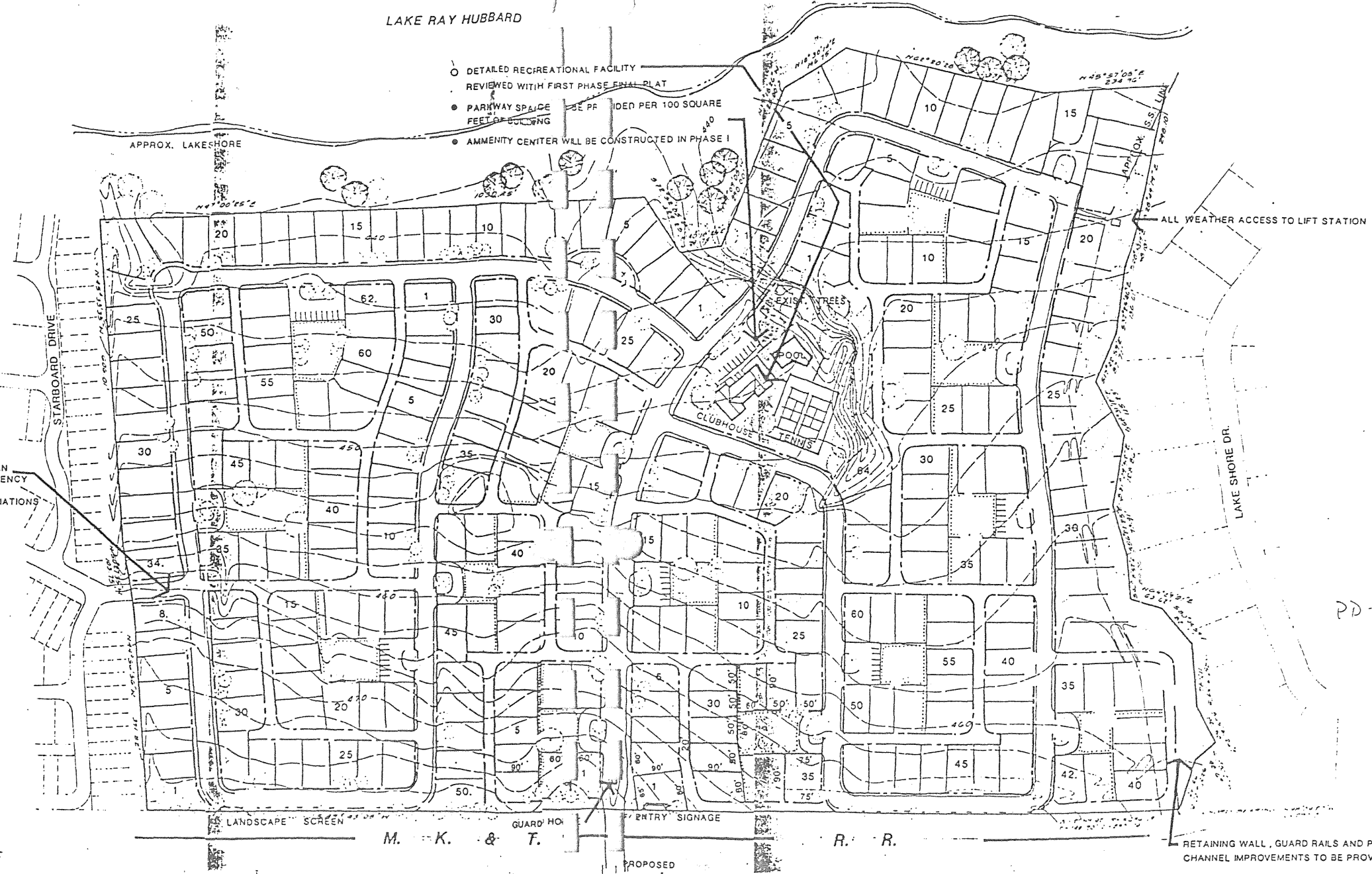
GENERAL NOTES

- RESTRICT PARKING TO ONE SIDE OF STREET WHERE REAR ENTRY HOUSES FACE EACH OTHER
- REQUIRE GARAGES TO HAVE GARAGE DOOR OPENERS BY COVENANT
- ALL OPEN SPACE AND COMMON AREAS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION
- ALL FRONT ENTRY LOTS WILL HAVE A 20' BLDG. SET BACK AND REQUIRE PAVED PARKING FOR TWO CARS OUTSIDE THE GARAGE
- MAXIMUM HEIGHT OF 2 STORIES AND 28 FEET
- MINIMUM 75% MASONRY FACADES
- SPRINKLER SYSTEMS IN COMMON AREAS AND YARDS
- PHASES DEFINED WITH FIRST FINAL PLAT

219 50'x90' REAR ENTRY CLUSTER LOTS  
& 76 50'x100' FRONT ENTRY LOTS  
WITH 6.4 ACRE COMMON GREEN OPEN SPACES  
& 61 GUEST PARKING SPACES.

PRELIMINARY DEVELOPMENT PLAN  
**TURTLE COVE**  
Rockwall, Texas

A CLUSTER PATIO HOME DEVELOPMENT  
BY SHEFFIELD DEVELOPMENT COMPANY



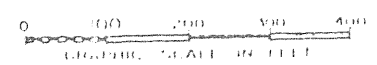
- DETAILED RECREATIONAL FACILITY REVIEWED WITH FIRST PHASE FINAL PLAT
- PARKWAY SPACE TO BE PROVIDED PER 100 SQUARE FEET OF BUILDING
- AMMENITY CENTER WILL BE CONSTRUCTED IN PHASE I

RETAINING WALL, GUARD RAILS AND POST CHANNEL IMPROVEMENTS TO BE PROVIDED

PD-2

PD-2

CARTER & BURGESS, INC.  
ENGINEERS - PLANNERS



*3rd approved*

# EXISTING TURTLE COVE

## EXHIBIT C

Allowed Uses: Single Family detached patio homes  
Recreation facilities  
Guardhouse

Area Requirements: Number of lots  
Rear entry-----219  
Front entry----- 76  
Minimum lot area-----4,500 sq. ft.  
Maximum units per lot-----1  
Minimum sq. ft. per unit-----1,400 sq. ft.  
Minimum lot width  
Rear entry-----50 ft.  
Front entry-----50 ft.  
Minimum lot depth  
Rear entry-----90 ft.  
Front entry-----100 ft.  
Minimum front setback  
Rear entry-----10 ft.  
Front entry-----20 ft.  
Minimum rear setback-----10 ft.  
Minimum side setback-----0 ft. & 10 ft.  
Adjoining street-----15 ft.  
Minimum length rear drive-----18 ft.  
Minimum width rear drive-----18 ft.  
Maximum density-----5.5 units/acre  
Maximum height-----2 stories, 28 ft.  
Off street parking in  
addition to garage  
Houses-----2 per unit  
Cluster areas-----62  
Recreation complex-----1/100 sq. ft.  
floor area  
Minimum Masonry facade-----75%

### Other Requirements:

1. All streets privately maintained by the developer and homeowners' association.
2. Stack spaces for two automobiles provided between the guard gate and the MKT Railroad.
3. Lakeside Drive open street or emergency access as decided by the homeowners' associations.
4. Parking restricted to one side of street where rear entry houses face each other.
5. Garage door openers required by covenant.

Exhibit "C" Continued

6. Retaining wall and guard rail provided along northeast alley.
7. All-weather access to lift station.
8. Open space and take line property maintained by homeowners' association.
9. Sprinkler system in common areas and yards.
10. Detailed recreation facility plan with parking reviewed with first phase final plat.
11. Phasing to follow Exhibit "D".
12. No additional drainage onto Lake Ridge Park.
13. All lots above flood level.



AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE; PROVIDING FOR A PRIVATE CLUB AS AN ACCESSORY TO A GENERAL RESTAURANT ON THE TRACT MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to approve a change in the preliminary plan for "PD-2" Planned Development District No. 2 to provide for a private club as an accessory to a general restaurant on the tract of land as described in Exhibit "A".

Section 2. That the granting of the change in the preliminary plan "PD-2" Lakeside Village for a private club shall be subject to the following conditions:

The private club shall meet all conditions for the issuance of private club permits set out by the City Council in Ordinance No. 85-2 and any future regulatory ordinances.

Section 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 4. That the tract of land described as Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.


Section 5. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

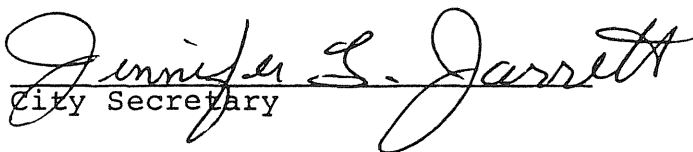
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 21st day of April, 1986.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

1st reading 4/14/86

2nd reading 4/21/86

EXHIBIT "A"

LAKESIDE VILLAGE PROPERTY DESCRIPTION

Beginning at a concrete monument stamped X7-6, said monument being the most northerly corner of a 27.72 acre tract of land remaining after a 41.0 acre conveyance to the City of Dallas from said tract;

Thence: south 45°55'43" east a distance of 709.0 ft. to an iron pin for a corner;

Thence: south 43°56'35" west a distance of 820.81 ft. to an iron pin for a corner set on the takeline of Lake Ray Hubbard;

Thence: following said takeline north 17°40'41" west a distance of 569.5 ft. to a concrete monument stamped X7-4 north 2°25'44" east a distance of 336.5 ft. to a monument stamped X7-5 and north 46°49'34" east a distance of 300.13 ft. to the Place of Beginning and containing 10.0 acres of land, but expressly excluding all land within the boundaries of any and all platted lots contained in the above described property.

ORDINANCE NO. 92-8

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 85-16 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, TURTLE COVE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DCT Investment Corp., has requested consideration of an amendment to a portion of PD-2 known as Turtle Cove, further described herein, to amend certain area requirements and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 85-16 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the approved Exhibit "C" attached to Ordinance 85-16 to amend the Minimum side setback requirements to read as follows for "PD-2" Planned Development District No. 2, Turtle Cove, further described on the attached Exhibit "A", which is made a part hereof.

EXHIBIT C

Minimum Side Setback \_\_\_\_\_ "10% of lot width"  
Adjoining street \_\_\_\_\_ 15 ft.

All area requirements not specifically listed herein shall comply with the requirements set forth on Exhibit "C" attached to Ordinance 85-16, or, if not listed under Ordinance 85-16, as set forth in the corresponding standard zoning classification for such use.

Section 2. All development of property covered by Planned Development District No. 2, Turtle Cove, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. 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.

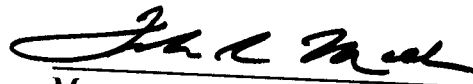
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

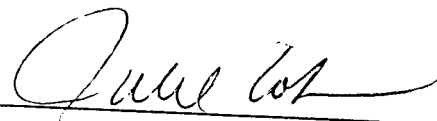
Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 6th day of April, 1991.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

By:   
\_\_\_\_\_

1st reading March 16, 1992  
2nd reading April 6, 1992

EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

THENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

THENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

THENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

THENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

THENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

THENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

THENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

THENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

THENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

THENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a center angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land

ORDINANCE NO. 92-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-53 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lakeside Village Homeowners Association has requested consideration of an amendment to a portion of PD-2 known as Phases 1, 2, 3, and 4 of Lakeside Village to amend certain area requirements and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-53 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 84-53 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the approved Exhibit "B" attached to Ordinance 84-53 to amend the minimum square footage per dwelling unit requirements, and rear setback requirements on certain lots to read as follows for "PD-2" Planned Development District No. 2, Lakeside Village, further described as all of Phases 1, 2, 3, and 4 of Lakeside Village filed of record as additions to the City of Rockwall. (Added language shown in bold.)

EXHIBIT B

1. Minimum square footage per dwelling unit, excluding garage -

SFD - **1800 square feet**  
SFA - **1800 square feet**  
TH - **1200 square feet**

8. Minimum Rear Setback -

SFD - 7 1/2 feet

SFA - Lots L1 - L20 - 20 feet

All other lots - 7 1/2 feet

TH - "Lots D63-D70, and Lots F1-F5 - 0 feet

All other lots" - 7 1/2 feet

Section 2. All development of property covered by Planned Development District No. 2, Lakeside Village, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 17th day of August, 1992.

APPROVED:

  
Mayor



ATTEST:

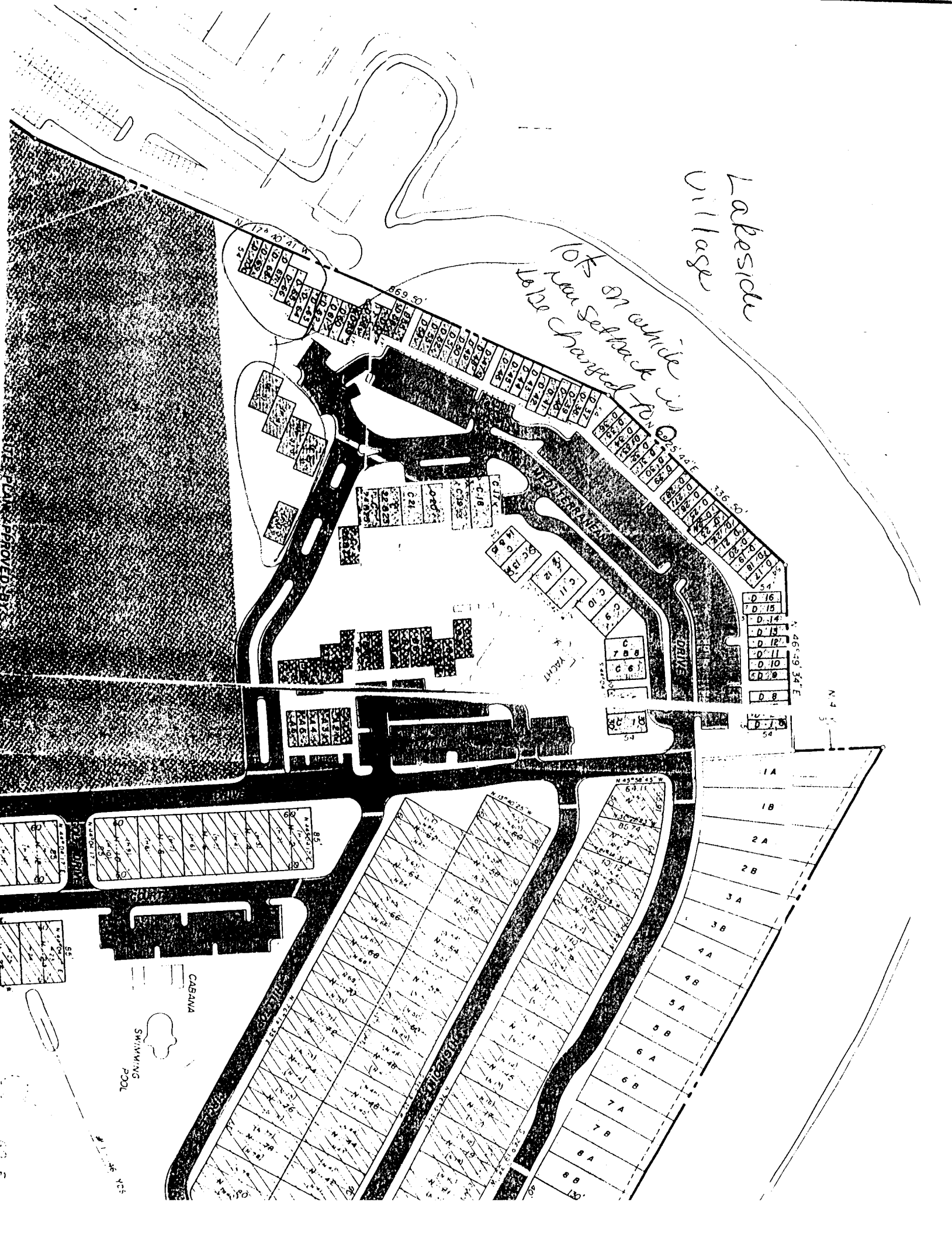
By: Hilda Crangle

1st reading August 3, 1992

2nd reading August 17, 1992

Lakeside  
Village

lots on which  
have setbacks  
to be changed to



PLAN APPROVED BY

CABANA

SWIMMING POOL

**ORDINANCE NO. 96-6**

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE ~~85-16~~SO AS TO AMEND A PORTION OF PLANNED DEVELOPMENT NO.2, "PD-2" WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A", BY ALLOWING "SINGLE FAMILY", "OPEN SPACE", "RECREATION USES ", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; AMENDING THE DEVELOPMENT PLAN FOR A PORTION OF PD-2; ADOPTING AREA REQUIREMENTS; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a change in the classification of a zoning district has been requested by Ashton Custer ,LLC for the property more specifically described in Exhibit "A" attached hereto; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and ordinance~~85-16~~ be and the same are hereby amended by amending a portion of Planned Development No. 2, "PD-2", further described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", & "C" and the Comprehensive Zoning Ordinance and the Standards of Design of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of March, 1996

ATTEST:

APPROVED:

BY 

  
Mayor

1st reading 2-19-96

2nd reading 3-4-96

## EXHIBIT "A"

ITC10448

BEING a tract of land situated in the E.P. Gains Chism Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition Deed recorded in Volume 53, Page 373, Deed Records, Rockwall County a part of now being platted as Turtle Cove, an Addition to the City of Rockwall, Texas, recorded in Slide B, Pages 235-236, and the replat of Turtle Cove Addition, Blocks C and D, recorded in Slide C, Pages 164-165, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for a corner in the northwesterly right of way of the M.K. & T. Railroad (a 100' R.O.W.) said corner also being the southeast corner of Lakeside Village, Phase 3, an Addition to the City of Rockwall, recorded in Volume 3, Page 18, Plat Records of Rockwall County, Texas;

THENCE N 44 deg. 58' 27" W, along the northeast line of said addition a distance of 391.82 feet to a 5/8" iron rod found for corner,

THENCE N 50 deg. 29' 22" W, continuing with said northeast line a distance of 103.65 feet to a 5/8" iron rod found for corner,

THENCE N 45 deg. 33' 32" W, continuing with said northeast line a distance of 606.00 feet to a 1/2" iron rod found for corner at the north corner of the aforementioned Lakeside Village, Phase 3 addition and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along said Take Line the following:

N 46 deg. 59' 32" E a distance of 1029.96 feet to a concrete monument marked X2-2;

S 73 deg. 08' 40" E a distance of 124.22 feet to a concrete monument marked X2-3;

N 40 deg. 28' 42" E a distance of 79.43 feet to a concrete monument marked X2-4

N 19 deg. 14' 18" W a distance of 315.36 feet to a concrete monument with a broken top;

N 18 deg. 36' 27" E a distance of 146.82 feet to a concrete monument with a broken top;

N 62 deg. 24' 37" E a distance of 377.56 feet to a 5/8" iron rod found;

N 46 deg. 01' 56" E a distance of 235.06 feet to a 5/8" iron rod found;

1060

113

PAGE

PAGE 114  
VOL 1060

S 28 deg. 45' 43" E a distance of 298.16 feet to a 5/8" iron rod found in the bed of a creek on the southwesterly line of Lake Ridge Park, an Addition to the City of Rockwall;

THENCE along the southwesterly line of Lake Ridge Park and the meanders of said creek the following:

S 20 deg. 52' 17" E a distance of 48.01 feet;

S 32 deg. 13' 39" E a distance of 136.61 feet;

S 17 deg. 19' 55" E a distance of 87.71 feet;

S 68 deg. 28' 08" E a distance of 115.23 feet;

S 31 deg. 26' 48" E a distance of 128.86 feet;

S 56 deg. 18' 21" E a distance of 93.41 feet;

S 46 deg. 15' 48" E a distance of 84.06 feet;

N 64 deg. 32' 05" E a distance of 63.62 feet;

S 80 deg. 42' 55" E a distance of 82.71 feet;

S 45 deg. 16' 35" E a distance of 117.46 feet;

S 66 deg. 48' 22" E a distance of 80.50 feet;

S 10 deg. 03' 11" W a distance of 48.69 feet;

S 23 deg. 04' 06" E a distance of 93.78 feet to a concrete monument marked X1-5 on the aforementioned northwest line of the M.K. & T. Railroad right of way and also being the beginning of a curve to the right having a central angle of 2 deg. 46' 02" a radius of 5696.19 and a chord bearing of S 48 deg. 12' 20" W, 275.07 feet;

THENCE along said curver and northwest line in a southwesterly direction an arc distance of 275.11 feet to a 5/8" iron rod found for corner;

THENCE: S 49 deg. 35' 21" W continuing along said northwest line a distance of 1671.74 feet to the POINT OF BEGINNING and containing 53.6337 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

FROM HAGEN & PARSONS P.C.

11.21.1995 15:32

NOV 21 '95 03:37PM

OCT-31-95 TUE 11:34

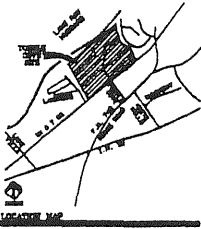
HERITAGE TITLE CO.

1060

115

BEING LOT 12, BLOCK B, AND LOTS 15,16,17 AND 18, BLOCK E OF TURTLE  
COVE ADDITION AND LOTS 4,5,AND 9, BLOCK C OF THE REPLAT OF TURTLE  
COVE ADDITION.

# EXHIBIT "B"



LOCATOR MAP

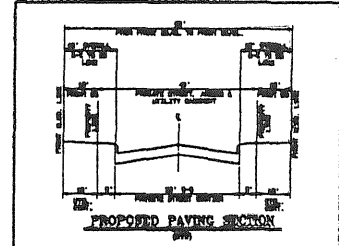
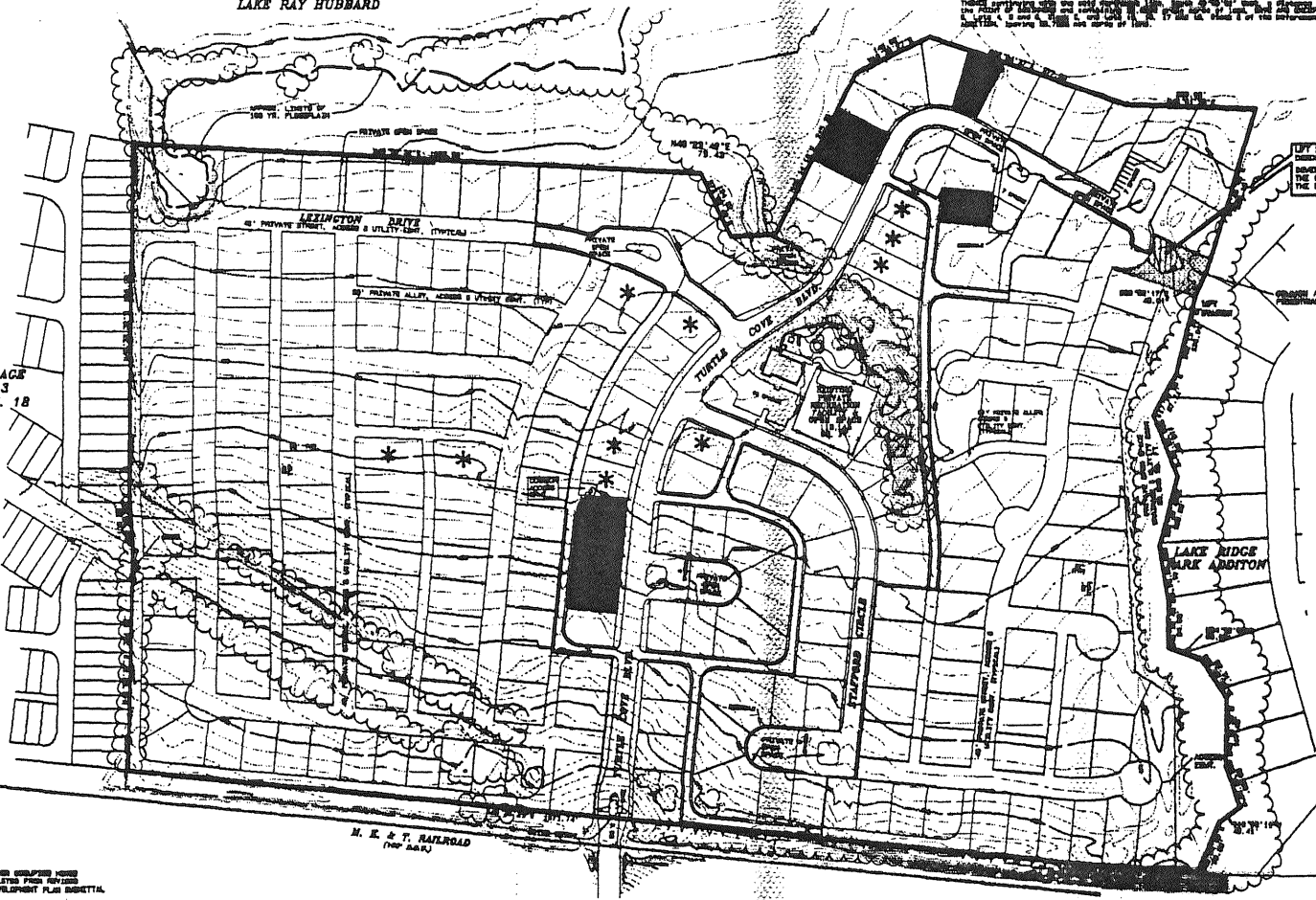
LAKE VILLAGE  
PHASE 3  
VOL. 3, PG. 18

LAKE RAY HUBBARD

**LEGAL DESCRIPTION**  
51.7229 ACRES

2025 A tract of land out of the S.P. 50264 Order Survey, approved by the City of Rockwall, Texas, and the State of Texas, and more particularly described as follows: ...

THESE WITH THE UNDERLYING LINE OF LAND 70000 BARS AND THE SQUARES OF EACH TRACT, THE FOLLOWING ...



PROPOSED PAVING SECTION

**TABULATION**

Area Description	Area (sq. ft.)	Area (sq. ft.)
Area of lots	1,234,567	1,234,567
Area of streets	123,456	123,456
Area of parking areas	56,789	56,789
Area of utility easements	10,101	10,101

- The proposed subdivision platting shall be completed within the proposed development plan, up to a maximum of 1200 lots...
- The proposed subdivision platting shall be completed within the proposed development plan, up to a maximum of 1200 lots...
- The proposed subdivision platting shall be completed within the proposed development plan, up to a maximum of 1200 lots...

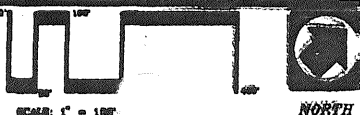
OWNER: AMERSON COURTNEY, L.L.C.  
10801 DALLAS PARKWAY, SUITE 100  
DALLAS, TEXAS 75243  
(914) 495-5336  
(914) 991-6646 (Fax)

**EXHIBIT B**

Revised Development Plan For  
**TURTLE COVE**  
City of Rockwall, Texas

THE NELSON CORPORATION  
Lead Planning • I • Surveying  
5000 Summerlaid  
Dallas, Texas 75206  
(914) 360-9000

Date: NOVEMBER 04, 2000  
Revised: FEBRUARY 18, 2001  
APPROVED BY: [Signature]  
DATE: FEBRUARY 18, 2001  
SCALE: 1" = 100'





**TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN**  
**Exhibit C**  
 February 9, 1996

- \* The acreage indicated deletes the 8 owner occupied dwellings.
- \*\* The lot width may vary to allow flexibility of product widths without revising the Revised Development Plan. The lots shown on the Development Plan with a (\*) can have less than 60' of frontage and 4,500 square foot lot area.
- \*\*\* The front yard setback at the garage doors will be 20 FT on front entry lots. In the case of swing in garages at the front or corner side yard, the setback at the front garage face at the street facing wall may be 10 foot.
- \*\*\*\* The depth of the drive will be 20 FT on rear loading lots; however, it may overlap 2 FT into the private alley easement.

■ **Other Standards:**

1. All private access utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association.
2. Two stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
3. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association.
4. Parking will be restricted to one side of the street where rear entry lots face each other.
5. All weather access will be provided to the lift station as indicated on the Revised Development Plan.
6. Private open space area will be maintained by the Homeowner's Association.
7. The take-line property along Lake Ray Hubbard will be mowed by the Homeowner's Association. Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association, nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the lake take-line property.
8. Sprinkler systems will be provided in private open space areas.
9. All lots will be above the flood level.
10. The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the Private Open Space maintained by the Homeowner's Association.
11. The lift station is currently surrounded by a chain link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.
12. A treescape plan will be submitted based on the tree ordinance requirements.

Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. exact location of access will be determined at the time that phase is platted

# TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

## Exhibit C

February 9, 1996

- **Allowed Uses:** Single Family Detached Dwellings  
Recreation Facilities  
Guard House and Related Facilities

- **Area Requirements:**

• Total Acreage.....	53.6337 Gross Acres
Rezoning Area.....	52.7225 Net Acres*
• Total Quantity of Lots.....	231
Occupied/Built Lots.....	8
Quantity of Lots in Rezoning Area.....	223
Rear Entry Lots.....	168
Front Entry Lots.....	55
• Overall Dwellings Per Acre.....	4.31 DU's/Gross Acre
• Minimum Lot Area.....	5,400 SF**
• Maximum Units Per Lot.....	1
• Minimum SF Per Unit.....	1,500 SF
• Minimum Lot Width.....	60 FT**
• Minimum Lot Width at ..... Cul-de-sac & Elbow Measured at Setback	50 FT
• Minimum Lot Depth.....	90 FT
• Minimum Front Yard Setback.....	10 FT ***
• Minimum Rear Yard Setback.....	10 FT
• Minimum Side Yard Setback.....	5 FT
• Minimum Side Yard Setback..... Adjoining a Street	10 FT
• Minimum Depth Rear Driveway.....	20 FT*****
• Minimum Depth Front Driveway.....	20 FT***
• Maximum Height.....	2 Stories/34 FT
• Minimum Masonry Facade.....	75 Percent
• Parking:	
At Cluster Areas.....	30
At Recreation Center.....	20
• Private Open Space Area:.....	192,193 SF
• Maximum Lot Coverage.....	60%

**ORDINANCE NO. 96-24**

**AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO, 84-53 AS HERETOFORE AMENDED SO AS TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-2 ATTACHING THE AMENDING PRELIMINARY PLAN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS, an amendment to the Preliminary Plan for portions of PD-2, as described in Exhibit "A" has been submitted by Kirby Albright; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:**

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

**SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the approved Preliminary Plan for PD-2 for the area identified in Exhibit "A". That said amended Preliminary Plan is attached hereto and made apart hereof for all purposes.**

**SECTION 2. That the tract identified in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for herein and the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this amendment to the approved Preliminary Plan for PD-2 shall affect only the property described in Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.**

**SECTION 3. That development in area in Exhibit "A", shall shall comply with the area, use and all other requirements of the Zero-lot line zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended. Except that**

the homes lots can be either have one zero side setback or can be center loaded with a 5' side setback. Once a determination has been made regarding the a zero or center loaded homes, all homes must comply with that determination.

**SECTION 4.** No substantial change in development of the area as shown in Exhibit "A" shall be permitted except after obtaining approval of the change of such development through amendment of the Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

**SECTION 5.** Prior to or in conjunction with any plat submittal, a concept plan must be submitted for review and approval by the Planning and Zoning Commission and City Council. The concept plan shall include the following items.

- ( I ) Identify the location of any amenities planned for the residential areas.
- ( ii ) A detailed street layout for each phase that will be subject to review and approval by the Planning and Zoning Commission and City Council that identifies the location, type and general design of screening of alleys and along major roads
- ( iii ) Identify location of neighborhood entry features for each area.

**SECTION 8.** Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances, as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

**SECTION 9.** Any person, firm or corporation violating any of the provisions of this ordinance 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 10.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 11.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 12. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of July, 1996

ATTEST:

APPROVED:

 Steph R. M... J. Miller  
Mayor

1st reading 6/17/96

2nd reading 7/1/96

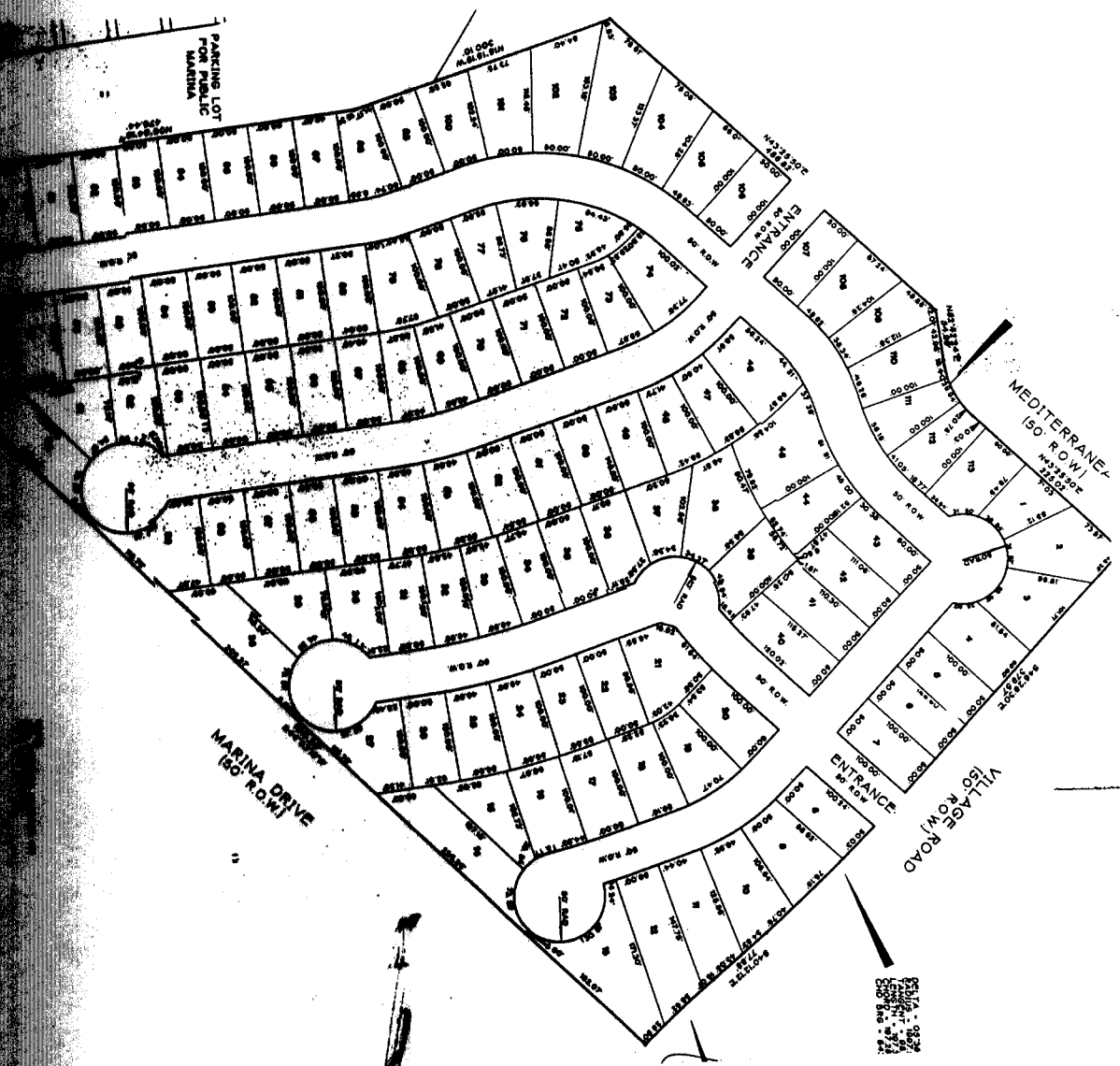


EXHIBIT "A"

ORDINANCE NO. 99-46

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE ~~85-16~~ SO AS TO AMEND A PORTION OF PLANNED DEVELOPMENT NO.2, "PD-2" WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A", BY ALLOWING "SINGLE FAMILY", "OPEN SPACE", "RECREATION USES ", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; AMENDING THE DEVELOPMENT PLAN FOR A PORTION OF PD-2; ADOPTING AREA REQUIREMENTS; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a change in the classification of a zoning district has been requested by Ashton Custer ,LLC for the property more specifically described in Exhibit "A" attached hereto; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and ordinance~~85-16~~ be and the same are hereby amended by amending a portion of Planned Development No. 2, "PD-2", further described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", & "C" and the Comprehensive Zoning Ordinance and the Standards of Design of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of November, 1999

ATTEST:

APPROVED:

BY Belinda Page

Scott L. Self  
Mayor

1st reading 10-18-99

2nd reading 11-01-99



## EXHIBIT "A"

ITC10448

BEING a tract of land situated in the E.P. Gains Chism Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition Deed recorded in Volume 53, Page 373, Deed Records, Rockwall County a part of now being platted as Turtle Cove, an Addition to the City of Rockwall, Texas, recorded in Slide B, Pages 235-236, and the replat of Turtle Cove Addition, Blocks C and D, recorded in Slide C, Pages 164-165, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for a corner in the northwesterly right of way of the M.K. & T. Railroad (a 100' R.O.W.) said corner also being the southeast corner of Lakeside Village, Phase 3, an Addition to the City of Rockwall, recorded in Volume 3, Page 18, Plat Records of Rockwall County, Texas;

THENCE N 44 deg. 58' 27" W, along the northeast line of said addition a distance of 391.82 feet to a 5/8" iron rod found for corner,

THENCE N 50 deg. 29' 22" W, continuing with said northeast line a distance of 103.65 feet to a 5/8" iron rod found for corner,

THENCE N 45 deg. 33' 32" W, continuing with said northeast line a distance of 606.00 feet to a 1/2" iron rod found for corner at the north corner of the aforementioned Lakeside Village, Phase 3 addition and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along said Take Line the following:

N 46 deg. 59' 32" E a distance of 1029.96 feet to a concrete monument marked X2-2;

S 73 deg. 08' 40" E a distance of 124.22 feet to a concrete monument marked X2-3;

N 40 deg. 28' 42" E a distance of 79.43 feet to a concrete monument marked X2-4

N 19 deg. 14' 18" W a distance of 315.36 feet to a concrete monument with a broken top;

N 18 deg. 36' 27" E a distance of 146.82 feet to a concrete monument with a broken top;

N 62 deg. 24' 37" E a distance of 377.56 feet to a 5/8" iron rod found;

N 46 deg. 01' 56" E a distance of 235.06 feet to a 5/8" iron rod found;

1060

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1060

S 28 deg. 45' 43" E a distance of 298.16 feet to a 5/8" iron rod found in the bed of a creek on the southwesterly line of Lake Ridge Park, an Addition to the City of Rockwall;

THENCE along the southwesterly line of Lake Ridge Park and the meanders of said creek the following:

S 20 deg. 52' 17" E a distance of 48.01 feet;

S 32 deg. 13' 39" E a distance of 136.61 feet;

S 17 deg. 19' 55" E a distance of 87.71 feet;

S 68 deg. 28' 08" E a distance of 115.23 feet;

S 31 deg. 26' 48" E a distance of 128.86 feet;

S 56 deg. 18' 21" E a distance of 93.41 feet;

S 46 deg. 15' 48" E a distance of 84.06 feet;

N 64 deg. 32' 05" E a distance of 63.62 feet;

S 80 deg. 42' 55" E a distance of 82.71 feet;

S 45 deg. 16' 35" E a distance of 117.46 feet;

S 66 deg. 48' 22" E a distance of 80.50 feet;

S 10 deg. 03' 11" W a distance of 48.69 feet;

S 23 deg. 04' 06" E a distance of 93.78 feet to a concrete monument marked X1-5 on the aforementioned northwest line of the M.K. & T. Railroad right of way and also being the beginning of a curve to the right having a central angle of 2 deg. 46' 02" a radius of 5696.19 and a chord bearing of S 48 deg. 12' 20" W, 275.07 feet;

THENCE along said curver and northwest line in a southwesterly direction an arc distance of 275.11 feet to a 5/8" iron rod found for corner,

THENCE: S 49 deg. 35' 21" W continuing along said northwest line a distance of 1671.74 feet to the POINT OF BEGINNING and containing 53.6337 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

FROM HAGEN & PARSONS P.C.

OCT-31-95 TUE 11:34

HERITAGE TITLE CO.

11.21.1995 15:32

NOV 21 '95 03:37PM

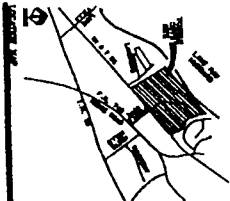
~~PHASYS 2.7 000 1/11 7.12~~

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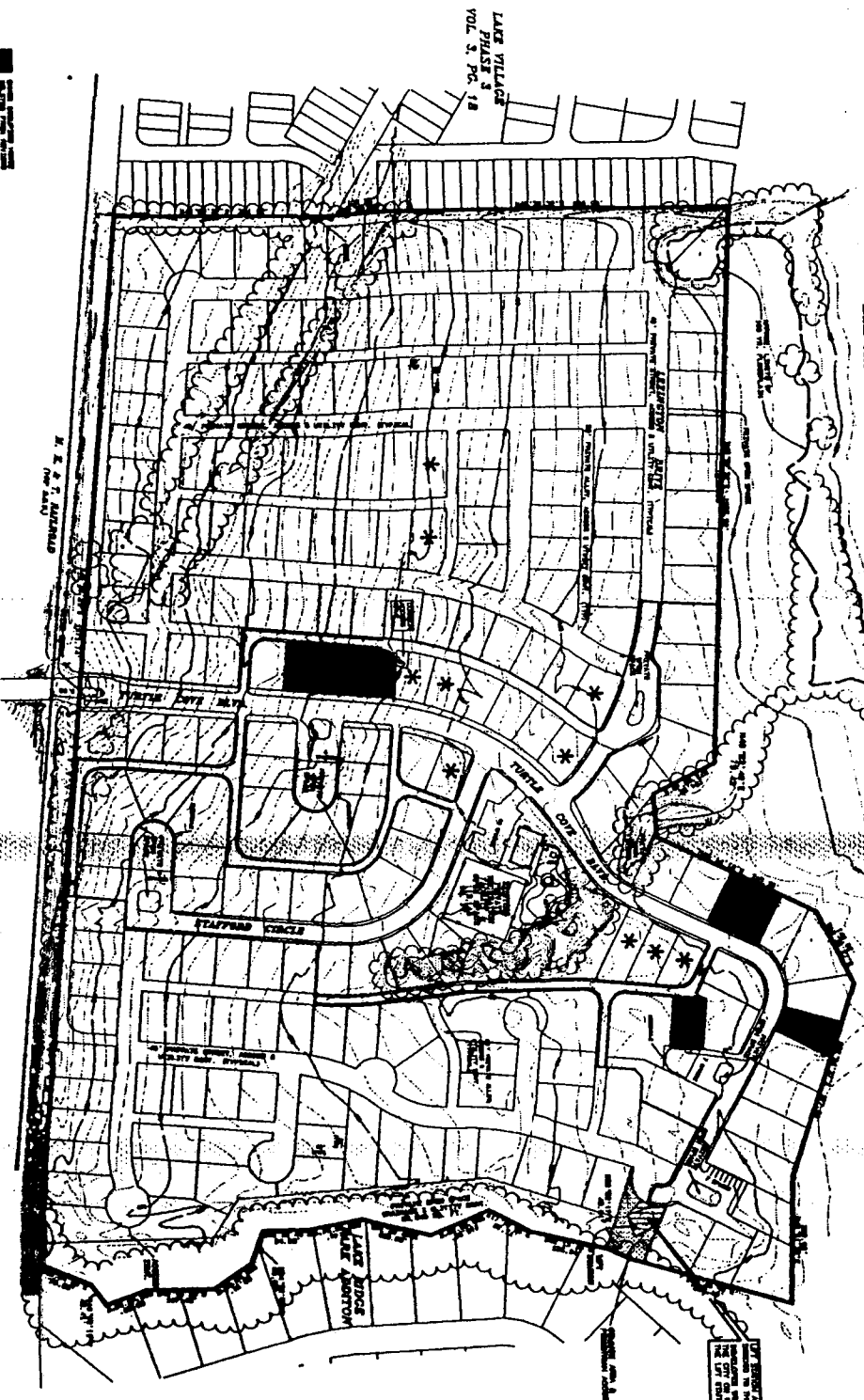
BEING LOT 12, BLOCK B, AND LOTS 15,16,17 AND 18, BLOCK E OF TURTLE  
COVE ADDITION AND LOTS 4,5,AND 9, BLOCK C OF THE REPLAT OF TURTLE  
COVE ADDITION.

# EXHIBIT 'B'



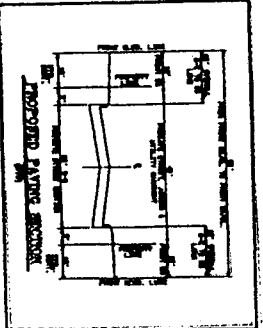
**LEGAL DESCRIPTION**

That certain portion of the East 1/2 of Section 10, Township 10N, Range 12E, County of Tarrant, State of Texas, as shown on the plat of the East 1/2 of Section 10, Township 10N, Range 12E, County of Tarrant, State of Texas, recorded in the Public Records of Tarrant County, Texas, Volume 100, Page 100, and as more fully described in the plat of the East 1/2 of Section 10, Township 10N, Range 12E, County of Tarrant, State of Texas, recorded in the Public Records of Tarrant County, Texas, Volume 100, Page 100, and as more fully described in the plat of the East 1/2 of Section 10, Township 10N, Range 12E, County of Tarrant, State of Texas, recorded in the Public Records of Tarrant County, Texas, Volume 100, Page 100.



Lot No.	Area (sq. ft.)	Remarks
1	4,500	Proposed 4,500 sq. ft. lot
2	4,500	Proposed 4,500 sq. ft. lot
3	4,500	Proposed 4,500 sq. ft. lot
4	4,500	Proposed 4,500 sq. ft. lot
5	4,500	Proposed 4,500 sq. ft. lot
6	4,500	Proposed 4,500 sq. ft. lot
7	4,500	Proposed 4,500 sq. ft. lot
8	4,500	Proposed 4,500 sq. ft. lot
9	4,500	Proposed 4,500 sq. ft. lot
10	4,500	Proposed 4,500 sq. ft. lot
11	4,500	Proposed 4,500 sq. ft. lot
12	4,500	Proposed 4,500 sq. ft. lot
13	4,500	Proposed 4,500 sq. ft. lot
14	4,500	Proposed 4,500 sq. ft. lot
15	4,500	Proposed 4,500 sq. ft. lot
16	4,500	Proposed 4,500 sq. ft. lot
17	4,500	Proposed 4,500 sq. ft. lot
18	4,500	Proposed 4,500 sq. ft. lot
19	4,500	Proposed 4,500 sq. ft. lot
20	4,500	Proposed 4,500 sq. ft. lot
21	4,500	Proposed 4,500 sq. ft. lot
22	4,500	Proposed 4,500 sq. ft. lot
23	4,500	Proposed 4,500 sq. ft. lot
24	4,500	Proposed 4,500 sq. ft. lot
25	4,500	Proposed 4,500 sq. ft. lot
26	4,500	Proposed 4,500 sq. ft. lot
27	4,500	Proposed 4,500 sq. ft. lot
28	4,500	Proposed 4,500 sq. ft. lot
29	4,500	Proposed 4,500 sq. ft. lot
30	4,500	Proposed 4,500 sq. ft. lot
31	4,500	Proposed 4,500 sq. ft. lot
32	4,500	Proposed 4,500 sq. ft. lot
33	4,500	Proposed 4,500 sq. ft. lot
34	4,500	Proposed 4,500 sq. ft. lot
35	4,500	Proposed 4,500 sq. ft. lot
36	4,500	Proposed 4,500 sq. ft. lot
37	4,500	Proposed 4,500 sq. ft. lot
38	4,500	Proposed 4,500 sq. ft. lot
39	4,500	Proposed 4,500 sq. ft. lot
40	4,500	Proposed 4,500 sq. ft. lot
41	4,500	Proposed 4,500 sq. ft. lot
42	4,500	Proposed 4,500 sq. ft. lot
43	4,500	Proposed 4,500 sq. ft. lot
44	4,500	Proposed 4,500 sq. ft. lot
45	4,500	Proposed 4,500 sq. ft. lot
46	4,500	Proposed 4,500 sq. ft. lot
47	4,500	Proposed 4,500 sq. ft. lot
48	4,500	Proposed 4,500 sq. ft. lot
49	4,500	Proposed 4,500 sq. ft. lot
50	4,500	Proposed 4,500 sq. ft. lot

The lots shown on the Development Plan with an (\*) can have less than 60' of frontage and 4,500 square foot lot area.

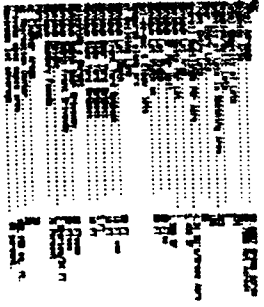


**TABULATION**

Number of Lots: 50

Number of Acres: 2.27

Number of Square Feet: 2,270,000



**GENERAL NOTES:**

- The lots shown on this plan are proposed to be developed in accordance with the provisions of the City of Rockwall, Texas, Ordinance No. 100, which provides for the creation of lots having a minimum frontage of 60 feet and a minimum area of 4,500 square feet.
- The lots shown on this plan are proposed to be developed in accordance with the provisions of the City of Rockwall, Texas, Ordinance No. 100, which provides for the creation of lots having a minimum frontage of 60 feet and a minimum area of 4,500 square feet.
- The lots shown on this plan are proposed to be developed in accordance with the provisions of the City of Rockwall, Texas, Ordinance No. 100, which provides for the creation of lots having a minimum frontage of 60 feet and a minimum area of 4,500 square feet.
- The lots shown on this plan are proposed to be developed in accordance with the provisions of the City of Rockwall, Texas, Ordinance No. 100, which provides for the creation of lots having a minimum frontage of 60 feet and a minimum area of 4,500 square feet.
- The lots shown on this plan are proposed to be developed in accordance with the provisions of the City of Rockwall, Texas, Ordinance No. 100, which provides for the creation of lots having a minimum frontage of 60 feet and a minimum area of 4,500 square feet.

**OWNER:** THE NELSON CORPORATION

**AGENT:** JAMES W. NELSON, JR., 1000 WEST 10TH STREET, SUITE 100, ROCKWALL, TEXAS 75087

**DATE:** 1-18-88

**THE NELSON CORPORATION**  
 Lead Planning • E  
 6000 Summerfield, Suite 2000  
 Dallas, Texas 75248  
 (415) 898-2000

Revised Development Plan For  
**TURPLE 'E'**  
 City of Rockwall, Texas



# TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

## Exhibit C

February 9, 1996

- \* The acreage indicated deletes the 8 owner occupied dwellings.
- \*\* The lot width may vary to allow flexibility of product widths without revising the Revised Development Plan. The lots shown on the Development Plan with a (\*) can have less than 60' of frontage and 4,500 square foot lot area.
- \*\*\* The front yard setback at the garage doors will be 20 FT on front entry lots. In the case of swing in garages at the front or corner side yard, the setback at the front garage face at the street facing wall may be 10 foot.
- \*\*\*\* The depth of the drive will be 20 FT on rear loading lots; however, it may overlap 2 FT into the private alley easement.

### ■ Other Standards:

1. All private access utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association.
2. Two stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
3. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association.
4. Parking will be restricted to one side of the street where rear entry lots face each other.
5. All weather access will be provided to the lift station as indicated on the Revised Development Plan.
6. Private open space area will be maintained by the Homeowner's Association.
7. The take-line property along Lake Ray Hubbard will be mowed by the Homeowner's Association. Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association, nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the lake take-line property.
8. Sprinkler systems will be provided in private open space areas.
9. All lots will be above the flood level.
10. The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the Private Open Space maintained by the Homeowner's Association.
11. The lift station is currently surrounded by a chain link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.
12. A treescape plan will be submitted based on the tree ordinance requirements.

Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. exact location of access will be determined at the time that phase is platted

# TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

## Exhibit C

February 9, 1996

- **Allowed Uses:** Single Family Detached Dwellings  
Recreation Facilities  
Guard House and Related Facilities

- **Area Requirements:**

• Total Acreage.....	53.6337 Gross Acres
• Rezoning Area.....	52.7225 Net Acres*
• Total Quantity of Lots.....	231
• Occupied/Built Lots.....	8
• Quantity of Lots in Rezoning Area.....	223
• Rear Entry Lots.....	168
• Front Entry Lots.....	<del>55</del> 60 * - REVISED
• Overall Dwellings Per Acre.....	4.31 DU's/Gross Acre
• Minimum Lot Area.....	5,400 SF**
• Maximum Units Per Lot.....	1
• Minimum SF Per Unit.....	1,500 SF
• Minimum Lot Width.....	60 FT**
• Minimum Lot Width at Cul-de-sac & Elbow Measured at Setback	50 FT
• Minimum Lot Depth.....	90 FT
• Minimum Front Yard Setback.....	10 FT ***
• Minimum Rear Yard Setback.....	10 FT
• Minimum Side Yard Setback.....	5 FT
• Minimum Side Yard Setback..... Adjoining a Street	10 FT
• Minimum Depth Rear Driveway.....	20 FT****
• Minimum Depth Front Driveway.....	20 FT***
• Maximum Height.....	2 Stories/34 FT
• Minimum Masonry Facade.....	75 Percent
• Parking:	
• At Cluster Areas.....	30
• At Recreation Center.....	20
• Private Open Space Area.....	192,193 SF
• Maximum Lot Coverage.....	60%

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 171.135-ACRE TRACT OF LAND SITUATED WITHIN THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; W. BLEVINS SURVEY, ABSTRACT NO. 9; AND THE E. P. G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Rockwall has initiated an amendment to the Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances [*Ordinance No. 's 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*]; and,

**WHEREAS**, Planned Development District 2 (PD-2) is a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and which is 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 2 (PD-2) [*Ordinance No. 's 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*] 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. 's 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*;

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

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF MARCH, 2024.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*



**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading: February 20, 2024*

*2<sup>nd</sup> Reading: March 4, 2024*

DRAFT  
ORDINANCE  
01.30.2024

**Exhibit 'A':**  
**Legal Description**

**BEING** 171.35 acres of land situated in Abstract 11, M.J. Barksdale Survey; Abstract 9, W. Blevins Survey; and Abstract 64, E.P.G. Chisum Survey; in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at the Northern-most corner of Lot 61-R, Block A, Turtle Cove Addition, also known as 751 Turtle Cove Boulevard, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,932.235, N 7,019,220.850 Feet);

- 1 **THENCE** South 28°-04'-33" East, a distance of 298.536 feet to a point;
- 2 **THENCE** South 19°-53'-34" East, along the Northern boundary of the Turtle Cove Addition, Phase 2, a distance of 48.058 feet to a point;
- 3 **THENCE** South 33°-49'-20" East, continuing along said boundary a distance of 41.997 feet to a point;
- 4 **THENCE** South 30°-38'-48" East, a distance of 94.589 feet to a point;
- 5 **THENCE** South 17°-09'-54" East, a distance of 50.648 feet to a point;
- 6 **THENCE** South 16°-26'-06" East, a distance of 38.222 feet to a point;
- 7 **THENCE** South 68°-30'-33" East, a distance of 114.234 feet to a point;
- 8 **THENCE** South 30°-33'-54" East, a distance of 128.763 feet to a point;
- 9 **THENCE** South 56°-17'-00" East, a distance of 90.585 feet to a point;
- 10 **THENCE** South 45°-15'-45" East, a distance of 87.089 feet to a point;
- 11 **THENCE** North 64°-05'-56" East, a distance of 63.772 feet to a point;
- 12 **THENCE** South 81°-23'-16" East, a distance of 81.904 feet to a point;
- 13 **THENCE** South 44°-11'-08" East, a distance of 118.226 feet to a point;
- 14 **THENCE** South 66°-49'-22" East, a distance of 79.686 feet to a point;
- 15 **THENCE** South 10°-43'-38" West, a distance of 48.493 feet to a point;
- 16 **THENCE** South 22°-31'-10" East, a distance of 150.684 feet for a corner in the centerline of the Union Pacific / Dallas Garland N.E. Railroad Right of Way;
- 17 **THENCE** South 49°-56'-57" West, continuing along the railroad centerline a distance of 1053.987 feet to a point;
- 18 **THENCE** South 50°-16'-50" West, a distance of 3562.512 feet to a point under the Village Drive bridge, also being a beginning of a curve;
- 19 **THENCE** along said curve to the right having an angle of 01°-11'-24" and a radius of 25,896.197 feet with a chord distance of 537.807 feet and a chord bearing of South 50°-15'-39" West, to a point;
- 20 **THENCE** continuing along a curve to the right having an angle of 01°-10'-58" and a radius of 10,382.552 feet with a chord distance of 214.344 feet and a chord bearing of South 50°-24'-19" West, to a point;
- 21 **THENCE** continuing along a curve to the right having an angle of 03°-54'-36" and a radius of 6,095.147 feet with a chord distance of 415.859 feet and a chord bearing of South 52°-08'-40" West, for a corner;
- 22 **THENCE** North 36°-49'-00" West, a distance of 51.633 feet to a point;
- 23 **THENCE** North 36°-49'-00" West, a distance of 83.707 feet for a corner also being a beginning of a curve;
- 24 **THENCE** along said curve to the right having an angle of 05°-38'-18" and a radius of 227.326 feet with a chord distance of 22.361 feet and a chord bearing of South 72°-42'-48" West, to a point;
- 25 **THENCE** continuing along a curve to the right having an angle of 32°-40'-49" and a radius of 287.233 feet with a chord distance of 161.619 feet and a chord bearing of North 84°-35'-37" West, for a corner;
- 26 **THENCE** North 05°-49'-29" West, along the City of Dallas Takeline, a distance of 472.973 feet to a point;
- 27 **THENCE** North 17°-14'-55" West, continuing along said Takeline, a distance of 299.793 feet to a point;
- 28 **THENCE** North 17°-07'-51" West, a distance of 570.975 feet to a point;
- 29 **THENCE** North 02°-49'-23" East, a distance of 331.697 feet to a point;
- 30 **THENCE** North 47°-45'-08" East, a distance of 168.275 feet to a point;
- 31 **THENCE** North 46°-42'-57" East, a distance of 151.498 feet for a corner;

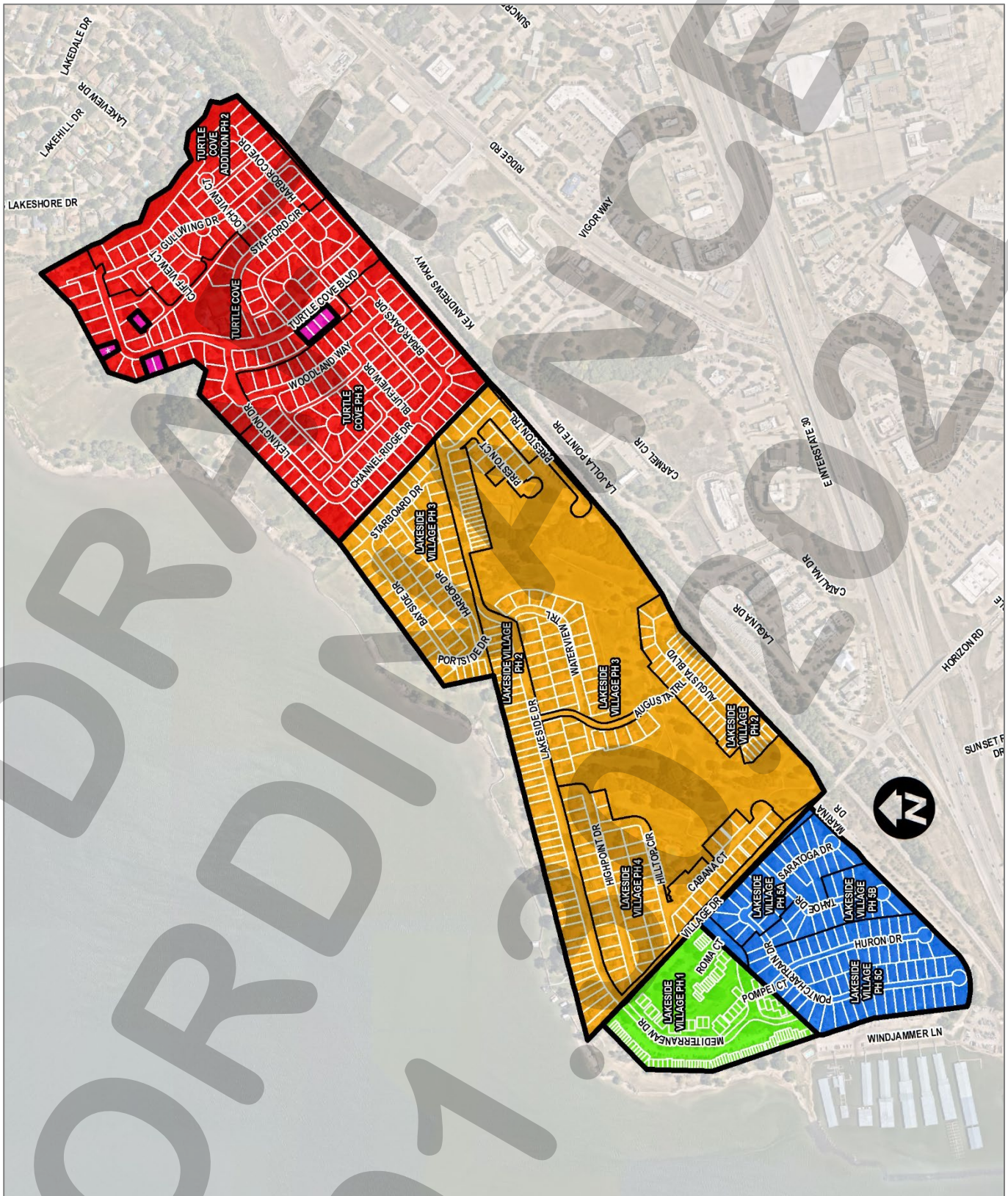
**Exhibit 'A':**  
*Legal Description*

- 32 **THENCE** North 44°-35'-17" West, along the boundary of Lakeside Village Addition, Phase 2, a distance of 113.077 feet to a point;
- 33 **THENCE** North 76°-40'-23" East, continuing along said boundary, a distance of 1913.515 feet for a corner;
- 34 **THENCE** North 11°-45'-32" West, a distance of 28.107 feet to a point;
- 35 **THENCE** North 10°-30'-30" West, a distance of 229.24 feet for a corner;
- 36 **THENCE** North 54°-55'-17" East, a distance of 796.571 feet to a point;
- 37 **THENCE** North 55°-50'-17" East, a distance of 30.069 feet to a point;
- 38 **THENCE** North 54°-51'-20" East, a distance of 78.036 feet to a point;
- 39 **THENCE** North 48°-00'-27" East, along the boundary of Turtle Cove Addition, Phase 3, a distance of 492.072 feet to a point;
- 40 **THENCE** North 47°-34'-00" East, continuing along said boundary, a distance of 543.559 feet for a corner;
- 41 **THENCE** South 71°-39'-19" East, a distance of 83.033 feet to a point;
- 42 **THENCE** South 73°-22'-20" East, a distance of 40.147 feet for a corner;
- 43 **THENCE** North 42°-27'-15" East, a distance of 73.707 feet to a point;
- 44 **THENCE** North 28°-45'-39" East, a distance of 5.496 feet for a corner;
- 45 **THENCE** North 18°-20'-56" West, a distance of 316.496 feet to a point;
- 46 **THENCE** North 18°-59'-26" East, a distance of 147.334 feet to a point;
- 47 **THENCE** North 62°-57'-16" East, a distance of 376.407 feet to a point;
- 48 **THENCE** North 46°-22'-24" East, a distance of 234.41 feet, to the **POINT OF BEGINNING AND CONTAINING** 171.35 acres of land (7,464,084.07 square feet) more or less.

Exhibit 'B':  
Survey



Exhibit 'C':  
Concept Plan



GREEN: TRACT 1; ORANGE: TRACT 2; PINK: TRACT 3; RED: TRACT 4; BLUE: TRACT 5

**Exhibit 'D':**  
*Density and Development Standards*

(A) TRACTS 1 & 2. (Phases I, II, III, & IV of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of Tracts 1 & 2 shall conform with the *Concept Plan* depicted in Figures 1 & 2.

FIGURE 1. CONCEPT PLAN FOR TRACT 1



**Exhibit 'D':  
Density and Development Standards**

**FIGURE 2. CONCEPT PLAN FOR TRACT 2**



- (2) **Permitted Land Uses.** Unless specifically provided by this Planned Development District ordinance, *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be developed with *Single-Family Detached, Single-Family Attached, and Townhouse*. In addition, *Tract 1* shall be permitted to establish a *Private Club* as an accessory use to a *Restaurant* in accordance with the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).
- (3) **Density and Development Standards.** Unless specifically provided by this Planned Development District, the development of *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 1 – Table 3*.

**Exhibit 'D':  
Density and Development Standards**

**TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED**

LOT TYPE (SEE CONCEPT PLAN) ►	SFD
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(1)</sup>	5'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(1)</sup>	10'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(2)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>2</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY ATTACHED**

LOT TYPE (SEE CONCEPT PLAN) ►	SFA
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	
LOTS L1 – L20	20'
ALL OTHER SINGLE-FAMILY ATTACHED LOTS	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(1)</sup>	5'
MINIMUM SIDE YARD SETBACK [ABBUTTING A STRUCTURE] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(1)</sup>	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS <sup>(2)</sup>	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(3)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>2</sup>: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
- <sup>3</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.



**Exhibit 'D':  
Density and Development Standards**

**TABLE 3: LOT DIMENSIONAL REQUIREMENTS FOR TOWNHOUSE**

LOT TYPE (SEE CONCEPT PLAN) ▶	T
MINIMUM LOT AREA	750 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,200 SF
MINIMUM LOT DEPTH	50'
MINIMUM REAR YARD SETBACK <sup>(1)</sup>	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(2) &amp; (3)</sup>	5'
MINIMUM SIDE YARD SETBACK [ABUTTING A STRUCTURE] <sup>(2) &amp; (3)</sup>	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(2) &amp; (3)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(2) &amp; (3)</sup>	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS <sup>(4)</sup>	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(5)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: The minimum rear yard setback on Lots 63-70, Block D (i.e. Lots D63-D70) and Lots 1-5, Block F (i.e. Lots F1-F5) shall be 0-feet.
- <sup>2</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>3</sup>: Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.
- <sup>4</sup>: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
- <sup>5</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**Exhibit 'D':**  
**Density and Development Standards**

(B) TRACT 3. (Turtle Cove Subdivision; Eight [8] Owner Occupied Lots)

- (1) Concept Plan. All development of *Tract 3* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT 3



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 3* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be developed with *Single-Family Detached Patio Homes*.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 3* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated by *Table 4: Lot Dimensional Requirements*.

**Exhibit 'D':  
Density and Development Standards**

**TABLE 4: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	TRACT 3
MINIMUM LOT AREA <sup>(1)</sup>	4,500 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,400 SF
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	
REAR ENTRY	90'
FRONT ENTRY	100'
MINIMUM FRONT YARD SETBACK	
REAR ENTRY	10'
FRONT ENTRY	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	0' & 10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM LENGTH OF REAR YARD DRIVEWAY	18'
MINIMUM WIDTH OF REAR YARD DRIVEWAY	18'
MAXIMUM BUILDING HEIGHT	2 STORIES/28'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MINIMUM OFF-STREET PARKING IN ADDITION TO A GARAGE	2

**GENERAL NOTES:**

<sup>1</sup>: All lots will be above flood level.

- (4) **Building Standards.** All development shall adhere to the following building standards:
- (a) **Garage Orientation.** A total of five (5) of the eight (8) residential lots shall be constructed with rear entry garages. The remaining three (3) of the eight (8) residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.

**Exhibit 'D':  
Density and Development Standards**

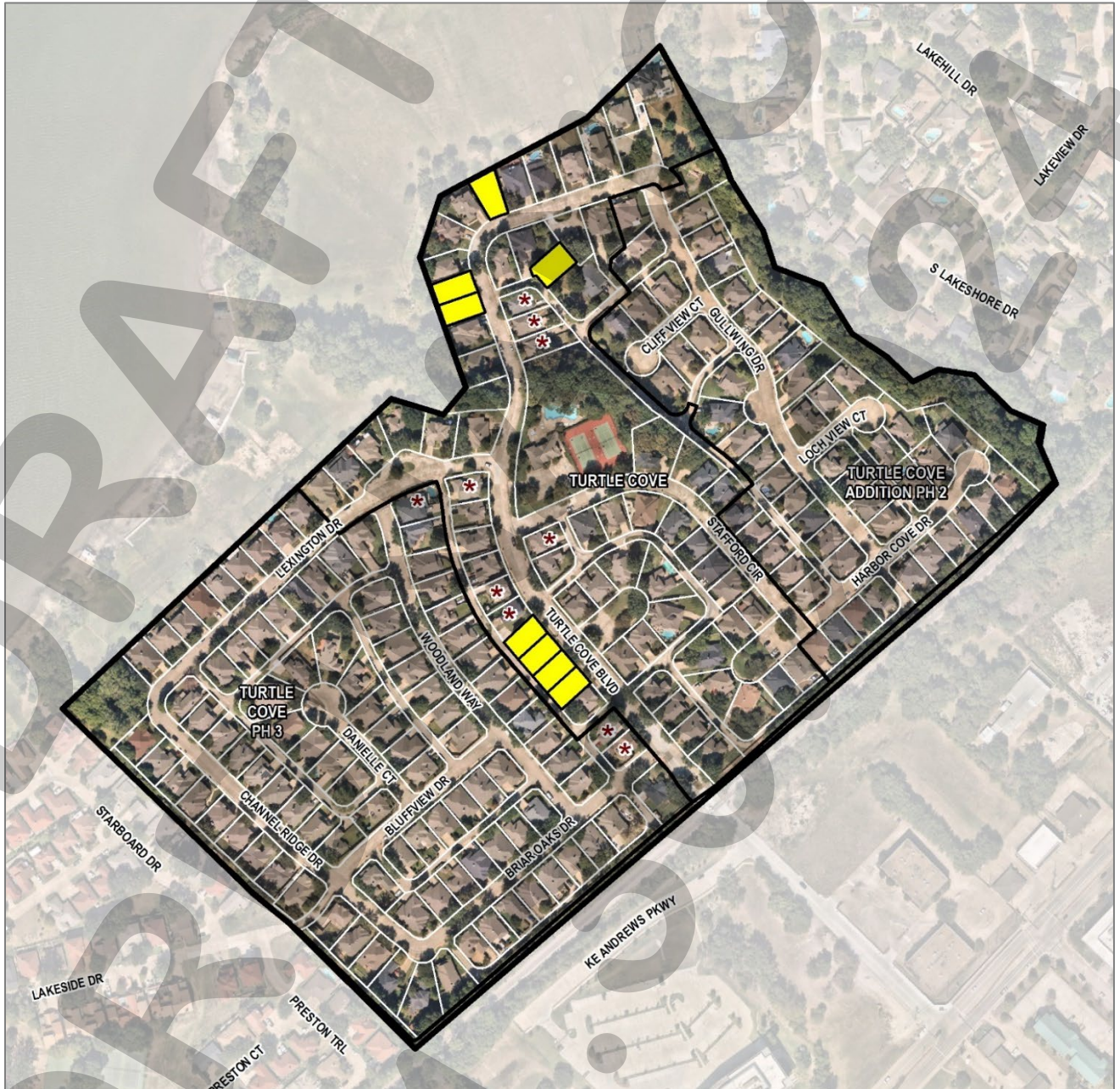
**(C) TRACT 4. (Turtle Cove Subdivision)**

- (1) **Concept Plan.** All development of Tract 4 shall conform with the Concept Plan depicted in Figure 4.

**FIGURE 4. CONCEPT PLAN FOR TRACT 4**

**TOTAL GROSS ACREAGE:** 53.6337-ACRES

**ZONING AREA (I.E. NET ACREAGE):** 52.7225-ACRES (I.E. LESS THE EIGHT [8] OWNER OCCUPIED DWELLINGS DEPCITED IN YELLOW)



- (2) **Permitted Land Uses.** Unless specifically provided by this Planned Development District ordinance, Tract 4 -- as depicted in Exhibit 'C' of this ordinance -- shall be developed with *Single-Family Detached Dwellings, Recreation Facilities, and a Guard House and Related Facilities.*

**Exhibit 'D':  
Density and Development Standards**

- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 4 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 5: Lot Dimensional Requirements*. The maximum permissible density for *Tract 4* shall not exceed 4.31 dwelling units per gross acres of land (*i.e. including the eight [8] owner occupied lots*); however, in no case should the proposed development exceed 223 dwelling units (*i.e. 231 including the eight [8] owner occupied lots*).

**TABLE 5: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	TRACT 4
MINIMUM LOT AREA <sup>(1) &amp; (5)</sup>	5,400 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,500 SF
MINIMUM LOT WIDTH <sup>(1) &amp; (2)</sup>	60'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK <sup>(3)</sup>	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM DEPTH OF REAR YARD DRIVEWAY <sup>(4)</sup>	20'
MINIMUM DEPTH OF FRONT YARD DRIVEWAY <sup>(3)</sup>	20'
MAXIMUM BUILDING HEIGHT	2 STORIES/34'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MAXIMUM LOT COVERAGE	60%

**GENERAL NOTES:**

- <sup>1</sup>: The lot width may vary to allow flexibility of product widths without revising the *Concept Plan*. The lots shown on the *Concept Plan -- contained in Subsection (C)(1) of Exhibit 'D' this ordinance --* with a (\*) can have less than 60-feet of frontage and 4,500 SF of lot area.
- <sup>2</sup>: The minimum lot width at a cul-de-sac or elbow shall be 50-feet as measured at the front yard setback.
- <sup>3</sup>: The front yard setback at the garage doors will be 20-feet on front entry lots. In the case of a *J-Swing* or *Traditional Swing* garage, the setback at the front garage face at the street facing wall may be ten (10) feet.
- <sup>4</sup>: The depth of the driveway will be 20-feet on rear loaded lots; however, it may overlay two (2) feet into the private alleyway easement.
- <sup>5</sup>: All lots will be above flood level.

- (4) Building Standards. All development shall adhere to the following building standards:
- (b) Garage Orientation. A total of 168 of the 223 residential lots shall be constructed with rear entry garages. The remaining 60 of the 223 residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.

- (5) Additional Community Parking. The following additional parking shall be incorporated into *Tract 4*:
- (a) Cluster Areas: 30 Parking Spaces
- (b) Recreation Center: 20 Parking Spaces

**NOTE:** Parking will be restricted to one (1) side of the street where rear entry lots face each other.

- (6) Open Space. The development shall consist of a minimum of 192,193 SF of private open space that will be maintained by the Homeowner's Association (HOA). The private open space shall incorporate irrigation systems. Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. The exact location of the access will be determined at the time that a phase is platted.
- (7) Takeline. The takeline property along Lake Ray Hubbard will be mowed by the Homeowner's

**Exhibit 'D':**  
*Density and Development Standards*

Association (HOA). Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association (HOA), nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the takeline property.

- (8) Emergency Access. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association (HOA).
- (9) Private Access and Utility Easements. All private access and utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association (HOA).
- (10) Guard Gate. Two (2) stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
- (11) Lift Station. The following shall apply to the lift station:
  - (a) A concrete access drive will be provided to the lift station as indicated on the *Concept Plan* contained in Subsection (C)(1) of *Exhibit 'D'* of this ordinance.
  - (b) The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the *Private Open Space* maintained by the Homeowner's Association (HOA).
  - (c) The lift station is currently surrounded by a chain-link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.

**Exhibit 'D':**  
**Density and Development Standards**

(D) TRACT 5. (Phase V of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of *Tract 5* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT 5



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 5* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Zero Lot Line (ZL-5) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 5* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Zero Lot Line (ZL-5) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. The maximum permissible density for *Tract 5* shall not exceed 5.90 dwelling units per gross acres of land; however, in no case should the proposed development exceed 112 dwelling units. In addition, all lots in *Tract 5* shall conform to the standards depicted in *Table 6*, which are as follows:

**Exhibit 'D':  
Density and Development Standards**

**TABLE 6: LOT DIMENSIONAL REQUIREMENTS**

<i>LOT TYPE (SEE CONCEPT PLAN) ►</i>	<b>TRACT 5</b>
MINIMUM LOT AREA	5,000 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH <sup>(1) &amp; (2)</sup>	50'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK <sup>(3)</sup>	20'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK <sup>(4)</sup>	0'/10' OR 5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET <sup>(5) &amp; (6)</sup>	15'
MAXIMUM BUILDING HEIGHT	30'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(7)</sup>	2
MAXIMUM LOT COVERAGE	50%

**GENERAL NOTES:**

- <sup>1</sup>: As measured from the front building setback.
- <sup>2</sup>: Lots on a cul-de-sac and/or eyebrow may be reduced to a minimum of 40-feet.
- <sup>3</sup>: As measured from the Access and Fire Lane Easement.
- <sup>4</sup>: If constructed as a zero-lot line lot, a minimum of a five (5) foot maintenance easement shall be established on the non-zero-lot line side. If constructed as a center loaded home lot, a five (5) foot setback shall be established on each side of the lot. Once a determination has been made regarding the zero or center loaded homes, all homes must comply with that determination.
- <sup>5</sup>: This shall be increased to 20-feet when abutting an arterial.
- <sup>6</sup>: Unless otherwise denoted on the approved subdivision plat.
- <sup>7</sup>: Plus, a two (2) car garage.





# 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

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**TO:** Planning and Zoning Commission  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** February 13, 2024  
**SUBJECT:** Z2024-001; *Amendment to Planned Development District 2 (PD-2)*

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On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development District*). The purpose of this effort is to [1] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [2] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are not intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*) and the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*).

Planned Development District 2 (PD-2) -- *also known as the Lakeside Village and Turtle Cove Subdivisions* -- was originally adopted prior to 1972, and currently consists of 56 pages of regulations within 11 regulating ordinances. The proposed draft ordinance consolidates these regulating ordinances, resolutions, and development cases into a single document (*see the attached list of development cases for the Planned Development District*). Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance will not change any of the requirements, concept plans, or development standards stipulated for any property in the Lakeside Village or Turtle Cove Subdivisions. This being a zoning case, staff sent out 944 notices to all property owners and occupants of the Lakeside Village and Turtle Cove Subdivisions and within 500-feet of these subdivisions. In addition, staff notified the Lakeside Village, Turtle Cove, and Lago Vista Homeowner's Associations (HOA's), which were the only HOA's within 1,500-feet of the subject property. Included within the notice was a link to the City's website -- *which had all of the zoning documents (i.e. the old Planned Development District 2 [PD-2] ordinances and the proposed draft ordinance) associated with the case* --, and included with the notice was a letter explaining the purpose of the zoning amendment. To date, staff has received six (6) notices from six (6) property owners, five (5) of which were in favor of the proposed amendment and one (1) of which was opposed to the proposed amendment. Staff has included all of these responses in the attached packet.

To assist the Planning and Zoning Commission in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 2 (PD-2) and staff's proposed draft ordinance for comparison purposes. The proposed amendment to Planned Development District 2 (PD-2) will move forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: ~~January 30, 2024~~  
Planning and Zoning Commission [*Public Hearing*]: February 13, 2024  
City Council [*Public Hearing/First Reading*]: February 20, 2024  
City Council [*Second Reading*]: March 4, 2024

Should the Planning and Zoning Commission have any questions, staff will be available at the February 13, 2024 Planning and Zoning Commission Meeting.



# 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)

---

**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** January 19, 2024  
**SUBJECT:** Development Cases for Planned Development District 2 (PD-2)

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Planned Development District 2 (PD-2) -- *also known as Lakeside Village and Turtle Cove Subdivisions* -- was originally adopted prior to 1972, and currently consists of 37 pages of regulations within 11 regulating ordinances. The following is a timeline and summary of the ~50 development cases associated with this Planned Development District:

**RED:** EXPIRED ORDINANCES

**BLUE:** SUPERSEDED ORDINANCES

**GREEN:** PARTIALLY SUPERSEDED ORDINANCES

**ORANGE:** ORDINANCES

- JUNE 21, 1972 (ORDINANCE NO. 72-13): Zoning Change from an Agricultural (AG) District to a Multi-Family 1 (MF-1) District for a portion of the Lakeside Village Subdivision. [**SUPERSEDED BY ORDINANCE NO. 73-33**]
- 1972: The original Planned Development District 2 (PD-2) was established as part of the 1972 Zoning Ordinance, and allowed the following land uses: *Yacht Club, Marina, Cabana Club, Lodge Tower, Multiple Family Apartments, Shopping Village, Golf Course, Pro-Shop and Health Club, Nursery, Townhouses, Villas, Recreation Areas, Lodges, and Tennis Courts.* [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 73-33 & 84-53**]
- SEPTEMBER 4, 1973 (ORDINANCE NO. 73-33; PZ1973-003-01): Zoning Change to establish Phase VI of the Lakeside Village Subdivision (*present day Turtle Cove Subdivision*). [**SUPERSEDED BY ORDINANCE NO. 96-06**]
- SEPTEMBER 8, 1980 (ORDINANCE NO. 80-19): Zoning Change to allow for a Cable Television Monitoring Station between Lot 61 & 62, Block M (*i.e. Lots M61 & M62*), Lakeside Village, Phase II. [**EXPIRED; NO LONGER APPLICABLE**]
- FEBRUARY 10, 1983 (PZ1983-002-01): *Site Plan* for Lakeside Village, Phase V.
- OCTOBER 1, 1984 (PZ1983-023-01): *Site Plan* for Phases I – IV (*i.e. Phase 1-4*) of the Lakeside Village Subdivision.
- NOVEMBER 5, 1984 (ORDINANCE NO. 84-53): Zoning Change adopting a concept plan and area requirements for Phase I – IV (*i.e. Phases 1-4*) of the Lakeside Village Subdivision. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 92-23**]
- FEBRUARY 4, 1985 (PZ1984-133-01): *Preliminary Plat/Development Plan* for the Turtle Cove Subdivision.
- MARCH 18, 1985 (ORDINANCE NO. 85-16): Zoning Change adopting a concept plan and area requirements for the Turtle Cove Subdivision. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 92-08 & 96-06**]
- MAY 6, 1985 (PZ1985-025-01): *Final Plat* for the Turtle Cove Subdivision.
- DECEMBER 12, 1985 (PZ1985-093-01): Zoning Change to allow for a *Private Club* as an accessory land use to a *Restaurant* land use [**WITHDRAWN**].
- APRIL 21, 1986 (ORDINANCE NO. 86-28; PZ1986-014-01): Zoning Change to allow for a *Private Club* as an accessory land use to a *Restaurant* land use.
- NOVEMBER 7, 1988 (PZ1988-047-01): *Replat* for Lot 3, Block D, Lakeside Village, Phase I.
- APRIL 6, 1992 (ORDINANCE NO. 92-08; PZ1992-003-01): Zoning Change to amend *Ordinance No. 85-16* to change the minimum side yard setback and the minimum side yard setback adjacent to a street. [**SUPERSEDED BY ORDINANCE NO. 96-06**]
- AUGUST 3, 1992 (ORDINANCE NO. 92-23; PZ1992-013-01): Zoning Change to change the area requirements for Phases I – IV (*i.e. Phases 1-4*) of the Lakeside Village Subdivision.
- SEPTEMBER 21, 1992 (PZ1992-036-01): *Replat* of Lots 1-20, Blocks C & Lots 1-9, Block D of the Turtle Cove Subdivision.
- JANUARY 4, 1993 (PZ1992-046-01): *Vacating Plat* for Phase V of the Lakeside Village Subdivision [**DENIED**].
- MARCH 14, 1993 (PZ1993-006-01): *Vacating Plat* for Phase V of the Lakeside Village Subdivision.
- AUGUST 10, 1995 (PZ1995-036-01): *Replat* for Lots 42-47, Block L, Lakeside Village, Phase II.

- OCTOBER 10, 1995 (PZ1995-053-01): Zoning Change and Preliminary Plat for Phase V of the Lakeside Village Subdivision to change the land use from Single-Family Attached to Single-Family Detached [WITHDRAWN].
- MARCH 4, 1996 (ORDINANCE NO. 96-06; PZ1995-064-01): Zoning Change adopting a concept plan and area requirements for the Turtle Cove Subdivision. [SUPERSEDED BY ORDINANCE NO. 99-46]
- MARCH 4, 1996 (PZ1995-064-02): Replat for the Turtle Cove Subdivision.
- AUGUST 5, 1996 (PZ1996-041-01): Replat for Lots 70R & 71R, Block A, Turtle Cove Addition.
- SEPTEMBER 3, 1996 (PZ1996-052-01): Replat for Lots 32R & 33R, Block B, Turtle Cove Addition.
- SEPTEMBER 3, 1996 (PZ1996-053-01): Replat for Lot 1, Block A, Turtle Cove Addition.
- JULY 21, 1997 (PZ1997-038-01): Preliminary Plat and Tree Plan for Phase 2 of the Turtle Cove Addition.
- OCTOBER 20, 1997 (PZ1997-076-01): Replat of Lots 28 & 29, Block A, Turtle Cove Addition for the purpose of abandoning a ten (10) foot utility easement (*the plat was never filed*).
- DECEMBER 15, 1997 (PZ1997-087-01): Preliminary Plat for Phase V of the Lakeside Village Subdivision.
- MARCH 16, 1998 (PZ1998-009-01): Final Plat for Phase V-A of the Lakeside Village Subdivision.
- SEPTEMBER 21, 1998 (PZ1998-048-01): Replat of Lots 28 & 29, Block A, Turtle Cove Addition for the purpose of abandoning a ten (10) foot utility easement.
- NOVEMBER 16, 1998 (PZ1998-077-01): Final Plat for Phase V-B of the Lakeside Village Subdivision.
- SEPTEMBER 20, 1999 (PZ1999-067-01): Preliminary Plat and Tree Plan for Phase 3 of the Turtle Cove Addition.
- OCTOBER 18, 1999 (PZ1999-076-01): Replat for Lot 7, Block A, Lakeside Village Subdivision, Phase V-A.
- OCTOBER 18, 1999 (ORDINANCE NO. 99-46; PZ1999-081-01): Zoning Change to increase the number of front-loaded lots permitted in the Turtle Cove Subdivision. [SUPERSEDED ORDINANCE NO. 96-06]
- NOVEMBER 15, 1999 (PZ1999-093-01): Replat for Lots 65, 66, 69, 70, 78-80, & 85-93, Block L; Lots 33, 72-79, & 83-85, Block M; and, Lots 3, 4, 58-62, 71-74, 82-85, 92, 93, 96, 97, 102, & 103, Block P, Lakeside Village Subdivision, Phase II, III & IV.
- SEPTEMBER 18, 2000 (PZ2000-74-01): Replat for Lot 44R, Block N, Lakeside Village, Phase IV.
- DECEMBER 18, 2000 (PZ2000-111-01): Replat for Lots 10-18, Block A, and Lots 1-5, Block B, Turtle Cove Addition, Phase III.
- APRIL 16, 2001 (PZ2001-038-01): Replat for Lots 15-21, Block M, Lakeside Village, Phase II.
- APRIL 16, 2001 (PZ2001-039-01): Replat for Lots 17R, Block C, Lakeside Village, Phase I.
- NOVEMBER 15, 2001 (PZ2001-094-01): Replat for Lot 69R, Block D, Lakeside Village, Phase I (*the plat was never filed*).
- OCTOBER 15, 2001 (PZ2001-100-01): Replat for Lots 72R, 74R, 78R, 80R & 84R, Block M, Lakeside Village, Phase II.
- FEBRUARY 18, 2002 (PZ2002-003-01): Final Plat for Phase V-C of the Lakeside Village Subdivision.
- DECEMBER 16, 2002 (PZ2002-100-01): Replat for Lot 69R, Block D, Lakeside Village, Phase I.
- FEBRUARY 11, 2003 (PZ2003-006-01): Replat for Lots 10 & 16, Block B, Lakeside Village, Phase V [DENIED].
- MARCH 3, 2003 (PZ2003-008-01): Replat for Lots 54-R, 71-R, & 78-R, Block L, Lakeside Village, Phase III.
- MAY 5, 2003 (PZ2003-022-01): Final Plat for Phase V-C of the Lakeside Village Subdivision.
- JUNE 16, 2003 (P2003-007): Replat for Lots 15-R, 16-R & 17-R, Block L, and Lots 15-R, 16-R, & 17-R, Block M, Lakeside Village, Phase II.
- NOVEMBER 14, 2003 (P2003-019): Replat for Lot 61R, Block A, Turtle Cove Subdivision.
- FEBRUARY 9, 2004 (P2004-001): Replat for Lot 20-R, Block B, Lakeside Village, Phase V-B.
- DECEMBER 15, 2014 (P2014-034): Replat for Lot 6, Block F, Lakeside Village, Phase I.



Z2024-001: Amendment to Planned Development District 2 (PD-2)



Case Location Map = 



# 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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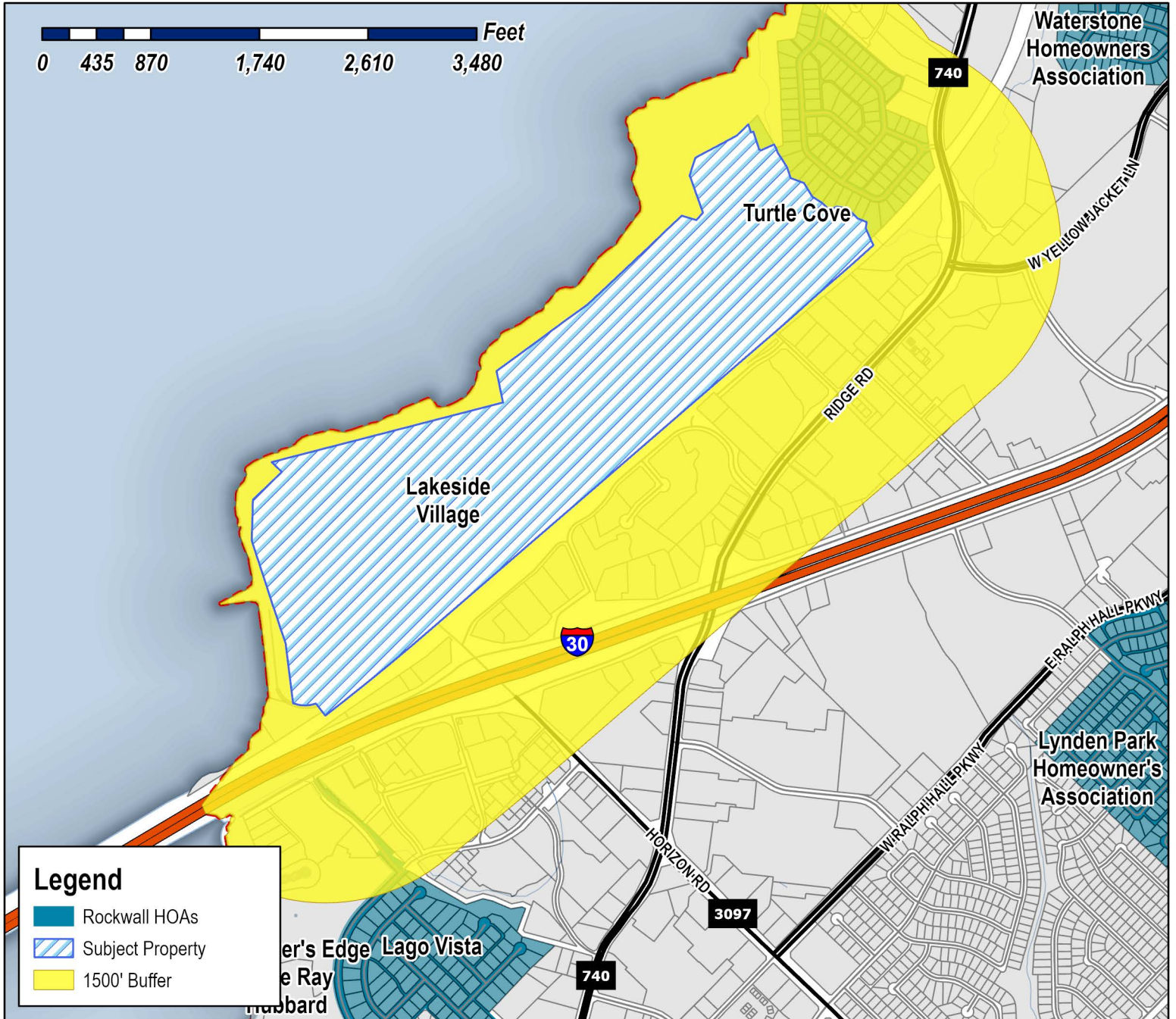
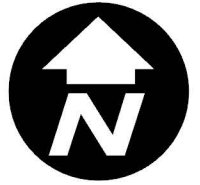




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**Case Number:** Z2024-001  
**Case Name:** Amendment to PD-2  
**Case Type:** Zoning  
**Zoning:** Planned Development District 2 (PD-2)  
**Case Address:** Lakeside Village & Turtle Cove Subdivisions

**Date Saved:** 1/18/2024

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



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Guevara, Angelica](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2024-001]  
**Date:** Wednesday, January 24, 2024 10:55:38 AM  
**Attachments:** [Public Notice \(P&Z\) \(01.19.2024\).pdf](#)  
[HOA Map \(01.18.2024\).pdf](#)

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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 [Friday January 26, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, February 13, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, February 20, 2024 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>.

Z2024-001: Amendment to PD-2

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a [Zoning Change](#) amending Planned Development District 2 (PD-2) [Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], and take any action necessary.

Thank you,

*Melanie Zavala*

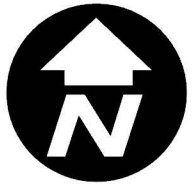
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568



# City of Rockwall

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**Case Number:** Z2024-001  
**Case Name:** Amendment to PD-2  
**Case Type:** Zoning  
**Zoning:** Planned Development District 2 (PD-2)  
**Case Address:** Lakeside Village & Turtle Cove Subdivisions

**Date Saved:** 1/18/2024

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



KHATTAK ASIF  
1 LOCHLEVEN  
RICHARDSON, TX 75082

SPARKS TANA J  
1000 SPARKS DR  
FATE, TX 75087

GARCIA JULIE  
10027 CR 2332  
TERRELL, TX 75160

LY LONG TUAN  
1008 ATTICA LANE  
PLANO, TX 75094

SHIPMAN FIRE GROUP INC  
1020 LA JOLLA POINTE DRIVE  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC  
C/O NEIGHBORHOOD MANAGEMENT  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

RAO PASAM S AND UMADEVI PASAM RAO  
103 ALLENDALE DR  
THIBODAUX, LA 70301

ROCKWALL RMKP LP  
1033 KINGSBRIDGE LN  
ROCKWALL, TX 75032

7.1 RIDGE LLC  
106 E RUSK SUITE 200  
ROCKWALL, TX 75087

WILSON JOHN AND HSIAO-LAN  
1107 SEWANEE DR  
ALLEN, TX 75013

JACKSON CRAWFORD G III  
111 LUTHER LN  
ROCKWALL, TX 75032

PINES TOD BRADLEY  
1120 KARSTEN RIDGE PASS  
GUNTER, TX 75058

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

MCKEON DAVID & MARGARET S  
11528 TAYLORCREST RD  
HOUSTON, TX 77024

WILSON CARL & DARLA  
116 COUNTY ROAD 1423  
QUITMAN, TX 75783

HP TEXAS I LLC  
120 S RIVERSIDE PLAZA SUITE 2000  
CHICAGO, IL 60606

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

ILCA PROPERTY, LLC  
12354 JULES DR  
FRISCO, TX 75033

THE STATE OF TEXAS, BY AND THROUGH THE  
TEXAS TRANSPORTATION COMMISSION  
125 E 11TH STREET  
AUSTIN, TX 78701

RESURRECTION REALTY PARTNERS, LLC  
12850 SPURLING RD SUITE 200  
DALLAS, TX 75230

BESSETTE CYNTHIA  
13430 2ND AVE NE  
BRADENTON, FL 34212

SWIERCINSKY JOSHUA L  
1355 CLUBHILL DR  
ROCKWALL, TX 75087

GREEN JIM & TIFFANY  
1400 WELLS CIRCLE  
ROCKWALL, TX 75032

CASCAVILLA ASA C  
1417 E. INTERSTATE 30 SUITE 1  
GARLAND, TX 75043

NKOMO VELISIWE  
14248 SORANO DR  
FRISCO, TX 75035

MOURIER LAND INVESTMENT CORPORATION  
1430 BLUE OAKS BLVD STE 190  
ROSEVILLE, CA 95747

LANDRY'S RESTAURANTS INC  
DBA SALTGRASS STEAKHOUSE  
1510 WEST LOOP S  
HOUSTON, TX 77027

SHUGART MELODY S  
1511 FT DUQUESNA DR  
SUN CITY CENTER, FL 33573

PFEIFFER SEAN  
15-2714 PAHOA VILLAGE RD H1235  
PAHOA, HI 96778

RESIDENT  
1549 LAGUNA DR  
ROCKWALL, TX 75087



PRICE RHONDA  
1572 SONNET DR  
HEATH, TX 75126

RESIDENT  
1599 LAGUNA DR  
ROCKWALL, TX 75087

RESIDENT  
1600 LA JOLLA POINTE DR  
ROCKWALL, TX 75087

SHIELDS CHARLENE  
1607 STONEYBROOK DR  
ROCKWALL, TX 75087

ADAMS EDWINA  
1609 AMESBURY  
ROCKWALL, TX 75087

KELLY HOOPER CHILTON LIVING TRUST  
KELLY HOOPER CHILTON- TRUSTEE  
1634 GOODFIELD LN  
GARLAND, TX 75042

RESIDENT  
1649 LAGUNA DR  
ROCKWALL, TX 75087

4020 MEDITERRANEAN ST LLC  
1656 PRINCE WILLIAM LN.  
FRISCO, TX 75034

RESIDENT  
1675 LAGUNA DR  
ROCKWALL, TX 75087

RESIDENT  
1699 LAGUNA DR  
ROCKWALL, TX 75087

PUENTE ERIC  
1739 CRESCENT LN  
DUNCANVILLE, TX 75137

ALAVI BENJAMIN W & ELIZABETH J  
17413 CALLA DR  
DALLAS, TX 75252

CRUTCHER CHRISTOPHER JASON AND JENNIFER  
SUE  
17618 DAVENPORT ROAD SUITE 2  
DALLAS, TX 75252

TRITON I-30 ROCKWALL LLC  
1845 WOODALL ROGERS FREEWAY, SUITE 1100  
DALLAS, TX 75201

FKH SFR PROPCO B-HLD, LP  
C/O FIRST KEY HOMES LLC  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

MITCHELL MATTHEW AND NINA MADORE-  
MITCHELL  
1860 TAHOE DR  
ROCKWALL, TX 75087

GIRARD JORDAN F & KIMBERLY COOPER GIRARD  
1864 TAHOE DRIVE  
ROCKWALL, TX 75087

WILSON WILLIAM M  
1865 HURON DR  
ROCKWALL, TX 75087

TERRY ROBERT  
1868 TAHOE DR  
ROCKWALL, TX 75087

SCHAEFER BERNARD CHARLES JR  
1869 HURON DR  
ROCKWALL, TX 75087

BEVERLY M WRIGHT INVESTMENT TRUST  
BEVERLY M WRIGTH- TRUSTEE  
1872 HURON DRIVE  
ROCKWALL, TX 75087

MCDONALD LARRY AND CAROL  
1872 TAHOE DR  
ROCKWALL, TX 75032

GALLEGOS GUILLERMO AND JAZMIN ROSALES  
1873 HURON DRIVE  
ROCKWALL, TX 75087

TURNER JANICE B  
1876 TAHOE DR  
ROCKWALL, TX 75087

NUNEZ ERICK  
1877 HURON DR  
ROCKWALL, TX 75087

RESIDENT  
1878 HURON DR  
ROCKWALL, TX 75087

ROGERS BRENT L  
1880 TAHOE DRIVE  
ROCKWALL, TX 75087

HULL BETH MARIE AND HEATH CLARENCE  
1881 HURON DRIVE  
ROCKWALL, TX 75087

MARLER JENNIFER LEEANN  
1882 HURON DR  
ROCKWALL, TX 75087

FRABONI ANDREA  
1884 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

DOLESHAL JENNIFER  
1884 TAHOE DR  
ROCKWALL, TX 75087

HEAD TIMOTHY C  
1884 TAHOE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1885 HURON DR  
ROCKWALL, TX 75087

RESIDENT  
1886 HURON DR  
ROCKWALL, TX 75087

LIVINGSTON PRESTON C AND TINA W  
1888 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MCKENDALL ALANA AND JOSHUA HAWKINS  
1888 TAHOE DR  
ROCKWALL, TX 75087

MOORE AMY & MARK  
1889 HURON DR  
ROCKWALL, TX 75087

NIEZGODA FRANK AND MARY KATHRYN  
1890 HURON DR  
ROCKWALL, TX 75087

NIEZGODA FRANK J & MARY K  
1890 HURON DR  
ROCKWALL, TX 75087

KHAN AMIR  
1891 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

AL-BUSTAMI SABRI & LIA SARI GUPANA  
1892 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

LENHEIM GREGORY A & RACHEL R  
1892 TAHOE DRIVE  
ROCKWALL, TX

BOVEE MARK R AND APRIL A  
1894 HURON DR  
ROCKWALL, TX 75087

BOVEE MARK R & APRIL A  
1894 HURON DRIVE  
ROCKWALL, TX 75087

LOUDERMILK CORY AND  
R AIDAN FLORES  
1895 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

CASTILLO RAFAEL F & D KEITH HODGES  
1896 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

STEWART JIM & GAIL  
1896 TAHOE DR  
ROCKWALL, TX 75087

RESIDENT  
1897 TAHOE DR  
ROCKWALL, TX 75087

DEBRA E MORGAN LIVING TRUST  
DEBRA E MORGAN- TRUSTEE  
1898 HURON DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1899 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1900 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

FLOREZ DONALD R SR & PAMELA K  
1900 TAHOE DR  
ROCKWALL, TX 75087

RESIDENT  
1901 HURON DR  
ROCKWALL, TX 75087

TRAN MAI-TRAM & MATTHEW MOORHEAD  
1901 TAHOE DR  
ROCKWALL, TX 75087

RHEA PEGGY RUTH  
1902 HURON DRIVE  
ROCKWALL, TX 75087

CARMICHAEL JAMES H  
1903 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

PLEASANT KATIE ELIZABETH  
1904 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

TEXOMA PARK VICTORY INVESTMENT LLC  
1904 SEGUIN CT  
ALLEN, TX 75013

KELLEY CANDACE  
1904 TAHOE DRIVE  
ROCKWALL, TX 75087

WHALEY KATHERINE M  
1905 HURON DR  
ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA  
1905 LAKEVIEW DR  
ROCKWALL, TX 75087

LAWSON RENE A  
1906 HURON DR  
ROCKWALL, TX 75087

BALLARD KEVIN L ETUX  
1907 LAKEVIEW DR  
ROCKWALL, TX 75087

MORGAN JEREMY W  
1908 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

COLMAN MATTHEW AND  
VANESSA SARMIENTOS  
1908 TAHOE DR  
ROCKWALL, TX 75087

JONES AMY H  
1909 HURON DRIVE  
ROCKWALL, TX 75087

LALUMIA LAURA GAMBILL  
1909 LAKEVIEW DR  
ROCKWALL, TX 75087

PATE SCOTT EDWARD AND SHABNAM  
1909 TAHOE DR  
ROCKWALL, TX 75087

DAMRON DOUGLAS S  
1910 HURON DR  
ROCKWALL, TX 75087

DAWSON MELVYN H III  
1910 S LAKESHORE DR  
ROCKWALL, TX 75087

CHURCH ADRIA AND COLT  
1911 LAKEVIEW DR  
ROCKWALL, TX 75087

HOFFMAN MICHAEL AND ANGELA  
1912 S LAKESHORE ROAD  
ROCKWALL, TX 75087

BRENNER CATHRINE  
1912 TAHOE DRIVE  
ROCKWALL, TX 75087

AINSWORTH JERROD & NATALIE NICOLE  
1913 HURON DR  
ROCKWALL, TX 75087

FULBRIGHT CHRISTOPHER AND ANGELINE  
1913 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1914 HURON DR  
ROCKWALL, TX 75087

PATTON JAMES DOUGLAS  
1914 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

MILLER DAVID M  
1915 S LAKESHORE DR  
ROCKWALL, TX 75087

2210 RIDGE ROAD LLC  
1915 WESTRIDGE DR  
IRVING, TX 75038

MASSAR STACY L & BERNARD A  
1916 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

NEVES JESSE E AND COMEILETEA  
1917 HURON DR  
ROCKWALL, TX 75087

SCHLOTTERER LOUIS R JR AND CAROL ANN  
1918 HURON DRIVE  
ROCKWALL, TX 75087

SPENCER GARY S  
1918 S LAKESHORE DR  
ROCKWALL, TX 75087

HARBIN ERIC S & STACEY R  
1920 S LAKESHORE DR  
ROCKWALL, TX 75087

STOUT GEORGE & PATRICIA  
1922 HURON DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1922 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

CANIZARES YUDIEL FELIX & DISMARY  
GUARDARRAMAS PRIETO  
1923 HURON DR  
ROCKWALL, TX 75087

LUIZ ALBERT H  
1924 S LAKESHORE DR  
ROCKWALL, TX 75087

MCCLARD HARRY A  
1925 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

SPRING TRUMAN E JR AND JANE C  
1926 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1927 GULLWING DR  
ROCKWALL, TX 75087

POST JEREMY AND JENNIFER  
1927 S LAKESHORE DR  
ROCKWALL, TX 75087

WARMACK BOB & LINDA  
1928 HURON DR  
ROCKWALL, TX 75087

BAHN ERIC AND  
JANET JONES  
1928 S LAKESHORE DR  
ROCKWALL, TX 75087

WHITE JOHN N & FRANCES  
1929 LAKESHORE DR  
ROCKWALL, TX 75087

RAY CYNTHIA  
1930 S LAKESHORE DR  
ROCKWALL, TX 75087

CARLESON BRULE G & MARY E  
1931 GULLWING DR  
ROCKWALL, TX 75087

WARREN COURTNEY AND  
CAROLYN S GEHRING  
1931 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

REPPOND ADAM  
1932 GULLWING DRIVE  
ROCKWALL, TX 75087

BYRD MICHAEL LEE  
1932 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

MCCAFFITY LLOYD R JR  
1933 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1934 LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1935 GULLWING DR  
ROCKWALL, TX 75087

MOORE SAMUEL & MARION  
1936 S LAKESHORE DR  
ROCKWALL, TX 75087

PARKS AMY DAWN  
1938 S LAKESHORE DR  
ROCKWALL, TX 75087

MILNER CHRISTOPHER L AND CANDYCE N  
1939 GULLWING DR  
ROCKWALL, TX 75087

MORIARTY TIMOTHY I & PAMELA E  
1940 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1942 LAKESHORE DR  
ROCKWALL, TX 75087

PORTELE MICHAEL & PAIGE  
1944 LAKESHORE DRIVE  
ROCKWALL, TX 75087

MOON KEVIN J  
1945 GULLWING DRIVE  
ROCKWALL, TX 75087

BURCH ANGELA F & MICHAEL D  
195 YANKEE CREEK ROAD  
HEATH, TX 75032

GRANGER JUDD THOMAS  
1951 GULLWING DR  
ROCKWALL, TX 75087

HUTCHINGS ROBERT S  
1955 GULLWING DR  
ROCKWALL, TX 75087

2020 M.C. MYERS REVOCABLE TRUST  
MATTISON EVERETT & CATHY JEAN MYERS-  
TRUSTEES  
1959 GULLWING DR  
ROCKWALL, TX 75087

DIVINEY GERARD LEO AND MARGARET MARY  
1960 GULLWING DR  
ROCKWALL, TX 75087

BARTIS MICHAEL AND KRISTEN  
1962 GULLWING DR  
ROCKWALL, TX 75087

PRICE KENNETH  
1963 GULLWING DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1964 GULLWING DR  
ROCKWALL, TX 75087

RESIDENT  
1968 GULLWING DR  
ROCKWALL, TX 75087

ROBINSON PETER R & ANGELA M  
1972 GULLWING DR  
ROCKWALL, TX 75087

GARCIA JOSE A & NANCY  
2002 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

BENTO SERGIO  
2002 S LAKESHORE DR  
ROCKWALL, TX 75087

SCHROEDER BYRON MATTHEW & MONIQUE  
2003 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

BEAVERS JEFFREY  
2004 GULLWING DRIVE  
ROCKWALL, TX 75087

CROSS STEVEN C  
2004 S LAKESHORE DR  
ROCKWALL, TX 75087

GARAY ELIZABETH AND JAIME  
2005 GULLWING DRIVE  
ROCKWALL, TX 75087

PADILLA KRIS AND JOE  
2005 LAKESHORE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2006 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J  
2006 S LAKESHORE DR  
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L  
2007 S LAKESHORE  
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN  
2008 GULLWING DR  
ROCKWALL, TX 75087

CHARLES JACOB  
2008 S LAKESHORE DR  
ROCKWALL, TX 75087

VENNER JYL ALEXANDRA  
2009 GULLWING DR  
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND  
KIMBERLY LEE PETRIELLO  
2009 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

COOK PAUL W ETUX  
201 LAKEHILL DR  
ROCKWALL, TX 75087

SASSER EMILIE O  
2010 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

MARSHALL BRUCE AND LORRAINE  
2010 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

NORMAN ANDREW G ETUX  
2013 CAYUGA LN  
MT. PROSPECT, IL 60056

KEEGAN AND TERRY WILLIAMSON REVOCABLE  
TRUST  
KEEGAN DANIEL WILLIAMSON AND TERRY KING  
WILLIAMSON- COTRUSTE  
2014 GULLWING DR  
ROCKWALL, TX 75087

BECKWITH THOMAS R  
2014 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2015 GULLWING DR  
ROCKWALL, TX 75087

IGNOMIRELLO BRIAN  
2015 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

WATT JENNIFER  
2018 GULLWING DRIVE  
ROCKWALL, TX 75087

MUTSCHLER AMANDA L  
2018 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2019 GULLWING DR  
ROCKWALL, TX 75087

RESIDENT  
2022 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

HORTON RHONDA  
2025 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

SCHORR SCOTT WILSON  
2026 PONTCHARTRAIN  
ROCKWALL, TX 75087

ERWIN ALEXIS H  
2029 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

INGRAM KENNY DON  
203 LAKEHILL DR  
ROCKWALL, TX 75087

MOSLEY LIVING TRUST  
2030 PONCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2033 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MATA MIKE & DENISE  
2034 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2037 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

JOHNSON JOHN P AND DEBORAH G  
2038 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

BLACK CRAIG AND LAURA  
2041 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

NEILL LAURA DAWN &  
DONALD G SCOTT  
2042 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

DO THAO LE AND  
JOEY TRAN  
2045 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2046 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

DAVE AND JOYCE HANNA LIVING TRUST  
WILLIAM DAVID HANNA III AND JOYSE SUE  
HANNA - TRUSTEES  
2049 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

KOLAR MARC AND MONICA A  
205 LAKEHILL DRIVE  
ROCKWALL, TX 75087

MAYS RANDY E SR AND DONNA L  
2050 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MAYS DONNA L & RANDY E SR  
2050 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2053 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

OSWALT MICHAEL AND KATHY  
2054 PONCHARTRAIN  
ROCKWALL, TX 75087

REYNOLDS KEVIN AND MAY  
2057 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

SWEET MICHAEL J & KATHLEEN F, TRUSTEES  
MICHAEL & KATHLEEN SWEET TRUST  
2058 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2061 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WALLACE CARLENE AND SHAWN K DEVLIN  
2062 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

GILLANI RAHIM A  
2065 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

CLEAVER JOSEPH AND  
AMANDA LUCAS  
2066 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

PIERCE GERALD K AND PEGGY A  
2069 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WEISHUHN TIMOTHY S AND SHANNON  
207 LAKEHILL DR  
ROCKWALL, TX 75087

LOWREY SUSAN F & DAVID D  
2070 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MANDARI JEMA  
2075 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F  
2076 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

STEVENS JOSHUA D  
209 LAKEHILL DR  
ROCKWALL, TX 75087

LOVE TORY C AND MICHELLE K  
210 LAKEHILL DRIVE  
ROCKWALL, TX 75087

MOORE MIKE T & DIANA  
211 LAKEHILL DR  
ROCKWALL, TX 75087

RESIDENT  
2200 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2210 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2224 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2230 RIDGE RD  
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE  
NONA MAHAFFY HUDSPETH INDEPENDENT  
EXECUTOR  
2304 RIDGE RD  
ROCKWALL, TX 75087

HOUSTON KAREN  
2304 VERSAILLES CT  
HEATH, TX 75032

RESIDENT  
2306 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2308 RIDGE RD  
ROCKWALL, TX 75087

SPILLMAN DENTAL PROPERTIES LLC  
2308 RIDGE RD STE B  
ROCKWALL, TX 75087

IDZAL JUNE M REVOCABLE TRUST  
JUNE M IDZAL TRUSTEE  
2401 PENNSYLVANIA AVE 10834  
PHILADELPHIA, PA 19130

TSENG HUANG NAN &  
WEN CHI TSENG  
2421 NEWTON LN  
MCKINNEY, TX 75071

2424 MTA REALTY LLC  
2424 RIDGE ROAD  
ROCKWALL, TX 75087

2424 MTA REALTY LLC  
2424 RIDGE ROAD  
ROCKWALL, TX 75087

ESTATE OF DR RICHARD L BROOKS  
2504 RIDGE RD STE 107  
ROCKWALL, TX 75087

BROOKS RICHARD L MD  
2504 RIDGE RD STE 101  
ROCKWALL, TX 75087

AKSHAR 10 LLC  
2508 SAM SCHOOL ROAD  
SOUTHLAKE, TX 76092

GATEWOOD WADE AND PAULA K  
2509 LOUDON ST W  
ROCKWALL, TX 75032

GOLDEN STATE RESIDENTIAL LLC  
2520 FAIRMOUNT ST SUITE 120  
DALLAS, TX 75201

RESIDENT  
2601 LAKEFRONT TR  
ROCKWALL, TX 75087

LI DUO & PING MA  
2604 BELLISER CT  
COLLEGE STATION, TX 77845

HUDSON SFR PROPERTY HOLDINGS III LLC  
2711 N HASKELL AVE SUITE 2100  
DALLAS, TX 75204

HODGES DEE'ONN  
27209 ORTH LANE  
CONROE, TX 77385

THE SURVIVORS TRUST, ANB & TRUST AS  
TRUSTEE  
JERRY & JOSEFA FLESCH REVOCABLE TRUST  
2732 MIDWESTERN PARKWAY  
WITCHITA FALLS, TX 76308

MAY ROBERT G JR & MICHELE  
2750 SARATOGA DRIVE  
ROCKWALL, TX 75087

ARCHULETA SHAWNIE  
2756 SARATOGA DR  
ROCKWALL, TX 75087

FRANKS SHIRLEY W  
2800 SARATOGA DR  
ROCKWALL, TX 75087

HEIMAN NINA MEREDITH  
2806 SARATOGA DR  
ROCKWALL, TX 75087

MATTHIES TOREY CHRISTOPHER &  
CAROLINE ROSE  
2812 SARATOGA DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2901 VILLAGE DR  
ROCKWALL, TX 75087

ALGARIN EULOJIO C JR & BRENDA  
2901 SARATOGA DR  
ROCKWALL, TX 75087

RESIDENT  
2902 SARATOGA DR  
ROCKWALL, TX 75087

HALL JUSTIN KIMBELL  
2902 PRESTON TRAIL  
ROCKWALL, TX 75087

RAY STEPHEN G  
2902 STARBOARD DR  
ROCKWALL, TX 75087

MARLEY KELLE AND CLAYTON D  
2904 PRESTON TRAIL  
ROCKWALL, TX 75087

GANN LAURA KATHERINE & CURTIS CLARK  
2904 STARBOARD DR  
ROCKWALL, TX 75087

RESIDENT  
2906 STARBOARD DR  
ROCKWALL, TX 75087

DUCHARME JASON  
2906 PRESTON TRAIL  
ROCKWALL, TX 75087

LEE GREGORY P AND LAUREN W  
2908 PRESTON TRAIL  
ROCKWALL, TX 75087

WEAVER ALEXANDRIA LEE  
2908 SARATOGA DRIVE  
ROCKWALL, TX 75087

RIGGS STELLA  
2908 SHALIMAR DR  
PLANO, TX 75023

GOODLOE COLLIN AND K D  
2908 STARBOARD DRIVE  
ROCKWALL, TX 75087

THORNHILL DOROTHY E  
2909 SARATOGA DR  
ROCKWALL, TX 75087

KESTER SEAN AND MISTI  
2910 PRESTON TRAIL  
ROCKWALL, TX 75087

STORY BRETT AND NICOLE  
2910 STARBOARD DR  
ROCKWALL, TX 75087

RAMIREZ CHRISTIAN IVAN RIESTRA AND MELIZA  
CHRISTINE  
2912 STARBOARD DR  
ROCKWALL, TX 75087

CHAUHAN HIMMAT V  
2914 SARATOGA DRIVE  
ROCKWALL, TX 75087

HALL MICHAEL J & VIVIANA M  
2914 STARBOARD DR  
ROCKWALL, TX 75087

GREENLY KRISTIN MARIE  
2916 STARBOARD DR  
ROCKWALL, TX 75087

SAENZ DANIEL RUBEN & MARSHA  
2917 SARATOGA DRIVE  
ROCKWALL, TX 75087

ORONA CHRISTI M AND ROBERT  
2918 STARBOARD DR  
ROCKWALL, TX 75087

CHRISTIAN LARRY R & LINDA M  
2920 SARATOGA DR  
ROCKWALL, TX 75087

CHEN XIANGNING AND  
YIYUN HOU  
2920 STARBOARD DR  
ROCKWALL, TX 75087

RESIDENT  
2923 SARATOGA DR  
ROCKWALL, TX 75087

PAK JAMES  
2926 SARATOGA DR  
ROCKWALL, TX 75087

VAZQUEZ JOE JR  
2929 SARATOGA DRIVE  
ROCKWALL, TX 75087

WILLIAMS KATHERINE ELIZABETH  
2932 SARATOGA DR  
ROCKWALL, TX 75087

WILSON TRISTEN AND  
DIONISIA RAY  
2935 SARATOGA DRIVE  
ROCKWALL, TX 75087

PATTRANUPRAVAT PRAPAN AND WONGNOI  
2939 SARATOGA DR  
ROCKWALL, TX 75087

EVANS SHEILA  
3 WATERS EDGE CT  
HEATH, TX 75032

VON SCHWARZ ROBIN D  
300 RUSH CREEK DR APT A4  
HEATH, TX 75032

CLARK ROGER AND VICKIE  
3000 COUNTRY PL  
ROCKWALL, TX 75032



ENGLAND ALICE BLACKSHEAR  
3001 BAYSIDE DR  
ROCKWALL, TX 75087

LUNN RICHARD C & MARTHA L  
3001 HARBOR DR  
ROCKWALL, TX 75087

HALE ROBERT L JR & JANET M  
3001 PORTSIDE DR  
ROCKWALL, TX 75087

EHLERT GORDON W & LINDA K  
3001 PRESTON CT  
ROCKWALL, TX 75087

RESIDENT  
3002 PRESTON TR  
ROCKWALL, TX 75087

MORROW KATHLEEN  
3002 BAYSIDE DR  
ROCKWALL, TX 75087

MORROW KATHLEEN  
3002 BAYSIDE DR  
ROCKWALL, TX 75087

MORROW KATHLEEN  
3002 BAYSIDE DR  
ROCKWALL, TX 75087

SEWELL SHANNON  
3002 HARBOR DR  
ROCKWALL, TX 75087

MCCAULEY DAVID AND KATHLEEN ELEANOR  
NEWMAN MCCAULEY  
3002 LAKESIDE DR  
ROCKWALL, TX 75087

TURNER CECE  
3002 PRESTON CT  
ROCKWALL, TX 75087

LURIE SHIRLEY ANN  
3003 BAYSIDE DR  
ROCKWALL, TX 75087

MORRISON LORRAINE  
3003 HARBOR DR  
ROCKWALL, TX 75087

SANCHEZ ENEIDA  
3003 LAKESIDE DR  
ROCKWALL, TX 75087

URQUHART IVY M  
3003 PORTSIDE DR  
ROCKWALL, TX 75087

ROGERS GENTRY  
3003 PRESTON COURT  
ROCKWALL, TX 75087

RESIDENT  
3004 PRESTON TR  
ROCKWALL, TX 75087

RUPPRATH THOMAS & GLENDA  
3004 BAYSIDE DR  
ROCKWALL, TX 75087

HENDERSON PEGGY J  
3004 HARBOR DR  
ROCKWALL, TX 75087

KILE GERRALL RAY  
3004 LAKESIDE DRIVE  
ROCKWALL, TX 75087

MILLER KATHLEEN PALMER  
3004 PRESTON CT  
ROCKWALL, TX 75087

RESIDENT  
3005 BAYSIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3005 PORTSIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3005 PRESTON CT  
ROCKWALL, TX 75087

MAXFIELD DONALD E & PATRICIA J  
3005 HARBOR DR  
ROCKWALL, TX 75087

RESIDENT  
3006 PRESTON TR  
ROCKWALL, TX 75087

MILLER GARY R & COLLEEN R  
3006 BAYSIDE DR  
ROCKWALL, TX 75087

D ATRI DAVID & SHARON  
3006 HARBOR DR  
ROCKWALL, TX 75087

BECKERLEY BEN AND  
CONNIE RENSHAW  
3006 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A  
3006 PRESTON COURT  
ROCKWALL, TX 75087

RESIDENT  
3007 HARBOR DR  
ROCKWALL, TX 75087

STRADER MARK  
3007 BAYSIDE DRIVE  
ROCKWALL, TX 75087

CHILDRESS DENNIS K JR & HILARY  
3007 LAKESIDE DR  
ROCKWALL, TX 75087

LANE RONALD D ETUX  
3007 PORTSIDE DR  
ROCKWALL, TX 75087

BURK CATHERINE & HOWARD T  
3007 PRESTON CT  
ROCKWALL, TX 75087

RESIDENT  
3008 PRESTON TR  
ROCKWALL, TX 75087

SEGGELINK MICHAEL AND MECHELL  
3008 BAYSIDE DR  
ROCKWALL, TX 75087

GRAESER OTTO THEODORE JR & PAMELA L  
3008 HARBOR DRIVE  
ROCKWALL, TX 75087

FISHER RICHARD R ET UX  
3008 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3009 BAYSIDE DR  
ROCKWALL, TX 75087

ERVIN SCOTT  
3009 BAYSIDE  
ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY  
3009 PRESTON CT  
ROCKWALL, TX 75087

CALVIN HURST SURVIVOR'S TRUST, A SUB-TRUST  
UNDER THE HURST LIVING TRUST  
CALVIN W HURST- TRUSTEE  
3010 BAYSIDE DRIVE  
ROCKWALL, TX 75087

GROSS JEANNE L  
3010 HARBOR DR  
ROCKWALL, TX 75087

PLANAS KYLE B & SANTIAGO A  
3010 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3011 LAKESIDE DR  
ROCKWALL, TX 75087

GLEASON PHILIP C & CATHY  
3011 BAYSIDE DR  
ROCKWALL, TX 75087

KOONCE STEPHEN R  
3012 BAYSIDE DR  
ROCKWALL, TX 75087

DEBUSK RITA  
3012 HARBOR DR  
ROCKWALL, TX 75087

HONEYCUTT SHARON A  
3012 LAKESIDE DRIVE  
ROCKWALL, TX 75087

VANCIL MARK & SUE LIVING TRUST  
MARK O & SUZANNE J VANCIL TRUSTEES  
3013 BAYSIDE DRIVE  
ROCKWALL, TX 75087

CHENAULT MARVIN H III  
3014 BAYSIDE DR  
ROCKWALL, TX 75087

FULLER RHONDA  
3014 HARBOR  
ROCKWALL, TX 75087

GARDNER DAVID C  
3015 BAYSIDE DR  
ROCKWALL, TX 75087

THOMPSON JEFFREY B  
3015 LAKESIDE DR  
ROCKWALL, TX 75087

KING GREGORY B & KAREN  
3016 BAYSIDE DRIVE  
ROCKWALL, TX 75087

HERNANDEZ EUGENEN R & ALICE G  
3016 HARBOR DR  
ROCKWALL, TX 75087

DUNCAN DONNA C  
3017 BAYSIDE DRIVE  
ROCKWALL, TX 75087

PRATT RANDY  
3017 LAKESIDE DR  
ROCKWALL, TX 75087

SELF NANCY  
3018 BAYSIDE DR  
ROCKWALL, TX 75087

LOREDO ANTONIO  
3018 HARBOR DR  
ROCKWALL, TX 75087

ANDERSON CATHERINE PAIGE  
3019 BAYSIDE DRIVE  
ROCKWALL, TX 75087

BARSEGYAN DAVID  
3019 LAKESIDE DR  
ROCKWALL, TX 75087

TIMPY ONDRUSEK FAMILY TRUST  
TIMPY KAY ONDRUSEK- TRUSTEE  
3020 BAYSIDE DRIVE  
ROCKWALL, TX 75087

SMITH ERVING KIRK & KAREN K  
3020 HARBOR DR  
ROCKWALL, TX 75087

MUNIZ MARTHA O  
3021 BAYSIDE DR  
ROCKWALL, TX 75087

CRAWFORD RUTH AND MICHAEL  
3021 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RONALD SPENCER FAMILY INVESTMENTS B LLC  
3021 RIDGE RD STE A-277  
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP  
3021 RIDGE ROAD A-120  
ROCKWALL, TX 75032

RESIDENT  
3022 BAYSIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3022 HARBOR DR  
ROCKWALL, TX 75087

MALEK CHRIS EDWARD & CHARLA BLASINGAME  
3022 HARBOR DR  
ROCKWALL, TX 75087

BISHOP DONNA  
3023 BAYSIDE DR  
ROCKWALL, TX 75087

ESTATE OF BEATRICE ELIZABETH LETTIERI  
3024 BAYSIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
303 E I30  
ROCKWALL, TX 75087

BRENNEMAN STEVEN J AND SHARLA F  
3046 NW 21ST ST TER  
NEW CASTLE, OK 73065

GANCI GLENN E AND DIANE N VAN DYK-GANCI  
305 DREW LANE  
HEATH, TX 75032

GANCI GLENN  
305 DREW LN  
HEATH, TX 75032

TRISARNSRI DUANG-JAI  
305 W 86TH ST #6C  
NEW YORK, NY 10024

RESIDENT  
309 E I30  
ROCKWALL, TX 75087

RESIDENT  
3101 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3103 LAKESIDE DR  
ROCKWALL, TX 75087

NELSON MARY E  
3104 LAKESIDE DR  
ROCKWALL, TX 75087

GOFFNEY KARLA REYES & KELLY ONEAL  
3105 LAKESIDE DR  
ROCKWALL, TX 75032

HEFFREN MICHAEL R  
3106 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3107 LAKESIDE DR  
ROCKWALL, TX 75087

BRUNS DONNA JUNE  
3108 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3109 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
311 E I30  
ROCKWALL, TX 75087

RESIDENT  
3111 LAKESIDE DR  
ROCKWALL, TX 75087

HALL LOWELL D  
3111 LAKESIDE DR  
ROCKWALL, TX 75087

MAKULINSKI STEVEN J  
3113 LAKESIDE DR  
ROCKWALL, TX 75087

MARTIN CHRISTOPHER AND GENEVIEVE  
3115 LAKESIDE DR  
ROCKWALL, TX 75087

SALINAS ROBERTO  
3117 LAKESIDE DRIVE  
ROCKWALL, TX 75087

CUELLAR FELISIA JULIANA  
3119 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3201 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3302 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3303 LAKESIDE DR  
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO  
3304 AUGUSTA BLVD  
ROCKWALL, TX 75087

KERN JAMES LEO JR & CHERYL  
3304 LAKESIDE DR  
ROCKWALL, TX 75087

ROBINSON MARK M &  
KIM T ROBINSON  
3305 LAKESIDE DR  
ROCKWALL, TX 75087

DIXON JEFFORD B & MELINDA S  
3306 LAKESIDE DR  
ROCKWALL, TX 75087

MURRAY TRAVIS  
3307 LAKESIDE DRIVE  
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA  
3308 AUGUST BLVD  
ROCKWALL, TX 75087

WYATT VIRGINIA  
3308 LAKESIDE DR  
ROCKWALL, TX 75087

SEWING ERIC THOMAS & GABRIELLE FRAGOSO  
3309 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HERMAN THOMAS M  
3310 LAKESIDE DRIVE  
ROCKWALL, TX 75087

GOITIA TINA  
3311 LAKESIDE DR  
ROCKWALL, TX 75087

CYNTHIA AND DOUGLAS BALZER LIVING TRUST  
DOUGLAS A BALZER AND CYNTHIA S BALZER -  
TRUSTEES  
3312 AUGUSTA BLVD  
ROCKWALL, TX 75087

FUENTES NELSON OSMIN AND ISABEL CRISTINA  
3312 LAKESIDE DRIVE  
ROCKWALL, TX 75087

THOMAS JERRY T AND BILLEE G AND  
ROBYN M PACE  
3313 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HART JOHN T & LAUREL A  
3314 LAKESIDE DR  
ROCKWALL, TX 75087

HURTT LAURIE R  
3315 LAKESIDE DR  
ROCKWALL, TX 75087

REED FRANCES GEAN  
3316 AUGUSTA BLVD  
ROCKWALL, TX 75087

WOLFE BRONSON ALAN  
3316 LAKESIDE DR  
ROCKWALL, TX 75087

DAVIS LARRY DEAN & KAREN RENEE  
3317 AUGUSTA BLVD  
ROCKWALL, TX 75087

GYER DAVID AND EVELYN CONSTANCE  
3318 AUGUSTA BLVD  
ROCKWALL, TX 75087

WILLIAMS HEIDI  
3318 LAKESIDE DRIVE  
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J  
3319 AUGUSTA BLVD  
ROCKWALL, TX 75087

HERVAS DAVID AND  
MARIA FERNANDEZ LAMARQUE  
3320 AUGUSTA BLVD.  
ROCKWALL, TX 75087

HERVAS DAVID AND  
MAIA LAMARQUE  
3320 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

SPARKS ROBIN F  
3320 LAKESIDE DR  
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K  
3321 AUGUSTA BLVD  
ROCKWALL, TX 75087

SLOVAK PAMELA A  
3322 AUGUSTA BLVD  
ROCKWALL, TX 75087

SPARKS GLENN E  
3322 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3323 AUGUSTA BLVD  
ROCKWALL, TX 75087

2016 P GRIFFIN REVOCABLE TRUST  
PAMELA ANN GRIFFIN - TRUSTEE  
3324 AUGUSTA BLVD  
ROCKWALL, TX 75087

MARQUARDT ROBERT & NICOLE  
3324 LAKESIDE DR  
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY  
MANAGEMENT LLC  
3325 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3326 LAKESIDE DR  
ROCKWALL, TX 75087

GREENE BARBARA A  
3326 AUGUSTA BLVD  
ROCKWALL, TX 75087

KELLY KIM  
3327 AUGUSTA BLVD  
ROCKWALL, TX 75087

WILLMON KEVIN LEE  
3329 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3400 LAKESIDE DR  
ROCKWALL, TX 75087

GREENBERG AUSTIN LOUIS  
3400 WATERVIEW TRAIL  
ROCKWALL, TX 75087

VOHRA SURINDER L  
C/O JULIA VOHRA  
3401 AUGUSTA BLVD  
ROCKWALL, TX 75087

LE JEUNE ARTHUR A III & MARIA G  
3401 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3402 AUGUSTA BLVD  
ROCKWALL, TX 75087

MENGES CATHERINE E  
3402 WATERVIEW TRL  
ROCKWALL, TX 75087

NEDROW MICHAEL JOSEPH  
3403 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

NEELEY JAMES D AND BECKY J  
3403 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KEITH BENJAMIN C JR AND SHERYL A  
3403 WATERVIEW TRAIL  
ROCKWALL, TX 75087

KEITH BENJAMIN AND SHERYL  
3403 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3404 WATERVIEW TRL  
ROCKWALL, TX 75087

CLARK WILLIAM J  
3404 AUGUSTA BLVD  
ROCKWALL, TX 75087

MEJIA PATRICIA E AND ROGER C WILLIAMSON  
3404 LAKESIDE DR  
ROCKWALL, TX 75087

MEJIA PATRICIA E  
3404 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3405 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3405 WATERVIEW TRL  
ROCKWALL, TX 75087

COATS RANDALL G AND JUDITH L  
3405 LAKESIDE DR  
ROCKWALL, TX 75087

IDSAL WARREN B  
3406 AUGUSTA BLVD  
ROCKWALL, TX 75087

MINTH KRISTEN R  
3406 LAKESIDE DR  
ROCKWALL, TX 75087

JACKSON HAYLEE BROOKE AND DONALD LYNN  
3406 WATERVIEW TRAIL  
ROCKWALL, TX 75087

BAIN WILLIAM  
3407 AUGUSTA BLVD  
ROCKWALL, TX 75087

INGRAM STEVEN AND JULIE  
3407 LAKESIDE DRIVE  
ROCKWALL, TX 75087

FRANK SHEILA D  
3407 WATERVIEW TRAIL  
ROCKWALL, TX 75087

THE MARY SUE BOLAND REVOCABLE LIVING  
TRUST  
3408 AUGUSTA BLVD  
ROCKWALL, TX 75087

OLBERA MARIO R  
3408 LAKESIDE DR  
ROCKWALL, TX 75087

WILLIAMS JACK AND  
MICHAELA DAVIS  
3408 WATERVIEW TRL  
ROCKWALL, TX 75087

RESIDENT  
3409 AUGUSTA BLVD  
ROCKWALL, TX 75087

CONFIDENTIAL  
3409 WATERVIEW TRAIL  
ROCKWALL, TX 75087

LEMMOND KIMBERLY  
3410 AUGUSTA BLVD  
ROCKWALL, TX 75087

TURNER CRAIG R  
3410 LAKESIDE DR  
ROCKWALL, TX 75087

TURNER CRAIG R  
3410 LAKESIDE DR  
ROCKWALL, TX 75087

MILLER SANDY  
3410 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3411 WATERVIEW TRAIL  
ROCKWALL, TX 75087

CARDWELL CLIFFORD R & LINDA C  
3411 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3412 AUGUSTA BLVD  
ROCKWALL, TX 75087

DOBRICK JOHN R  
3412 LAKESIDE DR  
ROCKWALL, TX 75087

SANTIBANEZ GUADALUPE AND ANTONIA  
3412 WATERVIEW TRAIL  
ROCKWALL, TX 75087

PUGH HUEY  
3413 AUGUSTA BLVD  
ROCKWALL, TX 75087

HEIMAN DILLON J  
3413 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3414 LAKESIDE DR  
ROCKWALL, TX 75087

HOFSTAD KENT AND  
STACEY L MCCOOL  
3414 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

CERVANTES GONZALO AND NEHA PATEL  
3414 WATERVIEW TRAIL  
ROCKWALL, TX 75087

VARNADO VIRGINIA D AND  
KENNETH M MOHAN  
3415 WATERVIEW TRL  
ROCKWALL, TX 75087

TOTH DANIEL FRANK III  
3416 AUGUST BLVD  
ROCKWALL, TX 75087

SAMS DAMON CUYLER AND ANGELA BETH  
3416 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3417 WATERVIEW TRAIL  
ROCKWALL, TX 75087

FOX GREGORY AND LAURA C  
3417 AUGUSTA BLVD  
ROCKWALL, TX 75087

ANTHONY LINDA  
3418 AUGUSTA BLVD  
ROCKWALL, TX 75087

MOKRZECKY CHERYL AND  
ROGER DIEBEL  
3418 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3419 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3420 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3420 LAKESIDE DR  
ROCKWALL, TX 75087

HINDS JOELLE  
3421 AUGUSTA BLVD  
ROCKWALL, TX 75087

RAY JAMIE J  
3421 WATERVIEW TRAIL  
ROCKWALL, TX 75087

BULLOCK JOHN D AND  
LANEY BETH PHELPS  
3422 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

SHANMUGAN NOELINE EMMA  
3422 LAKESIDE DRIVE  
ROCKWALL, TX 75087

NEWMAN SLOAN & JILL  
3423 WATERVIEW TRAIL  
ROCKWALL, TX 75087

KETTLE ALEC J  
3424 AUGUSTA BLD  
ROCKWALL, TX 75087

OGLE JORDAN J  
3425 AUGUSTA BLVD  
ROCKWALL, TX 75087

THOMAS ROBERT R JR  
3425 WATERVIEW TRL  
ROCKWALL, TX 75087

BRYANT SHIRLEY  
3426 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3427 WATERVIEW TRL  
ROCKWALL, TX 75087

RESIDENT  
3428 AUGUSTA BLVD  
ROCKWALL, TX 75087

WENDY LOU WOOD REVOCABLE TRUST  
WENDY LOU WOOD- TRUSTEE  
3430 AUGUSTA BLVD  
ROCKWALL, TX 75087

OSBORNE ROGER D & BONITA L  
3432 AUGUSTA BLVD  
ROCKWALL, TX 75087

HARTLEROAD MICHAEL J AND JACQUELINE A  
3434 AUGUSTA BLVD  
ROCKWALL, TX 75087

ELDRIDGE LEWIS ERIC  
3494 N STODGHILL ROAD  
ROCKWALL, TX 75087

V & K TEXAS PROPERTIES LLC  
3500 DALROCK RD  
ROWLETT, TX 75088

V & K TEXAS PROPERTIES LLC  
3500 DALROCK RD  
ROWLETT, TX 75088

PATTERSON DENIS  
3501 AUGUSTA TRL  
ROCKWALL, TX 75087

GRAMMER JERRY R AND MARIAN LUANN  
3501 HIGHPOINT DR  
ROCKWALL, TX 75087

HARVILLE FAMILY THE TRUST  
KEITH A HARVILLE & MARIA D TRUSTEES  
3502 HIGHPOINT DR  
ROCKWALL, TX 75087

VAICYS VYTAUTAS  
3502 LAKESIDE DR  
ROCKWALL, TX 75087

CROW DANNY AND MARY J  
3502 WATERVIEW TR  
ROCKWALL, TX 75087

COATS RYAN AND  
NEIL COATS  
3503 AUGUSTA TRAIL  
ROCKWALL, TX 75087

GRAVES JAMES K  
3503 HIGHPOINT DR  
ROCKWALL, TX 75087

GRAY GARY A  
3504 HIGHPOINT DR  
ROCKWALL, TX 75087

SPROULL PATRICIA M  
3504 LAKESIDE DR  
ROCKWALL, TX 75087

GREMMINGER JERRY C AND CYNTHIA E  
3504 WATERVIEW TRAIL  
ROCKWALL, TX 75087

MOORE JOSEPH CHARLES & LINDA  
3505 AUGUSTA TRL  
ROCKWALL, TX 75087

BARBERA ARTURO F & JACQUELINE  
3506 HIGHPOINT DR  
ROCKWALL, TX 75087

CONNELLY MARK AND JILL  
3506 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HILL MARTHA GAYE  
3507 AUGUSTA TRL  
ROCKWALL, TX 75087

SUZUKI AOMI AND  
TAKAHIRO SUZUKI  
3508 HIGHPOINT DR  
ROCKWALL, TX 75087

MORRISSEY CRAIG AND PAIGE HUNT  
3508 LAKESIDE DRIVE  
ROCKWALL, TX 75087

ERICKSON DAVID CHARLES AND DEBORAH  
3509 AUGUSTA TR  
ROCKWALL, TX 75087

BEAUTY LEGACY LLC  
3509 RIM FIRE DRIVE  
GARLAND, TX 75044

KARBAUM WILLI AND NINA  
3510 LAKESIDE DR  
ROCKWALL, TX 75087

STALEY JON T AND SHARON J  
3512 LAKESIDE DR  
ROCKWALL, TX 75087

BLACKWOOD GLENITA AND SCOTT  
3514 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LILIANA ANGELICA  
3516 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LILIANA  
3516 LAKESIDE DR  
ROCKWALL, TX 75087

BMG TRUST DATED MAY 24, 2018  
BETSEY M GAULT - TRUSTEE  
3518 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KING KAREN ROSE  
3522 LAKESIDE DR  
ROCKWALL, TX 75087

KING KAREN R  
3522 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LUCY F  
3524 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3601 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3602 HIGHPOINT DR  
ROCKWALL, TX 75087

BOWEN MEREDITH NINA  
3602 HILLTOP CIRCLE  
ROCKWALL, TX 75087

MYERS JERRY & MARCIA  
3602 LAKESIDE DR  
ROCKWALL, TX 75087

BRYANT BYRON L  
3603 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3604 HIGHPOINT DR  
ROCKWALL, TX 75087

GREMMINGER JASON A  
3604 HILLTOP CIRCLE  
ROCKWALL, TX 75087

HOLT DEVIN D AND BETTINA L  
3604 LAKESIDE DR  
ROCKWALL, TX 75087

LUNA REVOCABLE LIVING TRUST  
3605 HIGHPOINT DR  
ROCKWALL, TX 75087

SHAVER ROBERT  
3606 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

DURHAM JOHN AND SANDRA AND  
3606 HILLTOP CIR  
ROCKWALL, TX 75087



BARLOW MADISON AND LUKE  
3607 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3608 HILLTOP CIR  
ROCKWALL, TX 75087

ROLAND STEPHEN CHARLES AND JULIA  
3608 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

MATHURA PHILLIP ANTHONY AND  
SUZANNE DARLENE ALLMAN-MATHURA  
3608 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3609 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3610 HILLTOP CIR  
ROCKWALL, TX 75087

PUGH GARY AND LAURA  
3610 HIGHPOINT DR  
ROCKWALL, TX 75087

KLEIN MICHAEL S AND DONNA G  
3610 LAKESIDE DR  
ROCKWALL, TX 75087

REID IRMA MASQUIFELT  
3611 HIGHPOINT DR  
ROCKWALL, TX 75087

HOWARD MARIA LOUISE  
3612 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

SELMAN LINDA VALERIE  
3612 HILLTOP CIR  
ROCKWALL, TX 75087

MUKHERJEE JAYDEEP  
3612 LAKESIDE DRIVE  
ROCKWALL, TX 75087

PIERSON MICHAEL C & LESLIE PIERSON  
3613 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3614 HIGHPOINT DR  
ROCKWALL, TX 75087

DEATON KEVIN & SHERI  
3614 HILLTOP CIR  
ROCKWALL, TX 75087

SPENCER RONALD G  
3614 LAKESIDE DR  
ROCKWALL, TX 75087

HAMILTON JOHN E  
3615 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3616 LAKESIDE DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
3616 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

NETHERLAND JOHN L AND SUE  
3616 HILLTOP CIRCLE  
ROCKWALL, TX 75087

RESIDENT  
3617 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3618 LAKESIDE DR  
ROCKWALL, TX 75087

HORNQUIST ERIC R & SANDRA L  
3618 HIGHPOINT DR  
ROCKWALL, TX 75087

BEASLEY GILLIAN  
3618 HILLTOP CIR  
ROCKWALL, TX 75087

RESIDENT  
3619 HIGHPOINT DR  
ROCKWALL, TX 75087

CLARKE WILLIAM P & ISABEL A  
3620 HIGHPOINT DR  
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST  
3620 HILLTOP CIR  
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST  
3620 HILLTOP CIR  
ROCKWALL, TX 75087

CRAWFORD MIKE &  
PAM WATKINS  
3620 LAKESIDE DR  
ROCKWALL, TX 75087

2017 D PARKHILL REVOCABLE TRUST  
DEBORAH L PARKHILL- TRUSTEE  
3621 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

MILLER CHARLES E JR  
3622 HIGHPOINT DR  
ROCKWALL, TX 75087

DEANA DIANE MCLARRY MANAGEMENT TRUST  
DEANA DIANE MCLARRY - TRUSTEE  
3622 LAKESIDE DR  
ROCKWALL, TX 75087

WILKINS WILLIAM P & MARY E  
3624 HIGHPOINT DR  
ROCKWALL, TX 75087

MARICH ANDREW L  
3624 LAKESIDE DR  
ROCKWALL, TX 75087

BESIC VERONIKA & MUFID  
3626 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

VELLANKI AMRUTHA AND  
VIJAY KRISHNA RAYANKI AND SRINIVASA R  
MOVVA  
3626 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KRAEMER DANNA J  
3628 LAKESIDE DR  
ROCKWALL, TX 75087

SPRADLIN RYAN LLOYD  
369 DOE CIR  
FRANKTOWN, CO 80116

WILLIS REBECCA J  
369 N KING RD  
ROYSE CITY, TX 75189

RESIDENT  
3701 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3702 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3703 MEDITERRANEAN  
ROCKWALL, TX 75087

BARNETT ROBERT H JR AND DONNA L  
3704 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3705 MEDITERRANEAN  
ROCKWALL, TX 75087

OVERMAN DAMON  
3706 MEDITERRANEAN ST  
ROCKWALL, TX 75087

PRICE MELANIE B  
3708 MEDITERRANEAN DRIVE  
ROCKWALL, TX 75087

METZGER LAURA L  
3709 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3710 MEDITERRANEAN  
ROCKWALL, TX 75087

RICHARDSON LISA M  
3710 RAWLINS ST STE 1420  
DALLAS, TX 75219

RESIDENT  
3711 MEDITERRANEAN  
ROCKWALL, TX 75087

DOLLARD NANCY  
3712 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

MELVIN VALERIE G  
3713 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3714 MEDITERRANEAN  
ROCKWALL, TX 75087

SANDRA RIBBENS REVOCABLE LIVING TRUST  
AGREEMENT  
3716 MEDITERRANEAN ST  
ROCKWALL, TX 75087

JAMES NORMAN R AND TERRY D GARDNER  
3720 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3722 MEDITERRANEAN  
ROCKWALL, TX 75087

TARVER DONALD A & ALICE A MCGUIRE  
3724 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3726 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3728 MEDITERRANEAN  
ROCKWALL, TX 75087

ADAMS ARNOLD R III & KIT Y  
3730 MEDITERRANEAN ST  
ROCKWALL, TX 75087

VARNELL ERIC AND KATHLEEN R  
3801 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

RESIDENT  
3802 MEDITERRANEAN  
ROCKWALL, TX 75087

GARCIA IRMA YOLANDA  
3803 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3805 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3806 MEDITERRANEAN  
ROCKWALL, TX 75087

SCAGNOLI NANCY LYNN  
3809 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

CARSON KENT A & JORI A  
3810 MEDITERRANEAN ST  
ROCKWALL, TX 75087

SMITH ROY LEE  
3811 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

BASHOR ARMAND & CHARLIE TRUSTEES  
ARMAND BASHOR & CHARLIE BASHOR  
REVOCABLE LIVING FAMILY TRUST  
3812 MEDITERRANEAN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3813 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3816 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3818 MEDITERRANEAN  
ROCKWALL, TX 75087

COLBURN JAMES B  
3820 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RAY WES  
3822 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3824 MEDITERRANEAN  
ROCKWALL, TX 75087

MARCONI MYQUEL & HILGA GONZAGA RAINS  
3826 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

RESIDENT  
3828 MEDITERRANEAN  
ROCKWALL, TX 75087

CRAWFORD CHARLOTE A & WILLIAM D  
3830 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CRAWFORD WILLIAM D & CHARLOTTE A  
3830 MEDITERRANEAN ST  
ROCKWALL, TX 75087

JORDAN SHARON MICHELLE  
3832 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

KING EVELYN  
3834 MEDITERRANEAN ST  
ROCKWALL, TX 75087

BELANGER CORKY W  
3836 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3838 MEDITERRANEAN  
ROCKWALL, TX 75087

BOVEE PAUL R & GHISLAINE  
3840 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
3901 VILLAGE DR  
ROCKWALL, TX 75087

GREEN LAURA  
3902 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

DODSON JAMES THOMAS  
3903 ROMA CT  
ROCKWALL, TX 75087

TOMS DAVID E  
3903 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
3904 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3905 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3905 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
3906 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3907 ROMA CT  
ROCKWALL, TX 75087

SINGH GURDARSHAN AND PARAMJIT W  
3907 MEDITERRANEAN ST  
ROCKWALL, TX 75087

ANDREWS MICHAEL S  
3907 VILLAGE DR  
ROCKWALL, TX 75087

ATTAWAY KELLIANN N  
3908 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

RESIDENT  
3909 VILLAGE DR  
ROCKWALL, TX 75087

FARR ROBERT MICHAEL AND  
MICHAEL PATRICK FARR  
3909 MEDITERRANEAN  
ROCKWALL, TX 75087

CANNON SUSAN RENEE  
3910 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3911 VILLAGE DR  
ROCKWALL, TX 75087

MACON LISA RENEE & LOYD MICHAEL ROSELL  
3911 MEDITERRANEAN ST  
ROCKWALL, TX 75087

GEGOGINE JANET ANN  
3911 ROMA COURT  
ROCKWALL, TX 75087

RESIDENT  
3912 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3913 MEDITERRANEAN  
ROCKWALL, TX 75087

BAKER RANDY AND CINDY THOMPSON  
3914 MEDITERRANEAN ST  
ROCKWALL, TX 75087

LAMBIASE NICHOLAS  
3915 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

THOMAS CALLIE ELISABETH AND  
KEVIN MATTHEW HOYE  
3915 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3916 MEDITERRANEAN  
ROCKWALL, TX 75087

CODY KAREN S  
3917 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

ADAO ROBERT  
3917 ROMA CT  
ROCKWALL, TX 75087

CONFIDENTIAL  
3918 MEDITERRANEAN DR  
ROCKWALL, TX 75087

SAXON VICTORIA  
3919 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3920 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3921 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3922 MEDITERRANEAN  
ROCKWALL, TX 75087

MCREYNOLDS ANDREW MARTIN & SARAH  
KATHRYN  
3923 ROMA CT  
ROCKWALL, TX 75087

MCCARY PAUL A AND CHRISTY G  
3924 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3925 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3926 MEDITERRANEAN  
ROCKWALL, TX 75087

JESSICA WELLS WOOD REVOCABLE TRUST  
JESSICA WELLS WOOD - TRUSTEE  
3927 ROMA COURT  
ROCKWALL, TX 75087

MATHEWS JOHN & STEPHANIE PAMELA  
3928 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3929 ROMA CT  
ROCKWALL, TX 75087

PAMELA STEPHANIE & MATHEWS  
3930 MEDITERRANEAN ST  
ROCKWALL, TX 75087

BRILEY KASITY AND MATTHEW  
3931 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3932 MEDITERRANEAN  
ROCKWALL, TX 75087

PESCHELL DANIEL J & COLLEEN J  
3933 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3934 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3935 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3936 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4002 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4004 MEDITERRANEAN <Null>  
ROCKWALL, TX 75087

BOTHA HELEN GALLOWAY  
4006 MEDITERRANEAN ST  
ROCKWALL, TX 75087

NORWOOD TIMOTHY CLYDE  
4008 MEDITERRANEAN ST  
ROCKWALL, TX 75087

HO JUI LIEN CHOU  
4009 19TH STREET STE D  
LUBBOCK, TX 79410

HO MING-TAO & JUI-LIEN CHOU  
4009 19TH STREET STE D  
LUBBOCK, TX 79410

TAYLOR BETTY FRANCES  
4010 MEDITERRANEAN ST  
ROCKWALL, TX 75087

MARIA RODRIGUEZ TRUST  
4011 POMPEI CT  
ROCKWALL, TX 75087

CASIMERO MAJELLA SANDOVAL  
4012 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
4014 MEDITERRANEAN  
ROCKWALL, TX 75087

TORRES TONY  
4015 MEDITERRANEAN  
ROCKWALL, TX 75189

RESIDENT  
4016 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4018 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4020 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4022 MEDITERRANEAN  
ROCKWALL, TX 75087

MCLEMORE MELISSA  
4024 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
4026 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4028 MEDITERRANEAN DR  
ROCKWALL, TX 75087

BURNS LORRAINE MARIETTI  
C/O GOLD KEY REALTORS  
403 W WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
4030 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4100 VILLAGE DR  
ROCKWALL, TX 75087

NIMON JAMES R AND  
DONNA G NELSON  
4101 CABANA CT  
ROCKWALL, TX 75087

CHUNG KWANGYU AND  
SUNME LEE  
4102 CABANA CT  
ROCKWALL, TX 75087

LEWIS MARY P  
4103 CABANA CT  
ROCKWALL, TX 75087

RESIDENT  
4104 VILLAGE DR  
ROCKWALL, TX 75087

MCGOWAN KYLE  
4105 CABANA COURT  
ROCKWALL, TX 75087

WILLARD ELIZABETH A  
4106 VILLAGE DR  
ROCKWALL, TX 75087

CROWELL TERESA  
4107 CABANA CT  
ROCKWALL, TX 75087

AGUILAR VICTOR  
4108 VILLAGE DR  
ROCKWALL, TX 75087

WILLIAMS CHARLES AND TAMIKA  
4110 VILLAGE DRIVE  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

DAVIS CHAD S  
4200 POMPEI CT  
ROCKWALL, TX 75087

RESIDENT  
4201 POMPEI CT  
ROCKWALL, TX 75087

RIVES MELANIE STEWART  
4212 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
4214 VILLAGE DR  
ROCKWALL, TX 75087

TOLLESON TERRY & PATSY  
4216 VILLAGE DR  
ROCKWALL, TX 75087

PECK KIMBERLY W  
4218 VILLAGE DR  
ROCKWALL, TX 75087

VENRICK CHERYL  
4220 VILLAGE DR  
ROCKWALL, TX 75087

HICKMAN MARILYN  
4230 GIBSON ST UNIT C  
HOUSTON, TX 77007

MOON EUNHA AND  
NORIO HASEGAWA  
424 N HARRISON ST  
PRINCETON, NJ 8540

M & S MCGRATH TRUST AND MARY P MCGRATH  
TRUST  
MARTIN E & MARY P MCGRATH TRUSTEES AND  
DAVID HILLIS MCGRATH  
4350 BELTWAY DR  
ADDISON, TX 75001

ZI HAN PROPERTIES LLC SERIES K  
4432 WALNUT HILL LN  
DALLAS, TX 75229

GEORGE DAVID E & TERESA L  
447 SAINT MICHAELS WAY  
ROCKWALL, TX 75032

SUNDAY SKY PROPERTIES  
4628 SUNDANCE DR  
PLANO, TX 75024

RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75087

36 WAGON ROAD, LLC  
502 TERRY LANE  
HEATH, TX 75032

36 WAGON ROAD, LLC  
502 TERRY LANE  
HEATH, TX 75032

WDI LOGISTICS INC  
503 GLENBROOK CT  
SOUTHLAKE, TX 76092

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

CJSM PROPERTIES LP  
512 WILLOW SPRINGS DRIVE  
HEATH, TX 75032

ZHANG TINGTING AND  
RONALD SIEDOT MOK  
517 GROVE LANE  
FOREST PARK, IL 60130

BRIDGE VALHALLA INC  
519 E I 30 #157  
ROCKWALL, TX 75087

HARMON H VICTOR  
519 E INTERSTATE 30 PMB 212  
ROCKWALL, TX 75087

LEATHERS TIMOTHY  
5335 COUNTY ROAD 597  
FARMERSVILLE, TX 75442

YING DENISE  
5349 AMESBURY DR APT 2010  
DALLAS, TX 75206

3818 MEDITERRANEAN STREET A PROTECTED  
SERIES OF CQ CHICA TX LLC  
539 W COMMERCE #5354  
DALLAS, TX 75208

BT CAYMAN LLC  
5430 LYNDON B JOHNSON FWY STE 1050

RICE CARINE  
545 BEDFORD FALLS  
ROCKWALL, TX 75087

RESIDENT  
550 LA JOLLA DR  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
5788 W SKY HAWK TRL  
ROYSE CITY, TX 75189

I BENDECK & CO LLC  
5818 PRESTON FAIRWAYS DRIVE  
DALLAS, TX 75252

WU SONG AND KEVIN Y  
5941 GLENDOWER LN  
PLANO, TX 75093

RESIDENT  
600 TURTLE COVE BLVD  
ROCKWALL, TX 75087

GANNAWAY DANNY EARL  
601 COUNTRY CLUB DR  
HEATH, TX 75032

JORDAN LINDA T  
6018 RALEIGH DR  
GARLAND, TX 75044

SCOTT PATRICIA ANN YOUNG AND JIMMY  
ANTHONY  
603 CLIFF VIEW CT  
ROCKWALL, TX 75087

GRANTGES GERALD & LINDA  
604 CLIFF VIEW COURT  
ROCKWALL, TX 75087

RASOR RICK, AKA RICHARD RASOR AND  
GEORGETTE  
607 CLIFF VIEW CT  
ROCKWALL, TX 75087

CLINGER FRANK B JR & GAIL M  
608 CLIFF VIEW CT  
ROCKWALL, TX 75087

FOX RICHARD C & LINDY S  
611 CLIFF VIEW CT  
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V  
611 HARBOR COVE DR  
ROCKWALL, TX 75087

LANKFORD TIMOTHY R & BLAIR H  
612 CLIFF VIEW CT  
ROCKWALL, TX 75087

GIBSON ROBIN S & JOHN  
612 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

FLORENCIA HECTOR J  
615 HARBOR COVE DR  
ROCKWALL, TX 75087

FEDDERSON WILLIAM R & PATRICIA L  
615 LOCH VIEW COURT  
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J  
616 HARBOR COVE DR  
ROCKWALL, TX 75087

BRADLEY CLIFFORD D & JOYCE M  
616 LOCH VIEW CT  
ROCKWALL, TX 75087

HANEY DYLAN K  
617 HARBOR COVE DR  
ROCKWALL, TX 75087

ROCKWALL INNKEEPERS I LTD  
6176 FM 2011  
LONGVIEW, TX 75603

ROCKWALL INNKEEPERS I LTD  
6176 FM 2011  
LONGVIEW, TX 75603

MARCUS MEGAN  
619 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

PRATT CHARLES A AND PATRICIA L  
619 LOCH VIEW CT  
ROCKWALL, TX 75087

SHAW STEPHANIE AND BRYAN  
620 HARBOR COVE DR  
ROCKWALL, TX 75087

TRAWEEK TOYA  
620 LOCH VIEW CT  
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &  
MISTY ROTRAMEL  
621 HARBOR COVE DR  
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD  
623 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

ADAMS PATRICIA M  
624 LOCH VIEW CT  
ROCKWALL, TX 75087

LITHERLAND LORILEE  
627 HARBOR COVE DR  
ROCKWALL, TX 75087

RESIDENT  
629 HARBOR COVE DR  
ROCKWALL, TX 75087

ONTIVEROS NADINE MARGARET & ALFREDO  
JOSE  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE  
TRUST  
JIMMIE LEE ALFORD AND BARBARA EDWARDS  
ALFORD-COTRUSTEES  
635 STAFFORD CIR  
ROCKWALL, TX 75087

RESIDENT  
637 STAFFORD CIR  
ROCKWALL, TX 75087

GARRISON KIMBERLY RAE AND JOHN  
638 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HAYS FAMILY TRUST  
JOAN AVOY HAYS - TRUSTEE  
639 STAFFORD CIR  
ROCKWALL, TX 75087

EVANS HASKELL L & SHEILA L  
640 WOODLAND WAY  
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D  
641 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ  
643 STAFFORD CIR  
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN  
643 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RESIDENT  
644 STAFFORD CIR  
ROCKWALL, TX 75087

JOHNSON SAUNDRA J  
644 TURTLE COVE  
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K  
644 WOODLAND WAY  
ROCKWALL, TX 75087

COGDELL CHELSEA ANNE  
645 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

GALLI THOMAS J AND MARTHA  
645 STAFFORD CIR  
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA  
646 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FISH WADE W  
647 STAFFORD CIR  
ROCKWALL, TX 75087



MOORE KELLI M  
647 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RESIDENT  
648 STAFFORD CIR  
ROCKWALL, TX 75087

GILLIKIN JENNIFER  
648 WOODLAND WAY  
ROCKWALL, TX 75087

SVRCEK JOSEPH T  
649 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

WHITESIDE JANIS G  
650 STAFFORD CIR  
ROCKWALL, TX 75087

KATT WILLIAM CHARLES  
650 TURTLE COVE BLVD  
ROCKWALL, TX 75087

THORSEN LINDY N  
651 STAFFORD CIR  
ROCKWALL, TX 75087

LOFLAND SHERRIE  
651 TURTLE COVE  
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &  
JENNIFER ANN WEST  
652 STAFFORD CIRCLE  
ROCKWALL, TX 75087

BANISTER NICOLE M  
652 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SINGH PARAMJIT W  
652 WOODLAND WAY  
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA  
653 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOMEZ JESSE OMAR & JENNIFER KATHLEEN  
653 STAFFORD CIR  
ROCKWALL, TX 75087

DE LARA KARLA BELTRAN FERNANDEZ AND  
ALFONSO ANDRADE  
653 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

WING REMONA ANN  
654 STAFFORD CIR  
ROCKWALL, TX 75087

CLAY DEBBRA S  
654 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILLIAMS AMY JO  
655 STAFFORD CIR  
ROCKWALL, TX 75087

TITUS JAMESON P & DEANNA C  
655 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILKINSON BRYAN JR  
JACQUELINE MIGNON WILKINSON  
655 WOODLAND WAY  
ROCKWALL, TX 75087

BAUGHMAN TERRILL L & PATRICIA A  
656 STAFFORD CIRCLE  
ROCKWALL, TX 75087

DONIHOO DANNY L & MARION  
656 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CLARK JASON M III & SIVI  
656 WOODLAND WAY  
ROCKWALL, TX 75087

RESIDENT  
657 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SHINKAR MIKHAIL AND VIOLETTA  
657 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

MCCORGARY MARY K  
658 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BROWN ELIZABETH ANNE AND GARY ROBERT  
BROWN JR  
659 DANIELLE COURT  
ROCKWALL, TX 75087

HOGUE VERNON JR & JUDY  
659 STAFFORD CIR  
ROCKWALL, TX 75087

LAUREANO JULIO J JR AND  
SILVIA MURGUIA  
659 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILLIAMS MARY ESTHER TRUSTEE  
WILLIAMS FAMILY TRUST  
659 WOODLAND WAY  
ROCKWALL, TX 75087

COOK BRANDON L  
660 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

CARRIZALES ERI E AND LENNY  
660 DANIELLE CT  
ROCKWALL, TX 75087

CONFIDENTIAL  
660 STAFFORD CIR  
ROCKWALL, TX 75087

JACOBSON LEANNE S  
660 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ELLIOTT KENNETH J  
660 WOODLAND WAY  
ROCKWALL, TX 75087

VILLASANA JANICE  
661 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SAUNDERS GARY & SYLVIA  
662 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WENDT JEFFREY & CARON  
663 DANIELLE CT  
ROCKWALL, TX 75087

BOEWE STEPHEN L & CATHY L  
663 STAFFORD CIRCLE  
ROCKWALL, TX 75087

LEINWEBER HAROLD MARVIN AND SAUNDRA  
RUTH  
663 WOODLAND WAY  
ROCKWALL, TX 75087

RESIDENT  
664 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BLANCO NOEL C AND MARIA NECTAR U BLANCO  
664 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

ROCK REBEKAH LYNN AND CHRISTOPHER  
EDWARD  
664 DANIELLE COURT  
ROCKWALL, TX 75087

GANTER ROBERT & RACHEL  
664 STAFFORD CR  
ROCKWALL, TX 75087

ELLIS MARGARET HENRY  
664 WOODLAND WAY  
ROCKWALL, TX 75087

KAMPFER JULIE  
665 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

KING WILLIAM KENNETH &  
BARBARA KAY HENNINGTON-KING  
667 DANIELLE CT  
ROCKWALL, TX 75087

CARR LAURA V  
667 STAFFORD CIR  
ROCKWALL, TX 75087

MORGAN FAMILY REVOCABLE LIVING TRUST  
VICTORIA S MORGAN- TRUSTEE  
667 WOODLAND WAY  
ROCKWALL, TX 75087

OWENS JIMMY R AND CYNTHIA A  
668 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

DICKERSON JEAN AND MICHAEL  
668 DANIELLE CT  
ROCKWALL, TX 75087

HALL JAMES L & LETA L  
668 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HAMMERLE STEPHEN H AND MARLENE C  
668 WOODLAND WAY  
ROCKWALL, TX 75087

KRENZIN MIKE & JOYCE  
669 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

MUCHMORE C AMANDA  
669 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HOBEICHE KHALIL JAD  
6703 GENSTAR LANE  
DALLAS, TX 75252

PJYK PROPERTIES LLC  
6708 EAGLE POINT COURT  
PLANO, TX 75024

OELKE PATRICK AND LESLIE  
671 DANIELLE CT  
ROCKWALL, TX 75087

SHEFFIELD STANLEY AARON  
671 STAFFORD CIR  
ROCKWALL, TX 75087

ROLLINS WILLIAM D & ELIZABETH  
671 TURTLE COVE BLVD  
ROCKWALL, TX 75087

EDGECOMB REVOCABLE LIVING TRUST  
MICHAEL DEAN EDGECOMB AND BETH ANN  
EDGECOMB- TRUSTEES  
671 WOODLAND WAY  
ROCKWALL, TX 75087

BOYD RITA  
672 CHANNEL RIDGE  
ROCKWALL, TX 75087

ELAM M MARK AND SHARON A ELAM  
REVOCABLE TRUST  
M MARK ELAM AND SHARON A ELAM- CO  
TRUSTEES  
672 DANIELLE COURT  
ROCKWALL, TX 75087

EDMONDS DAVID AND RHONDA  
672 WOODLAND WAY  
ROCKWALL, TX 75087

RESIDENT  
673 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

VAUGHN MARILYN  
673 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ANDERSON PATRICK D  
675 DANIELLE CT  
ROCKWALL, TX 75087

ANDERSON TIFFANI & JONATHAN  
675 TURTLE COVE BLVD  
ROCKWALL, TX 75087

GITTER DANIEL  
675 WOODLAND WAY  
ROCKWALL, TX 75087

SPEYRER CINDY  
676 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

QIN BAIFANG & YELIN OU  
676 DANIELLE COURT  
ROCKWALL, TX 75087

CARTER CHRISTOPHER S AND SARAH W  
676 WOODLAND WAY  
ROCKWALL, TX 75087

GARFIELD BRADLEY AND MAILE  
677 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

NYNAS THOMAS & NICHOLE  
679 DANIELLE CT  
ROCKWALL, TX 75087

BEAKEY MARJORIE  
679 WOODLAND WAY  
ROCKWALL, TX 75087

MEINHARDT CAROL  
680 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

DAVID M TRAW AND PAMELA J TRAW FAMILY  
TRUST  
DAVID MILTON TRAW AND PAMELA JANE  
TRAW- TRUSTEES  
680 DANIELLE CT  
ROCKWALL, TX 75087

FUGATE VICTOR & MARY  
680 WOODLAND WAY  
ROCKWALL, TX 75087

MOONEY STEPHEN SCOTT AND SHAWNETTE  
681 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

BIG F LLC- SKY HIGH PROPERTIES SERIES  
6817 208TH ST SW #5532  
LYNNWOOD, WA 98046

STONE GRETCHEN & JUSTIN  
684 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

LILES MICHAEL R & JO ANN  
684 DANIELLE CT  
ROCKWALL, TX 75087

CASTANEDA DAVID  
684 WOODLAND WAY  
ROCKWALL, TX 75087

ADANG MERCY  
685 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GARCIA LATONYA D  
688 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

THOMAS JOHN WAYNE & PAULA  
688 WOODLAND WAY  
ROCKWALL, TX 75087

WERNER MARK BEE & REBECCA  
689 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

DRIVER DENA &  
DANA DRIVER ROGERS  
6900 HAMMOND AVE  
DALLAS, TX 75223

RESIDENT  
692 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

STURGEON GLEN ROBERT AND JOAN ELIZABETH  
693 CHANNEL RIDGE  
ROCKWALL, TX 75087

KING KENNETH C  
7 BEVIL PL  
TEXARKANA, TX 75503

RESIDENT  
700 TURTLE COVE BLVD  
ROCKWALL, TX 75087

STORMS STEWART M  
708 AGAPE CIRCLE  
ROCKWALL, TX 75087

BRYANT BRENT ALLEN  
710 S ALAMO RD  
ROCKWALL, TX 75087

RS XII DALLAS OWNER 1 LP  
C/O ROOFSTOCK  
717 N HARWOOD STREET SUITE 2800  
DALLAS, TX 75201

BRILEY MATTHEW J AND KASITY  
720 WILFORD WAY  
HEATH, TX 75032

BRILEY MATTHEW J AND KASITY  
720 WILFORD WAY  
HEATH, TX 75032

HADAWI LASENA MAREE & KEVIN FRANCIS  
723 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILHELM WILLIAM  
724 TURTLE COVE BLVD  
ROCKWALL, TX 75087

LEE BOBBY D  
726 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BURNSIDE JACK W AND SHERRY L  
727 TURTLE COVE BLVD  
ROCKWALL, TX 75087

OISTAD LEIF ERIK AND LINDA HAWKS  
728 TURTLE COVE BLVD  
ROCKWALL, TX 75087

NIXON ARTHUR T & VANESSA VALENTINE  
729 TURTLE COVE BLVD  
ROCKWALL, TX 75087

NIXON ARTHUR T & VANESSA VALENTINE  
729 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RODBERG JAMES A  
731 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RODBERG JAMES A  
731 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HUBBINS STEPHEN J & JACQUELINE S  
733 TURTLE COVE BLVD  
ROCKWALL, TX 75087

DUNAVANT LINDA J  
734 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

KOENEN JOHANNES J  
735 TURTLE COVE BLVD  
ROCKWALL, TX 75087

NAIK RAMESH B & GITA PALLI  
737 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SALAZAR LIVING TRUST  
VICTOR ANTHONY SALAZAR AND MICHELE  
EMILE SALAZAR- TRUSTEES  
738 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SMITH RICKY D ETUX PATRICIA  
739 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FERGUSON LAJUANA  
740 TURTLE COVE  
ROCKWALL, TX 75087

LOTT MARIANNA  
741 TURTLE COVE BLVD  
ROCKWALL, TX 75087

2021 R S WHITE REVOCABLE TRUST  
RUSSELL EUGENE WHITE AND STEPHANIE ANN  
WHITE- TRUSTEES  
743 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BEATY CHRISTOPHER ADAM AND  
EILEEN MARIE MACNAUGHTON  
744 TURTLE COVE  
ROCKWALL, TX 75032

MANN BARRY  
745 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HARRIS CHRISTOPHER L  
747 TURTLE COVE BLVD  
ROCKWALL, TX 75087

STONE PAMELA  
748 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HUGHES CHRISTOPHER &  
VICTORIA CLARKE-GARCIA  
749 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TYRA KRISTY & DOUGLAS  
750 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ALVAREZ FRANCISCO J & SOPHIA N  
751 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JIMMIE G ATKINS LIVING TRUST  
JIMMIE G ATKINS AND LINDA T ATKINS-  
TRUSTEES  
8108 DOVER CIRCLE  
FORT SMITH, AR 72903

INGLIS PAULA J  
8313 WILLOW CIR  
TERRELL, TX 75160

NR SN TEXAS A LLC  
8390 E VIA DE VENTURA F-110 #303  
SCOTTSDALE, AZ 85258

REGNIER JANICE SUE  
8517 GLENMORE DR  
LAS VEGAS, NV 89134

ROCKWALL ALIGNED REI LP  
8637 FREDERICKSBURG RD SUITE 360  
SAN ANTONIO, TX 78240

MOORE SUSAN K  
901 LEXINGTON DR  
ROCKWALL, TX 75087

KNIGHT CAMERON R & JANEY K  
9032 COUNTY ROAD 2432  
TERRELL, TX 75160

STARBOARD LAKESIDE LLC  
906 W MCDERMOTT DR SUITE 116-271  
ALLEN, TX 75013

COURBIER YVES & JENNIFER  
907 LEXINGTON DR  
ROCKWALL, TX 75087

BAPAT ANJALI AND  
JARED MANLY  
911 LEXINGTON DRIVE  
ROCKWALL, TX 75087

PHOU LIDA  
915 LEXINGTON DR  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

LINANE MARK  
919 LEXINGTON DR  
ROCKWALL, TX 75087

GAY-SEVITS MORIAH E  
920 BRIAR OAK  
ROCKWALL, TX 75087

GOODSON LISA JO AND TOMMY LEONARD  
923 LEXINGTON DRIVE  
ROCKWALL, TX 75087

BISHOP MICHAEL F  
926 BRIAR OAK DR  
ROCKWALL, TX 75087

HAIR WILLIAM D & SHEILA  
926 LEXINGTON DR  
ROCKWALL, TX 75087

OGLE JONATHAN AND KAY-LEE M  
927 LEXINGTON DR  
ROCKWALL, TX 75087

JEFCOAT CANDACE  
930 BLUFFVIEW DR  
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY  
930 BRIAR OAKS DR  
ROCKWALL, TX 75087

CRADY DEBORAH ANN AND  
MARSHALL H DRENNAN III  
930 LEXINGTON DRIVE  
ROCKWALL, TX 75087

KEARNEY STEPHEN P & PATRICIA A  
931 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

YARMEY JESSICA  
931 LEXINGTON DRIVE  
ROCKWALL, TX 75087

SONDRA J RAMPY REVOCABLE TRUST  
SONDRA J RAMPY- TRUSTEE  
934 BLUFFVIEW DRIVE  
ROCKWALL, TX 75087

HAYNES JERI  
934 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

NONNEMACHER STEPHANIE GAYLE AND  
EXEQUIEL ALVAREZ  
934 LEXINGTON DRIVE  
ROCKWALL, TX 75087

RESIDENT  
935 LEXINGTON DR  
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER  
935 BRIAR OAK DR  
ROCKWALL, TX 75087

MORGAN STEEL LLC  
9360 PARKGATE DRIVE  
GERMANTOWN, TN 38139

MCKINNEY LEONARD L & MARLENE D  
938 BLUFFVIEW DR  
ROCKWALL, TX 75087

GARRISON KATHLEEN AND JOHN  
938 BRAIR OAKS DRIVE  
ROCKWALL, TX 75087

JONES SHAWN J & SORAIA SILVA RAIMUNDO  
938 LEXINGTON DRIVE  
ROCKWALL, TX 75087

MEEK SALLY C  
939 BRIAR OAK DR  
ROCKWALL, TX 75087

GOODMAN VERNON & JOYCE  
939 LEXINGTON DRIVE  
ROCKWALL, TX 75087

LEDOUX LYNN RUPE AND JAMES F  
942 BLUFFVIEW DRIVE  
ROCKWALL, TX 75087

HARRIS JOHN  
942 LEXINGTON DR  
ROCKWALL, TX 75087

PETKOSH PAUL  
943 BRIAR OAKS DR  
ROCKWALL, TX 75087

FREESE PAUL R  
943 LEXINGTON DR  
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST  
MAUREEN GREEN- TRUSTEE  
945 BREEZY HILL LANE  
ROCKWALL, TX 75087

HENDERSON GLEN I AND CRYSTAL LYNN  
946 BLUFFVIEW DR  
ROCKWALL, TX 75087

LUTZ DAVID  
946 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

QUICK RONALD L AND RUTH E  
946 LEXINGTON DR  
ROCKWALL, TX 75087

RESIDENT  
947 BRIAR OAKS DR  
ROCKWALL, TX 75087

2017 M L DEAN REVOCABLE TRUST  
947 LEXINGTON DRIVE  
ROCKWALL, TX 75087

FOGEL STANLEY LEONARD AND IRENE A  
950 BLUFFVIEW DRIVE  
ROCKWALL, TX 75087

SANDERS JOLINDA  
950 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

TEBEAU JOSEPH R & CAROLYN G  
950 LEXINGTON DR  
ROCKWALL, TX 75087

RESIDENT  
951 LEXINGTON DR  
ROCKWALL, TX 75087

CRUSETURNER DIANE  
951 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

FIELDS TODD H AND NANCY E  
954 BRIAR OAKS DR  
ROCKWALL, TX 75087

LARISCY GEORGE AND MARY  
954 LEXINGTON DRIVE  
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A  
955 BRIAR OAK DR  
ROCKWALL, TX 75087

POLUNSKY BRENT AND  
APRIL WILSON  
955 LEXINGTON DR  
ROCKWALL, TX 75087

PYKE RONALD A & JANE L  
956 BLUFFVIEW DR  
ROCKWALL, TX 75087

WILLIAMS KYLIE J  
958 BRIAR OAK DR  
ROCKWALL, TX 75087

KELLUM CINDY  
959 LEXINGTON DRIVE  
ROCKWALL, TX 75087

JONES CHRISTOPHER SCOTT & TONYA BETH  
PIGULSKI  
9631 HILLDALE DR  
DALLAS, TX 75231

TAYLOR LIVING TRUST  
KEVIN ASHLEY TAYLOR AND ANNETTE  
ELIZABETH TAYLOR - CO-TRUSTE  
9918 LINCOLNSHIRE CT  
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO, SUITE 300  
CALABASAS, CA 91302

DAVIES ROBERT G  
P.O. BOX 50125  
JAX BEACH, FL 32240

CENTERS FOR PEACE AND MERCY, INC  
P.O. BOX 615  
ROCKWALL, TX 75087

LAKESIDE VILLAGE HOMEOWNERS  
P.O. BOX 650255  
DALLAS, TX 75265

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

BRANCH BANKING AND TRUST COMPANY  
ATTENTION TAX DEPT (FORSYTH COUNTY)  
PO BOX 167  
WINSTON SALEM, NC 27102

SJOERDSMA COURTNEY  
PO BOX 1778  
NORMANGEE, TX 77871

JENKA INC  
PO BOX 181807  
DALLAS, TX 75218

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

MITCHELL JOHN P AND TAMRA R  
PO BOX 2253  
ROCKWALL, TX 75087

MITCHELL JOHN AND TAMRA  
PO BOX 2253  
ROCKWALL, TX 75087

HANFORD SARALYN M  
PO BOX 245  
ROCKWALL, TX 75087

MEMAR MASOUD OSTADHASSAN  
PO BOX 701332  
DALLAS, TX 75370

JAFRI SYED  
1706 IVY LANE  
CARROLLTON, TX 75007



# 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:

**Z2024-001: Amendment to PD-2**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 2 (PD-2) [Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], 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, February 13, 2024 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 20, 2024 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:

**Ryan Miller**  
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 Tuesday, February 20, 2024 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. Z2024-001: Amendment to PD-2**

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]

Address: [Redacted]

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)



January 22, 2024

TO: The Residents of the Lakeside Village and Turtle Cove Subdivisions

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-001; Amendment to Planned Development District 2 (PD-2)

Property Owners and/or Residents of the Lakeside Village and Turtle Cove Subdivisions,

The City of Rockwall has initiated an amendment to Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 2 (PD-2) -- *which currently regulates the Lakeside Village and Turtle Cove Subdivisions* -- consists of over 56 pages of regulations within 11 regulating ordinances, and over 50 development cases. The proposed amendment does not change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances, resolutions, and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and contractors looking to do work in these Subdivisions.

**WHY AM I GETTING THIS NOTICE?**

The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Lakeside Village or Turtle Cove Subdivisions or within 500-feet of their boundaries. The attached map is a visual representation of the subject property (*i.e. the Lakeside Village and Turtle Cove Subdivisions*) and the 500-foot notification buffer surrounding the zoning area.

**DOES THIS CHANGE MY PROPERTY'S ZONING?**

NO. The proposed amendment to Planned Development District 2 (PD-2) will not change your zoning or any development requirements associated with your property or any other properties located within the Lakeside Village or Turtle Cove Subdivisions. It will only make it easier to find the development requirements associated with property for property owners, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within these Subdivisions* -- will not be affected by the proposed zoning change.

**WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?**

The Planning and Zoning Commission will hold a **PUBLIC HEARING** on Tuesday, February 13, 2024 at 6:00 PM, and the City Council will hold a **Public Hearing** on Tuesday, February 20, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email [planning@rockwall.com](mailto:planning@rockwall.com).

Sincerely,

Ryan Miller, AICP  
Director of Planning and Zoning

Case No. Z2024-001: Amendment to PD-2

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.

*More efficient for all parties involved with the ordinances.*

Name:

*Bennie Daniels*

Address:

*3308 Augusta Blvd., Rockwall, TX 75087*

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

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

Case No. Z2024-001: Amendment to PD-2

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.

This is a very small community, but the traffic that surrounds it is already too too much.

Name:

Chanelene R. Shides

Address:

3813 Mediterranean

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).

Z2024-001

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

I am in favor of the request.

I am in opposition to the request.

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

## Respondent Information

Please provide your information.

## First Name \*

Kevin

Last Name \*

Hadawi

Address \*

723 Turtle Cove Blvd

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

Case No. Z2024-001: Amendment to PD-2

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.

Makes things easier. Doesn't change property zoning

Name: Linda Selman

Address: 3612 HILLTOP CIRCLE, ROCKWALL TX 75087

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

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



Case No. Z2024-001: Amendment to PD-2

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: Scott Pate

Address: 1909 Tahoe Drive, Rockwall, TX 75087

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

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

Case No. Z2024-001: Amendment to PD-2

Please place a check mark on the appropriate line below:

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

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

*It makes sense*

Name: Stephen H. Hammerle + Marlene C. Hammerle  
Address: 668 Woodland Way

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

PLANNED DEVELOPMENT DISTRICT - 2 - Yacht Club, Marina, Cabana Club and Beach, Lodge Tower, Apartments, Shopping Village, Golf Course, Pro Shop and Health Club, Apartments, Nursery, Townhouses, Villas, Recreation Area, Lodges and Tennis Courts (Symbol designation PD-2-Multiple Uses).

Planned Development District permitting uses for a yacht club, marina, cabana club, lodge tower, multiple family apartments, shopping village, golf course, pro shop and health club, nursery, townhouses, villas, recreation areas, lodges and tennis courts, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreation areas and service areas appropriate to the location and function of the development, and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site.

The property shall be developed in accordance with the site plan attached to and made a part of this ordinance, and such proposed use and development shall not be substantially different from said site plan, without first, after public hearings, obtaining approval from the City Planning and Zoning Commission and City Council.

The density, coverage, height, park and offstreet loading standards shall be as set forth on the site plan. The requisite site plan attached hereto shall govern the development, provided, however, that such development may be in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered and maintained according to said site plan.

ORDINANCE NO. 73-33

An Ordinance amending the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council by permitting the property described in Exhibit A to this Ordinance to be used under Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center; That Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center shall be granted with reference to the property described in Exhibit A, subject, however, to the special conditions hereinafter more fully expressed; Providing for a fine of not more than Two Hundred Dollars (\$200.00) for each violation hereof; Providing for a Severability Clause; and Providing an effective date.

WHEREAS, the City Plan Commission of the City of Rockwall and the Governing Body of the City of Rockwall in compliance with the Charter of the City of Rockwall and the State Law with reference to the granting of Planned Development Districts under the Zoning Ordinance Regulations, have given the requisite notices by publication and otherwise and after holding due hearings and affording a full and fair hearing to all the property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvement of the property described in Exhibit A, the Governing Body of the City of Rockwall is of the opinion that said Planned Development District should be granted, subject to the conditions set out herein;

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL:

SECTION 1. That the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council be, and they are hereby amended insofar as they apply to the property described in Exhibit A which shall be used under Planned Development District No. \_\_\_\_\_ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center.

SECTION 2. That this Planned Development District No. \_\_\_\_\_ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center with reference to the property described in Exhibit A is approved and granted upon the following express conditions, and adopted as part of the City of Rockwall Zoning Ordinances:

(1) DEVELOPMENT PLAN: There is attached to and made a part of this ordinance a Development Plan composed of one (1) plat for development titled Lakeside Village Phase VI. All development shall be in general conformance with the attached development plat.

(2) DEVELOPMENT SCHEDULE: All development within this Planned Development District shall be in phases in accordance with the plat.

(3) SUBDIVISION PLAT: The above described plat shall constitute the subdivision plat for the portion of Lakeside Village represented and for this Planned Development District upon filing for record with the County Clerk, Rockwall County, Texas.

(4) USES: Uses of property in this Planned Development District No. \_\_\_\_\_ shall be consistent with the Declaration of Covenants, Conditions and Restrictions of Lakeside Village approved by the City Council and filed of record in Vol. 99, Pg. 130, Deed Records, Rockwall County, Texas, and the plat described above.

(5) BUILDING LOCATION AND SPACING: The location and spacing of all main and accessory buildings, the distance between buildings, between buildings and property lines, street lines, alley lines, right-of-way for vehicular access, and easements, shall be consistent with the plat. The dimensions for and arrangement of off-street parking spaces and vehicular access to dwelling units shall be as indicated on the plat.

(6) MAXIMUM HEIGHT: The maximum height of all buildings shall not exceed three stories.

(7) LOT WIDTH: The minimum lot width shall be as shown on the plat.

(8) LOT DEPTH: The minimum lot depth shall be as shown on the plat.

(9) DENSITY: Maximum density of dwelling units permitted shall be one per lot on the lots described in the plat.

(10) OFF-STREET PARKING: All off-street parking shall be located as shown on the plat.

(11) LOT LOCATION AND SPACING: The location and spacing of all lots shall be as shown on the plat.

(12) SIGNS: Pole signs shall be permitted in this Planned Development District, which shall have a maximum height of 30 feet, and shall be set back from all property lines a minimum distance of 15 feet. All other signs in the area of residential lots shall comply with requirements of the City of Rockwall Zoning Ordinances. No advertising signs shall be permitted in the Planned Development District except in the area of any shopping center or shopping units. Except in shopping areas, wall signs shall be for building identification only and ground signs shall be for community information, building identification, or directions only. No signs of a revolving, flashing, or intermittently lighted type shall be permitted in this Planned Development District except in a shopping area.

(13) ACCESS: Vehicular access to the area within this Planned Development District shall be located as shown on the approved plat.

(14) LANDSCAPING: Landscaping of all common areas within the development shall be the responsibility of the Homeowners Association.

(15) BUILDING EXTERIOR: All exterior walls of buildings shall be consistent with the Declaration of Covenants, Conditions and Restrictions.

(16) OPEN SPACE: Required open space may contain the ordinary facilities provided in a public park or playground and shall be located as shown on the development plat.

(17) DEDICATIONS: Easements for public utilities shall be as shown in the plat. No public dedication of streets, drives or other property shall be required except as shown in the plat.

(18) PAVING: All driveways, entrances, parking areas, and all streets shall be paved in an adequate manner consistent with common practice in the City of Rockwall. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary until such time as such improvements are conveyed to the Homeowners Association, from which time the Homeowners Association shall bear the total cost and maintenance of all such improvements.

(19) UTILITIES AND DRAINAGE: All on-site utilities shall be underground and all requirements of departments of the City of Rockwall regarding utilities and drainage structures shall be met. Each single family dwelling shall have separate utilities.

(20) LIGHTING: No light poles in residential areas shall exceed 30 feet in height.

(21) REFUSE CONTAINMENT: All containers for litter and refuse shall be visually screened by planted or masonry screens on all sides except a side adjacent to an alley or easement used for garbage pickup.

(22) HOMEOWNERS ASSOCIATION REQUIRED: In connection with the property to be designated as common areas in the developments, proper evidence showing the execution and filing of deeds conveying such common areas to the Homeowners Association shall be submitted to the City Plan Commission prior to the completion of the development. The structure of such association shall be consistent with the Bylaws and Declaration of Covenants, Conditions and Restrictions approved by the City Council on the 7th day of September, 1971, and filed with the City Secretary. Such deeds and the deeds to individual property owners in the development shall provide for the following:

(A) MAINTENANCE RESPONSIBILITY: The property owner or owners of the development shall be responsible for the development and maintenance of all common facilities and easements except easements dedicated to a municipal, county, or state authority.

1. Each owner of property within the Development shall be a member of the Homeowners Association and shall have rights to the use of all common facilities and easements within the common areas and facilities of the Development.

2. The Homeowners Association shall be responsible for the operation and continuing maintenance of all common facilities and easements with the exception of easements dedicated to a municipal, county, or state authority.

3. Continuous maintenance of these areas of responsibility shall be financed by assessments levied against each property owner within the Development; such assessments shall be of sufficient amounts to insure adequate maintenance.

(B) That such deeds shall constitute a covenants binding on each property owner within this described area, their heirs or successors in title, and shall run with the land.

(23) FIRE LANES: Fire lanes shall be provided in accordance with the requirements of the Fire Department.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in a manner consistent with standard City of Rockwall specifications adopted for such purpose.

SECTION 4. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the penalties provided for herein.

SECTION 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

(19) UTILITIES AND DRAINAGE: All on-site utilities shall be underground and all requirements of departments of the City of Rockwall regarding utilities and drainage structures shall be met. Each single family dwelling shall have separate utilities.

(20) LIGHTING: No light poles in residential areas shall exceed 30 feet in height.

(21) REFUSE CONTAINMENT: All containers for litter and refuse shall be visually screened by planted or masonry screens on all sides except a side adjacent to an alley or easement used for garbage pickup.

(22) HOMEOWNERS ASSOCIATION REQUIRED: In connection with the property to be designated as common areas in the developments, proper evidence showing the execution and filing of deeds conveying such common areas to the Homeowners Association shall be submitted to the City Plan Commission prior to the completion of the development. The structure of such association shall be consistent with the Bylaws and Declaration of Covenants, Conditions and Restrictions approved by the City Council on the 7th day of September, 1971, and filed with the City Secretary. Such deeds and the deeds to individual property owners in the development shall provide for the following:

(A) MAINTENANCE RESPONSIBILITY: The property owner or owners of the development shall be responsible for the development and maintenance of all common facilities and easements except easements dedicated to a municipal, county, or state authority.

1. Each owner of property within the Development shall be a member of the Homeowners Association and shall have rights to the use of all common facilities and easements within the common areas and facilities of the Development.

2. The Homeowners Association shall be responsible for the operation and continuing maintenance of all common facilities and easements with the exception of easements dedicated to a municipal, county, or state authority.

3. Continuous maintenance of these areas of responsibility shall be financed by assessments levied against each property owner within the Development; such assessments shall be of sufficient amounts to insure adequate maintenance.

(B) That such deeds shall constitute a covenants binding on each property owner within this described area, their heirs or successors in title, and shall run with the land.

(23) FIRE LANES: Fire lanes shall be provided in accordance with the requirements of the Fire Department.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in a manner consistent with standard City of Rockwall specifications adopted for such purpose.

SECTION 4. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the penalties provided for herein.

SECTION 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

SECTION 6. PENALTY CLAUSE: Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction in Municipal Court shall be subject to a fine not to exceed Two Hundred (\$200.00) Dollars for each offense and each and every day any violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. WHEREAS, it appears that the subject property of this Ordinance is to be used under Planned Development District No. \_\_\_\_\_ for single family dwellings, multiple family dwellings, neighborhood services uses, office or shopping center uses, and private community center, and this Ordinance shall take effect immediately from and after its passage, in accordance with the provisions of the Charter of the City of Rockwall and it is accordingly so ordained.

APPROVED AS TO FORM:

City Attorney

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Passed on the 4th day of September,  
1973.

*Vary L. Myers*  
Mayor

ATTEST:

*Ramona Williams*  
City Secretary



EXHIBIT A

ING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

HENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

HENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

HENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

HENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

HENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

HENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

HENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

HENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

HENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

HENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

HENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

HENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

HENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

HENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

HENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

HENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

HENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

HENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

HENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

HENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

HENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

HENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

HENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

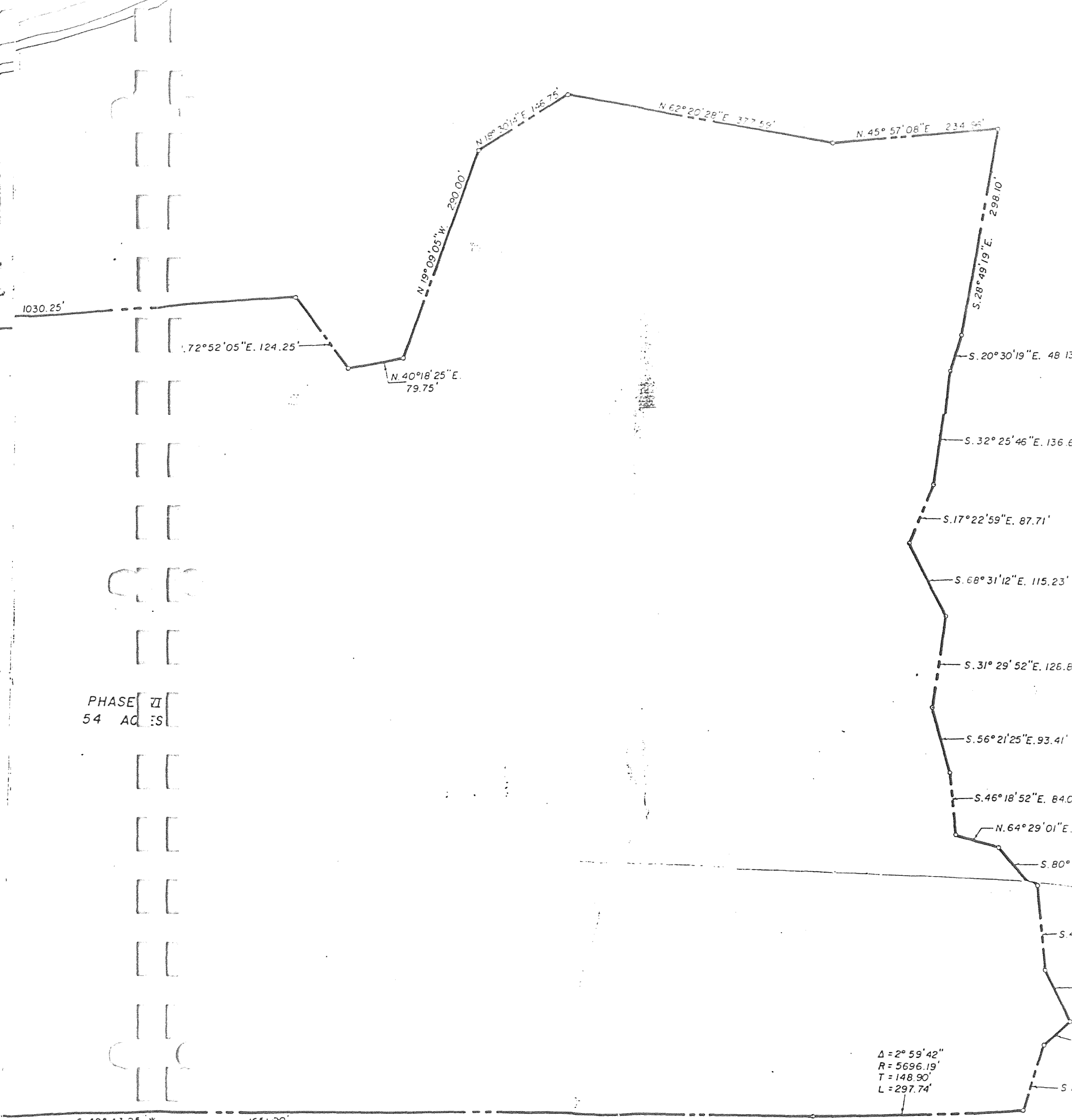
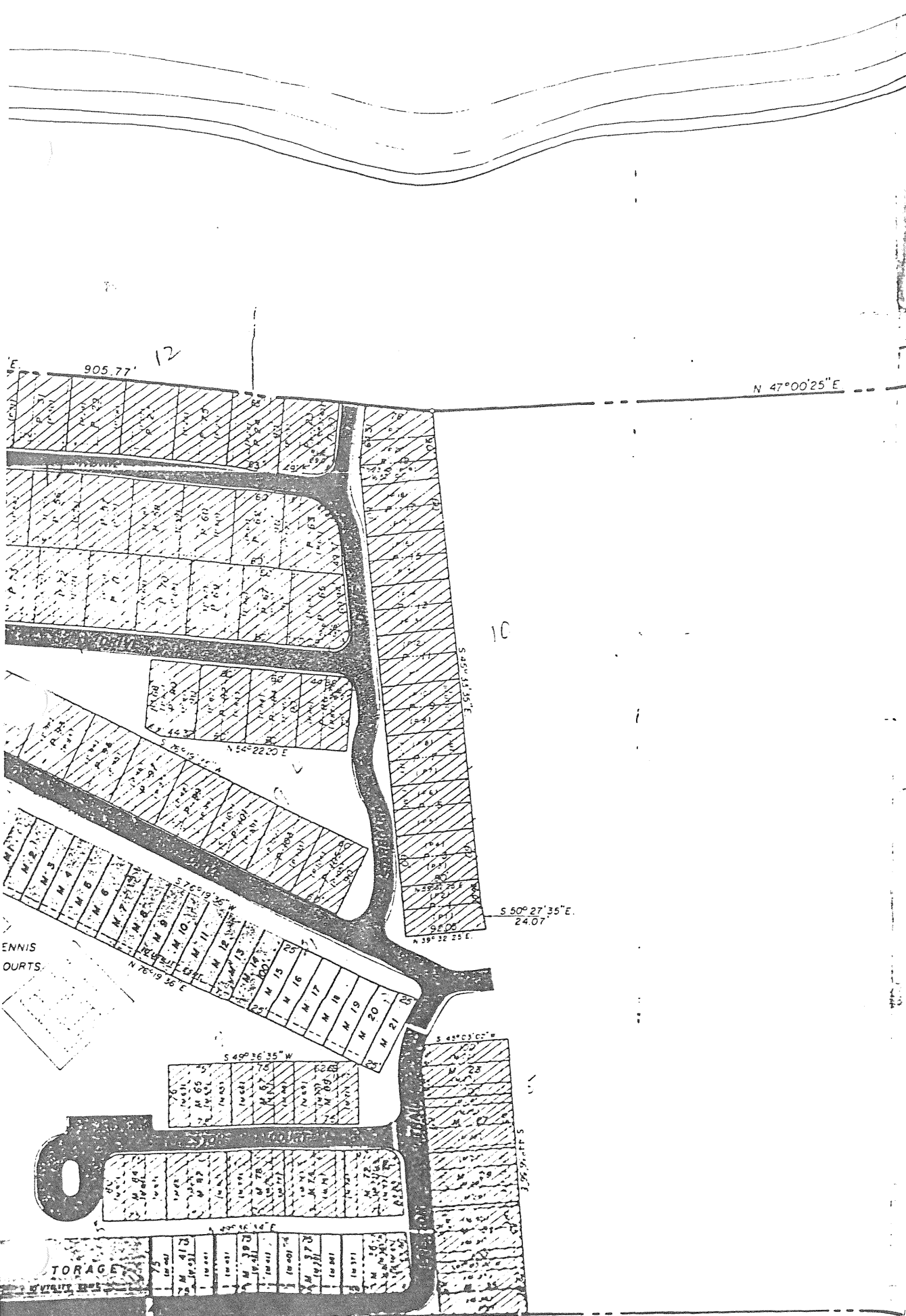
HENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

HENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

HENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

HENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land.

EXHIBIT A



PHASE II  
54 ACRES

$\Delta = 2^\circ 59' 42''$   
 $R = 5696.19'$   
 $T = 148.90'$   
 $L = 297.74'$

1030.25'  $N 47^\circ 00' 25'' E$   
 1651.00'  $S 49^\circ 43' 05'' W$   
 RAILROAD

905.77'  $E$

$N 47^\circ 00' 25'' E$

1030.25'

$S 72^\circ 52' 05'' E$  124.25'

$N 40^\circ 18' 25'' E$   
79.75'

$N 19^\circ 09' 05'' W$  280.00'

$N 15^\circ 30' 14'' E$  145.75'

$N 62^\circ 20' 28'' E$  377.59'

$N 45^\circ 57' 08'' E$  234.94'

$S 28^\circ 49' 19'' E$  298.10'

$S 20^\circ 30' 19'' E$  48.13'

$S 32^\circ 25' 46'' E$  136.61'

$S 17^\circ 22' 59'' E$  87.71'

$S 68^\circ 31' 12'' E$  115.23'

$S 31^\circ 29' 52'' E$  126.66'

$S 56^\circ 21' 25'' E$  93.41'

$S 46^\circ 18' 52'' E$  84.06'

$N 64^\circ 29' 01'' E$  100.00'

$S 80^\circ 4'$

$S 4^\circ 4'$

$S 1^\circ 4'$

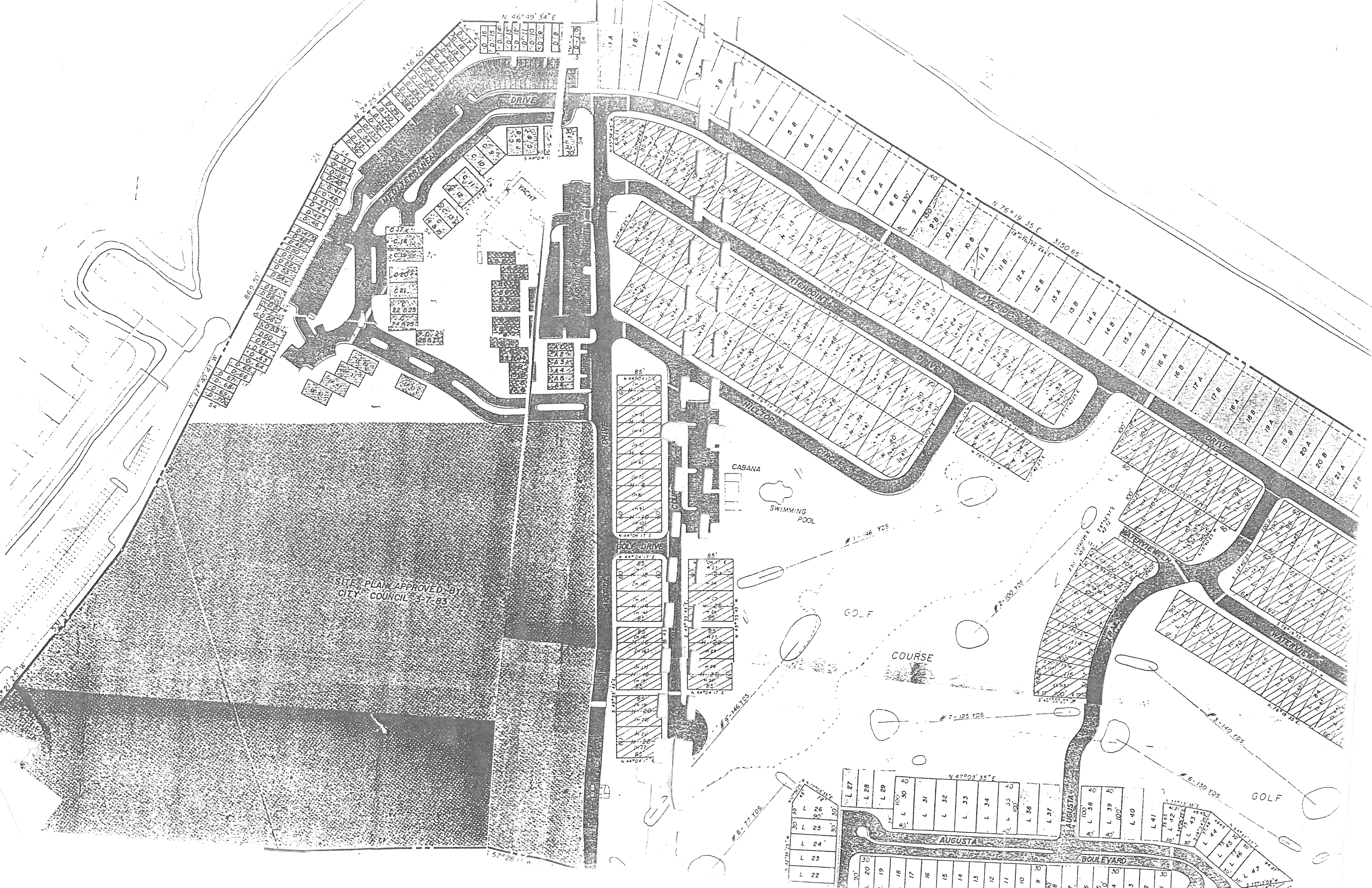
$S 2^\circ 4'$

$S 2^\circ 4'$

ENNIS COURTS

STORAGE

TEXAS



SITE PLAN APPROVED BY  
CITY COUNCIL 3-7-83

CASANA  
SWIMMING POOL

GOLF COURSE

GOLF

57° 25' 11" W

N 70° 20' 21" W

N 46° 49' 34" E

N 75° 19' 35" E  
3150.85'

N 47° 00' 35" E

# 8 - 77 YDS.

# 9 - 146 YDS.

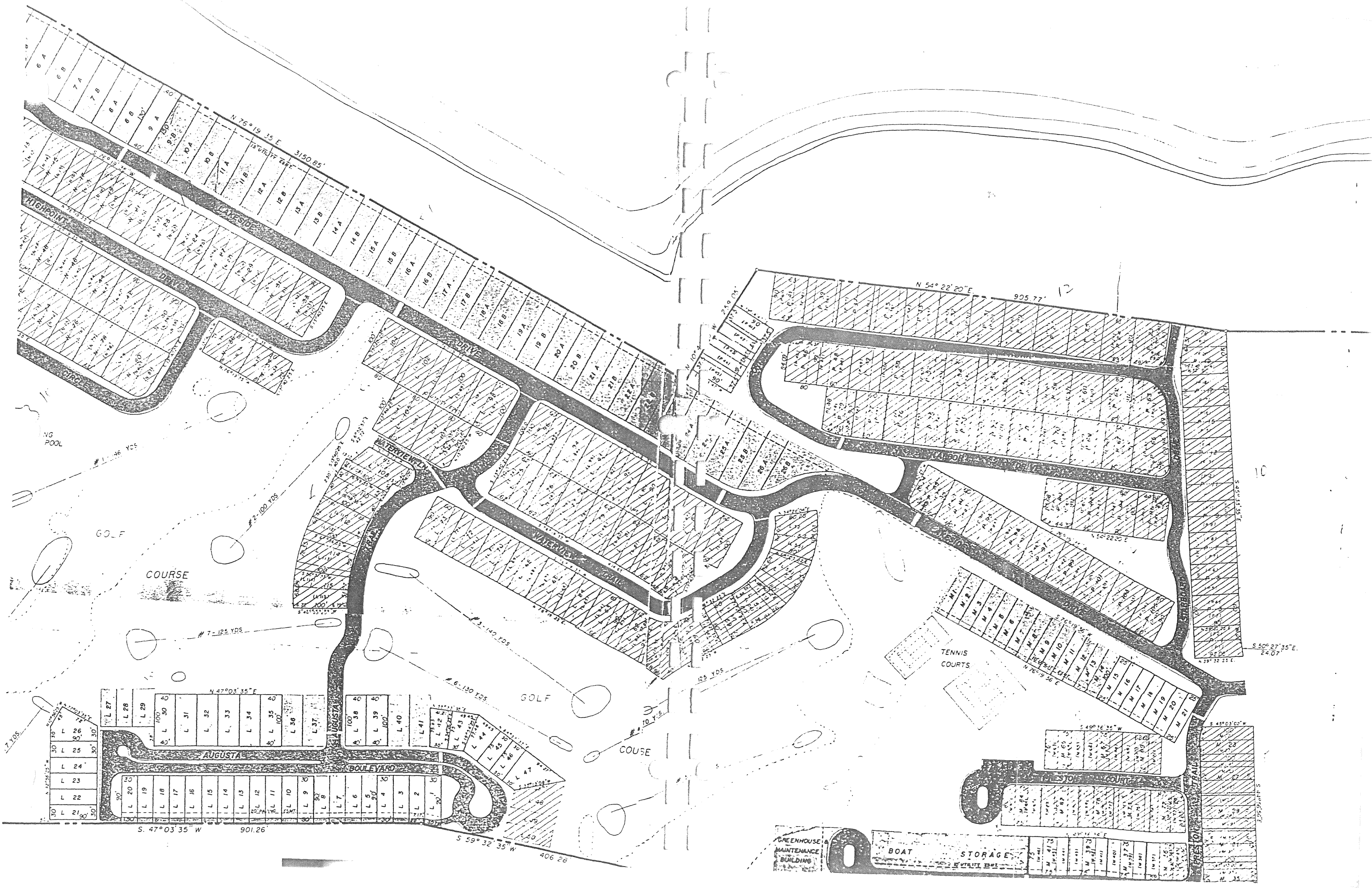
# 1 - 146 YDS.

# 2 - 100 YDS.

# 7 - 125 YDS.

# 3 - 140 YDS.

# 6 - 130 YDS.



N 75° 19' 35" E 3150.85'

N 54° 22' 20" E 905.77'

GOLF COURSE

TENNIS COURTS

# 7 - 125 YDS

# 3 - 140 YDS

125 YDS

N 47° 03' 35" E

GOLF COURSE

GOLF COURSE

S. 47° 03' 35" W 901.26'

S 59° 32' 35" W

406.28'

S 50° 27' 35" E 24.07'

HIGHPOINT

DIAMOND

WATERMARK TRAIL

WATERMARK TRAIL

AUGUSTA

BOULEVARD

GREENHOUSE MAINTENANCE BUILDING

BOAT STORAGE

10

12

ORDINANCE NO. 80-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED SITE PLAN OF PD-2 PLANNED DEVELOPMENT DISTRICT NUMBER 2 TO PERMIT USE OF THE FOLLOWING DESCRIBED PROPERTY FOR A CABLE TELEVISION MONITORING STATION, SUCH TRACT BEING DESCRIBED AS FOLLOWS:

Being a tract of land situated in the William Blevins Survey, Abstract No. 9, Rockwall County, Texas, and being a part of Lakeside Village Phase 2, an addition to the City of Rockwall as recorded in Volume 3, Page 4, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point at the South corner of Lot M-62 and on the Northwesterly line of the M.K.&T. Railroad;  
THENCE: South 49 deg. 36' 35" West a distance of 100.00 feet along said line of the M.K.&T. Railroad to a point for a corner;  
THENCE: North 40 deg. 20' 25" West a distance of 40 feet to a point for a corner;  
THENCE: North 49 deg. 36' 35" East a distance of 100 feet to a point for a corner on the Southwest line of M-61;  
THENCE: South 40 deg. 20' 25" East a distance of 40 feet with said Southwest line of M-61 and M-62 to the Point of Beginning and Containing 4,000 square feet of Land.

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby, amended by amending the approved site plan for "PD-2" Planned Development District Number 2 to permit the use of the following described tract for a cable television monitoring station, said tract being described as follows:

Being a tract of land situated in the William Blevins Survey, Abstract No. 9, Rockwall County, Texas, and being a part of Lakeside Village Phase 2, an addition to the City of Rockwall as recorded in Volume 3, Page 4, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point at the South corner of Lot M-62 and on the Northwesterly line of the M.K.&T. Railroad;  
THENCE: South 49 deg. 36' 35" West a distance of 100.00 feet along said line of the M.K.&T. Railroad to a point for a corner;  
THENCE: North 40 deg. 20' 25" West a distance of 40 feet to a point for a corner;  
THENCE: North 49 deg. 36' 35" East a distance of 100 feet to a point for a corner on the Southwest line of M-61;  
THENCE: South 40 deg. 20' 25" East a distance of 40 feet with said Southwest line of M-61 and M-62 to the Point of Beginning and Containing 4,000 square feet of Land.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, and as amended hereby, provided that the amendment of the approved site plan for Planned Development District Number 2 shall affect only the property described herein and said property shall be limited to use for a cable television monitoring station only, subject to the following special conditions:

(a) Prior to the issuance of any building permit for the construction or installation of a cable television monitoring station on the tract of land described herein, a revised site plan for such area shall be filed with and included as Exhibit "A" and made a part of this ordinance for all purposes.

(b) No customer service or sales may be conducted on the tract described herein by any person, whether it be by a licensee or other person operating the cable television monitoring station.

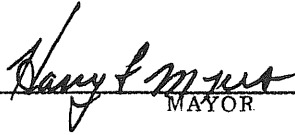
(c) The tower or antenna or any other appurtenance used in connection with the operation of a cable television monitoring station to be placed on the tract described herein shall not exceed a maximum height of fifteen feet (15').

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
ON THE 8th DAY OF SEPTEMBER, 1980.

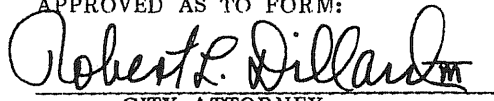
APPROVED:

  
MAYOR

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

  
CITY ATTORNEY



ORDINANCE NO. 84-53

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE NO. 83-23 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED DEVELOPMENT PLAN AND AREA REQUIREMENTS FOR PHASES I, II, III AND IV PD-2 LAKESIDE VILLAGE; ATTACHING THE APPROVED DEVELOPMENT PLAN AS EXHIBIT "A"; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended, provided that the amendment of the approved development plan for Phases I, II, III, and IV of Planned Development No. 2 shall affect only the property shown thereon and said property shall be limited to the uses, area, setback and other requirements set forth thereon and in this ordinance subject to the following conditions:

- (a) That the development plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Phases I, II, III, and IV of PD No. 2 and any and all such development shall be in strict accordance with such development plan.
- (b) That the area requirements attached hereto as Exhibit "B" and made a part hereof shall apply to all development of Phases I, II, III, and IV of PD No. 2 and any and all such development shall be in strict conformance with such area requirements.

(c) No substantial change in development of Lakeside Village Phases I, II, III, or IV shall be permitted except after obtaining approval of the change of such development through amendment of this development plan or other changes in the Comprehensive Zoning Ordinance applicable to PD No. 2 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 2. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

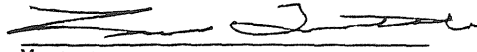
SECTION 3. If any section subsection, sentence, phrase, word, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance if for any reason is judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the the provisions of this ordinance are declared to be severable.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED THIS 5th day of November, 1984,

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

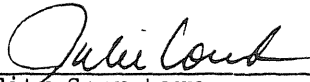
  
\_\_\_\_\_  
City Secretary

EXHIBIT "B"

LAKESIDE VILLAGE PHASES I, II, III, IV

AREA REQUIREMENTS

There shall be three type of designations in the development: Single Family Detached (SFD), Single Family Attached (SFA), and Townhouse (TH).

1. Maximum number of single family dwellings per lot - SFD - 1  
SFA - 1  
TH - 1
2. Minimum lot area - SFD - 2,700 square feet  
SFA - 2,700 square feet  
TH - 750 square feet
3. Minimum square footage per dwelling unit - SFD - 1,200 square feet  
SFA - 1,200 square feet  
TH - 800 square feet
4. Minimum frontage on street - SFD - 15 feet  
SFA - 15 feet  
TH - Not applicable
5. Minimum lot depth - SFD - 70 feet  
SFA - 70 feet  
TH - 50 feet
6. Minimum depth of front setback -
  - a) Front Entry Garage - SFD - 20 feet  
SFA - 20 feet  
TH - Not applicable
  - b) Rear or Side Entry Garage - SFD - 10 feet  
SFA - 10 feet  
TH - Not applicable
7. Minimum width of side setback -
  - a) Abutting Structures separated by a fire retardant wall - SFD - N/A  
SFA - 0 ft  
TH - 0 Ft
  - b) Internal lot - SFD - 5 feet  
SFA - 5 feet  
TH - 5 ft.
  - c) Zero lot line abutting adjacent side yard - SFD - 0 feet  
SFA - 0 feet  
TH - 0 feet
  - d) Side yard setback abutting street -  
SFA - Lots with widths of less than 30 feet - 0 feet  
Lots with widths of at least 30 feet - 10 feet  
TH - Lots with widths of less than 30 feet - 0 feet  
Lots with widths of at least 30 feet - 10 feet  
SFD - 10 ft.

Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.

Where one or more lots have been combined to establish new property lines, all references to the side lot line shall refer to the new property line.

8. Minimum rear setback - SFD - 7½ feet  
SFA - Lots L1 - L20 - 20 feet  
All other lots - 7½ feet  
TH - 7½ feet
9. Minimum separation between attached buildings -  
SFD - Not applicable  
SFA - Every 250 feet there shall be a minimum of 10 feet between buildings  
TH - Every 250 feet there shall be a minimum of 10 feet between buildings
10. Maximum number of attached units -  
SFD - Not applicable  
SFA - 12 units up to a maximum of 250 feet  
TH - 12 units up to a maximum of 250 feet
11. Maximum height of structures - SFD - 42 feet  
SFA - 42 feet  
TH - 42 feet
12. Minimum number of off-street parking spaces - SFD - 2 spaces  
SFA - 2 spaces  
TH - 2 spaces

An enclosed garage shall not be considered in meeting the off-street parking requirements.

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND APPROVE A DEVELOPMENT PLAN FOR PD-2: TURTLE COVE, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to approve a zoning change and development plan for "PD" Planned Development District Number 2: Turtle Cove on the property specifically described in Exhibit "A".

SECTION 2. That Planned Development District Number 2: Turtle Cove shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 2: Turtle Cove to the above described tract of land is subject to the following special conditions:

- A. Prior to the issuance of any building permit in Planned Development District No. 2: Turtle Cove, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 2: Turtle Cove shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development Number 2: Turtle Cove shall be regulated by the requirements listed in Exhibit "C".

SECTION 3. 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 ONE THOUSAND DOLLARS (\$1,000) for

each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 4. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

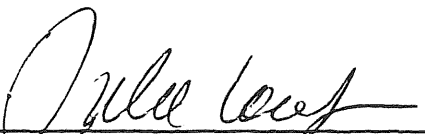
SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18th day of March, 1985.

ATTEST:

APPROVED:

  
\_\_\_\_\_  
City Secretary


  
\_\_\_\_\_  
Mayor



EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

THENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

THENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

THENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

THENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

THENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

THENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

THENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

THENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

THENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

THENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

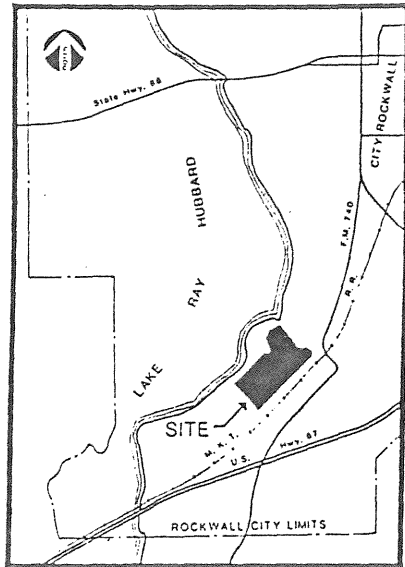
THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

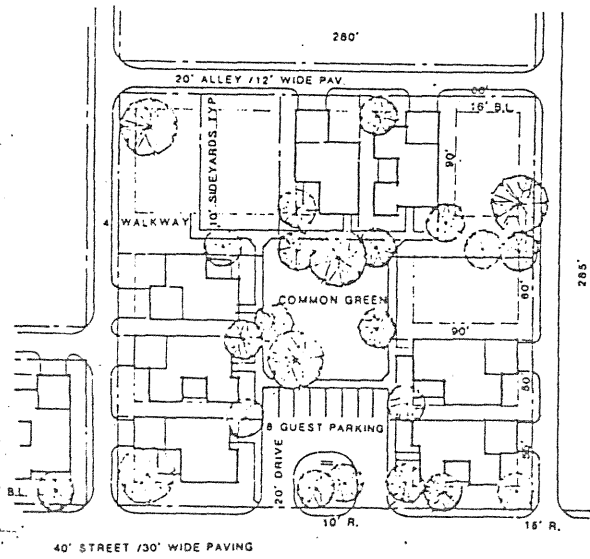
THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land



LOCATION MAP

LAKESIDE DRIVE TO BE AN OPEN STREET OR EMERGENCY ACCESS PER DECISIONS OF HOMEOWNERS ASSOCIATIONS



PATIO HOME CLUSTER LAYOUT  
4,500 S.F. MINIMUM LOT SIZE

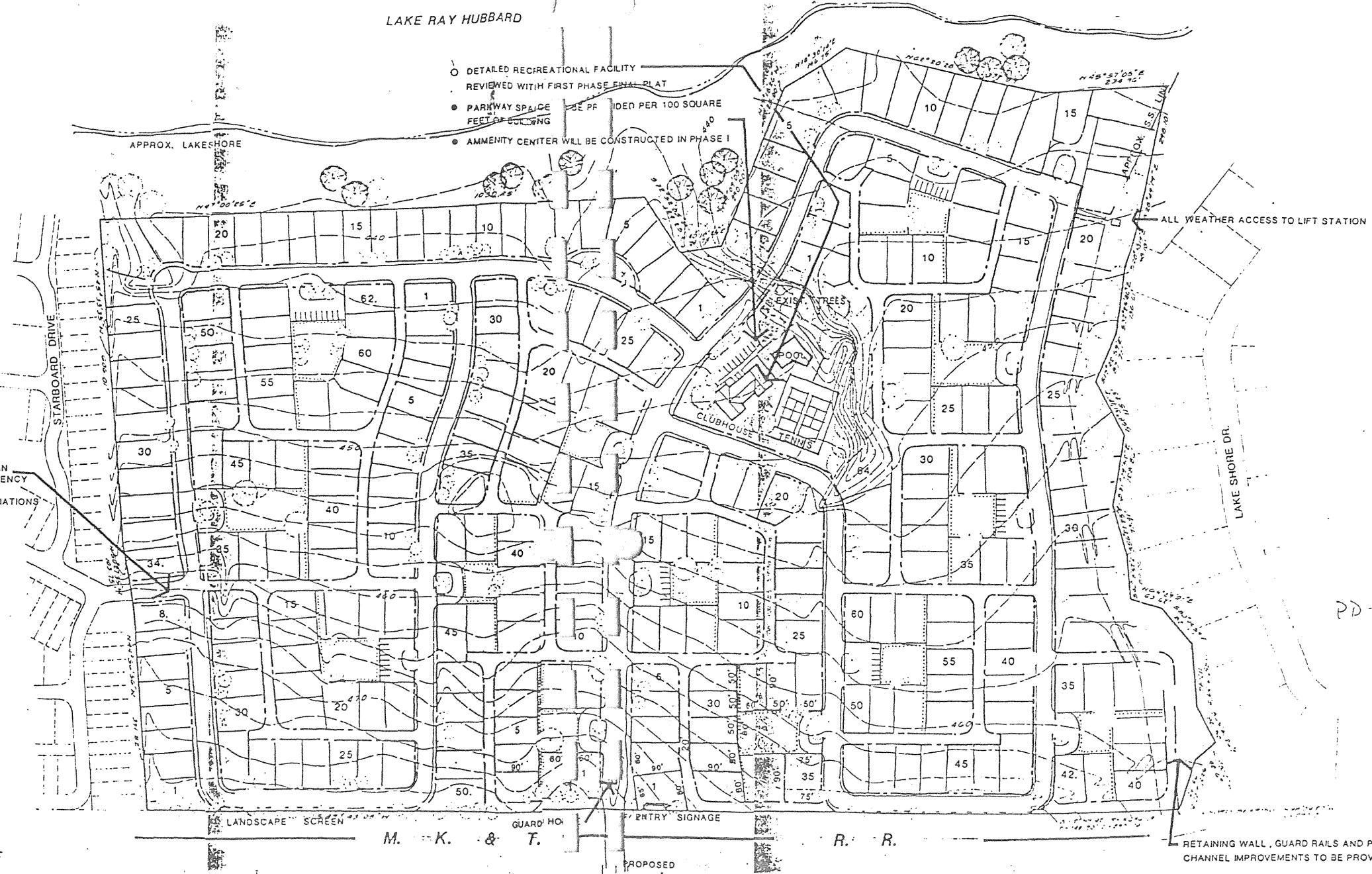
GENERAL NOTES

- RESTRICT PARKING TO ONE SIDE OF STREET WHERE REAR ENTRY HOUSES FACE EACH OTHER
- REQUIRE GARAGES TO HAVE GARAGE DOOR OPENERS BY COVENANT
- ALL OPEN SPACE AND COMMON AREAS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION
- ALL FRONT ENTRY LOTS WILL HAVE A 20' BLDG. SET BACK AND REQUIRE PAVED PARKING FOR TWO CARS OUTSIDE THE GARAGE
- MAXIMUM HEIGHT OF 2 STORIES AND 28 FEET
- MINIMUM 75% MASONRY FACADES
- SPRINKLER SYSTEMS IN COMMON AREAS AND YARDS
- PHASES DEFINED WITH FIRST FINAL PLAT

219 50'x90' REAR ENTRY CLUSTER LOTS  
& 76 50'x100' FRONT ENTRY LOTS  
WITH 6.4 ACRE COMMON GREEN OPEN SPACES  
& 61 GUEST PARKING SPACES.

PRELIMINARY DEVELOPMENT PLAN  
**TURTLE COVE**  
Rockwall, Texas

A CLUSTER PATIO HOME DEVELOPMENT  
BY SHEFFIELD DEVELOPMENT COMPANY



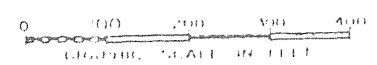
- DETAILED RECREATIONAL FACILITY REVIEWED WITH FIRST PHASE FINAL PLAT
- PARKWAY SPACE TO BE PROVIDED PER 100 SQUARE FEET OF BUILDING
- AMMENITY CENTER WILL BE CONSTRUCTED IN PHASE I

RETAINING WALL, GUARD RAILS AND POST CHANNEL IMPROVEMENTS TO BE PROVIDED

PD-2

PD-2

CARTER & BURGESS, INC.  
ENGINEERS - PLANNERS



*3rd approved*



Exhibit "C" Continued

6. Retaining wall and guard rail provided along northeast alley.
7. All-weather access to lift station.
8. Open space and take line property maintained by homeowners' association.
9. Sprinkler system in common areas and yards.
10. Detailed recreation facility plan with parking reviewed with first phase final plat.
11. Phasing to follow Exhibit "D".
12. No additional drainage onto Lake Ridge Park.
13. All lots above flood level.

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE; PROVIDING FOR A PRIVATE CLUB AS AN ACCESSORY TO A GENERAL RESTAURANT ON THE TRACT MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to approve a change in the preliminary plan for "PD-2" Planned Development District No. 2 to provide for a private club as an accessory to a general restaurant on the tract of land as described in Exhibit "A".

Section 2. That the granting of the change in the preliminary plan "PD-2" Lakeside Village for a private club shall be subject to the following conditions:

The private club shall meet all conditions for the issuance of private club permits set out by the City Council in Ordinance No. 85-2 and any future regulatory ordinances.

Section 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 4. That the tract of land described as Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.


Section 5. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

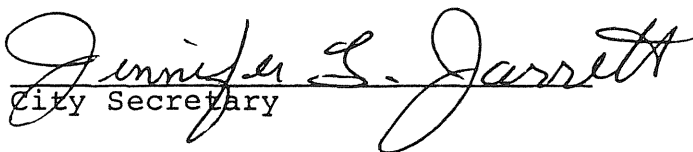
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 21st day of April, 1986.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

1st reading 4/14/86

2nd reading 4/21/86

EXHIBIT "A"

LAKESIDE VILLAGE PROPERTY DESCRIPTION

Beginning at a concrete monument stamped X7-6, said monument being the most northerly corner of a 27.72 acre tract of land remaining after a 41.0 acre conveyance to the City of Dallas from said tract;

Thence: south 45°55'43" east a distance of 709.0 ft. to an iron pin for a corner;

Thence: south 43°56'35" west a distance of 820.81 ft. to an iron pin for a corner set on the takeline of Lake Ray Hubbard;

Thence: following said takeline north 17°40'41" west a distance of 569.5 ft. to a concrete monument stamped X7-4 north 2°25'44" east a distance of 336.5 ft. to a monument stamped X7-5 and north 46°49'34" east a distance of 300.13 ft. to the Place of Beginning and containing 10.0 acres of land, but expressly excluding all land within the boundaries of any and all platted lots contained in the above described property.

ORDINANCE NO. 92-8

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 85-16 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, TURTLE COVE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DCT Investment Corp., has requested consideration of an amendment to a portion of PD-2 known as Turtle Cove, further described herein, to amend certain area requirements and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 85-16 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the approved Exhibit "C" attached to Ordinance 85-16 to amend the Minimum side setback requirements to read as follows for "PD-2" Planned Development District No. 2, Turtle Cove, further described on the attached Exhibit "A", which is made a part hereof.

EXHIBIT C

Minimum Side Setback \_\_\_\_\_ "10% of lot width"  
Adjoining street \_\_\_\_\_ 15 ft.

All area requirements not specifically listed herein shall comply with the requirements set forth on Exhibit "C" attached to Ordinance 85-16, or, if not listed under Ordinance 85-16, as set forth in the corresponding standard zoning classification for such use.



Section 2. All development of property covered by Planned Development District No. 2, Turtle Cove, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. 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.

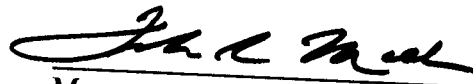
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

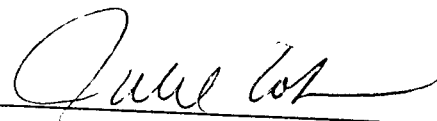
Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 6th day of April, 1991.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

By:   
\_\_\_\_\_

1st reading March 16, 1992  
2nd reading April 6, 1992

EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

THENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

THENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

THENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

THENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

THENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

THENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

THENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

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THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a center angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land

ORDINANCE NO. 92-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-53 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lakeside Village Homeowners Association has requested consideration of an amendment to a portion of PD-2 known as Phases 1, 2, 3, and 4 of Lakeside Village to amend certain area requirements and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-53 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 84-53 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the approved Exhibit "B" attached to Ordinance 84-53 to amend the minimum square footage per dwelling unit requirements, and rear setback requirements on certain lots to read as follows for "PD-2" Planned Development District No. 2, Lakeside Village, further described as all of Phases 1, 2, 3, and 4 of Lakeside Village filed of record as additions to the City of Rockwall. (Added language shown in bold.)

EXHIBIT B

1. Minimum square footage per dwelling unit, excluding garage -

**SFD - 1800 square feet**  
**SFA - 1800 square feet**  
**TH - 1200 square feet"**

8. Minimum Rear Setback -

SFD - 7 1/2 feet

SFA - Lots L1 - L20 - 20 feet

All other lots - 7 1/2 feet

TH - "Lots D63-D70, and Lots F1-F5 - 0 feet

All other lots" - 7 1/2 feet

Section 2. All development of property covered by Planned Development District No. 2, Lakeside Village, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 17th day of August, 1992.

APPROVED:



Mayor

ATTEST:

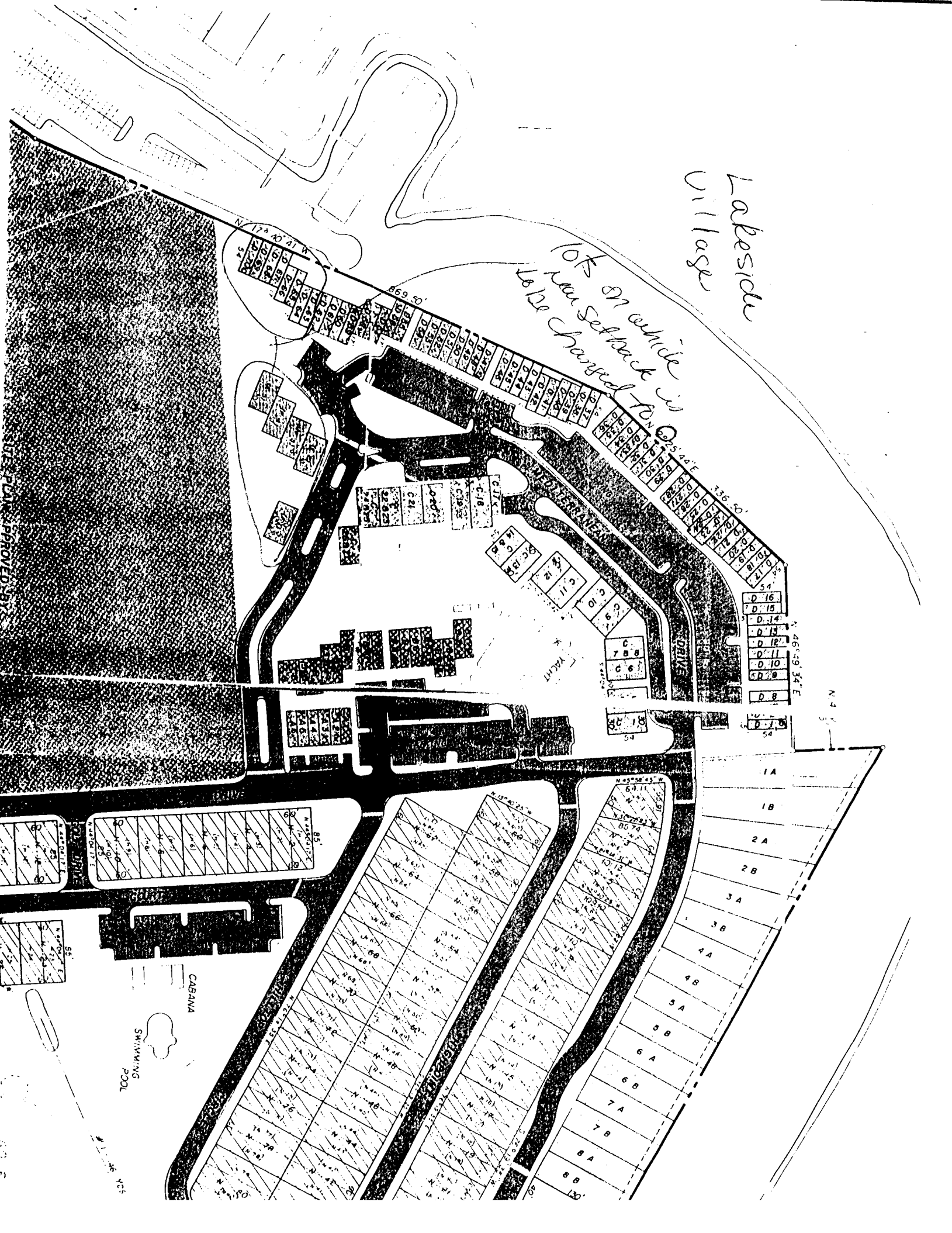
By: Hilda Crangle

1st reading August 3, 1992

2nd reading August 17, 1992

Lakeside  
Village

lots on which  
have setbacks  
to be changed to



PLAN APPROVED 5/27/72

CABANA  
SWIMMING POOL

1A  
1B  
2A  
2B  
3A  
3B  
4A  
4B  
5A  
5B  
6A  
6B  
7A  
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C-85  
C-86  
C-87  
C-88  
C-89  
C-90  
C-91  
C-92  
C-93  
C-94  
C-95  
C-96  
C-97  
C-98  
C-99  
C-100

**ORDINANCE NO. 96-6**

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE ~~85-16~~SO AS TO AMEND A PORTION OF PLANNED DEVELOPMENT NO.2, "PD-2" WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A", BY ALLOWING "SINGLE FAMILY", "OPEN SPACE", "RECREATION USES ", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; AMENDING THE DEVELOPMENT PLAN FOR A PORTION OF PD-2; ADOPTING AREA REQUIREMENTS; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a change in the classification of a zoning district has been requested by Ashton Custer ,LLC for the property more specifically described in Exhibit "A" attached hereto; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and ordinance~~85-16~~ be and the same are hereby amended by amending a portion of Planned Development No. 2, "PD-2", further described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", & "C" and the Comprehensive Zoning Ordinance and the Standards of Design of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of March, 1996

ATTEST:

APPROVED:

BY 

  
Mayor

1st reading 2-19-96

2nd reading 3-4-96



## EXHIBIT "A"

ITC10448

BEING a tract of land situated in the E.P. Gains Chism Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition Deed recorded in Volume 53, Page 373, Deed Records, Rockwall County a part of now being platted as Turtle Cove, an Addition to the City of Rockwall, Texas, recorded in Slide B, Pages 235-236, and the replat of Turtle Cove Addition, Blocks C and D, recorded in Slide C, Pages 164-165, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for a corner in the northwesterly right of way of the M.K. & T. Railroad (a 100' R.O.W.) said corner also being the southeast corner of Lakeside Village, Phase 3, an Addition to the City of Rockwall, recorded in Volume 3, Page 18, Plat Records of Rockwall County, Texas;

THENCE N 44 deg. 58' 27" W, along the northeast line of said addition a distance of 391.82 feet to a 5/8" iron rod found for corner,

THENCE N 50 deg. 29' 22" W, continuing with said northeast line a distance of 103.65 feet to a 5/8" iron rod found for corner,

THENCE N 45 deg. 33' 32" W, continuing with said northeast line a distance of 606.00 feet to a 1/2" iron rod found for corner at the north corner of the aforementioned Lakeside Village, Phase 3 addition and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along said Take Line the following:

N 46 deg. 59' 32" E a distance of 1029.96 feet to a concrete monument marked X2-2;

S 73 deg. 08' 40" E a distance of 124.22 feet to a concrete monument marked X2-3;

N 40 deg. 28' 42" E a distance of 79.43 feet to a concrete monument marked X2-4

N 19 deg. 14' 18" W a distance of 315.36 feet to a concrete monument with a broken top;

N 18 deg. 36' 27" E a distance of 146.82 feet to a concrete monument with a broken top;

N 62 deg. 24' 37" E a distance of 377.56 feet to a 5/8" iron rod found;

N 46 deg. 01' 56" E a distance of 235.06 feet to a 5/8" iron rod found;

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S 28 deg. 45' 43" E a distance of 298.16 feet to a 5/8" iron rod found in the bed of a creek on the southwesterly line of Lake Ridge Park, an Addition to the City of Rockwall;

THENCE along the southwesterly line of Lake Ridge Park and the meanders of said creek the following:

S 20 deg. 52' 17" E a distance of 48.01 feet;

S 32 deg. 13' 39" E a distance of 136.61 feet;

S 17 deg. 19' 55" E a distance of 87.71 feet;

S 68 deg. 28' 08" E a distance of 115.23 feet;

S 31 deg. 26' 48" E a distance of 128.86 feet;

S 56 deg. 18' 21" E a distance of 93.41 feet;

S 46 deg. 15' 48" E a distance of 84.06 feet;

N 64 deg. 32' 05" E a distance of 63.62 feet;

S 80 deg. 42' 55" E a distance of 82.71 feet;

S 45 deg. 16' 35" E a distance of 117.46 feet;

S 66 deg. 48' 22" E a distance of 80.50 feet;

S 10 deg. 03' 11" W a distance of 48.69 feet;

S 23 deg. 04' 06" E a distance of 93.78 feet to a concrete monument marked X1-5 on the aforementioned northwest line of the M.K. & T. Railroad right of way and also being the beginning of a curve to the right having a central angle of 2 deg. 46' 02" a radius of 5696.19 and a chord bearing of S 48 deg. 12' 20" W, 275.07 feet;

THENCE along said curver and northwest line in a southwesterly direction an arc distance of 275.11 feet to a 5/8" iron rod found for corner,

THENCE: S 49 deg. 35' 21" W continuing along said northwest line a distance of 1671.74 feet to the POINT OF BEGINNING and containing 53.6337 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

FROM HAGEN & PARSONS P.C.

11.21.1995 15:32

NOV 21 '95 03:37PM

OCT-31-95 TUE 11:34

HERITAGE TITLE CO.

1060

115

BEING LOT 12, BLOCK B, AND LOTS 15,16,17 AND 18, BLOCK E OF TURTLE  
COVE ADDITION AND LOTS 4,5,AND 9, BLOCK C OF THE REPLAT OF TURTLE  
COVE ADDITION.



**TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN**  
**Exhibit C**  
 February 9, 1996

- \* The acreage indicated deletes the 8 owner occupied dwellings.
- \*\* The lot width may vary to allow flexibility of product widths without revising the Revised Development Plan. The lots shown on the Development Plan with a (\*) can have less than 60' of frontage and 4,500 square foot lot area.
- \*\*\* The front yard setback at the garage doors will be 20 FT on front entry lots. In the case of swing in garages at the front or corner side yard, the setback at the front garage face at the street facing wall may be 10 foot.
- \*\*\*\* The depth of the drive will be 20 FT on rear loading lots; however, it may overlap 2 FT into the private alley easement.

■ **Other Standards:**

1. All private access utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association.
2. Two stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
3. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association.
4. Parking will be restricted to one side of the street where rear entry lots face each other.
5. All weather access will be provided to the lift station as indicated on the Revised Development Plan.
6. Private open space area will be maintained by the Homeowner's Association.
7. The take-line property along Lake Ray Hubbard will be mowed by the Homeowner's Association. Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association, nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the lake take-line property.
8. Sprinkler systems will be provided in private open space areas.
9. All lots will be above the flood level.
10. The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the Private Open Space maintained by the Homeowner's Association.
11. The lift station is currently surrounded by a chain link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.
12. A treescape plan will be submitted based on the tree ordinance requirements.

Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. exact location of access will be determined at the time that phase is platted

# TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

## Exhibit C

February 9, 1996

- **Allowed Uses:** Single Family Detached Dwellings  
Recreation Facilities  
Guard House and Related Facilities

- **Area Requirements:**

• Total Acreage.....	53.6337 Gross Acres
Rezoning Area.....	52.7225 Net Acres*
• Total Quantity of Lots.....	231
Occupied/Built Lots.....	8
Quantity of Lots in Rezoning Area.....	223
Rear Entry Lots.....	168
Front Entry Lots.....	55
• Overall Dwellings Per Acre.....	4.31 DU's/Gross Acre
• Minimum Lot Area.....	5,400 SF**
• Maximum Units Per Lot.....	1
• Minimum SF Per Unit.....	1,500 SF
• Minimum Lot Width.....	60 FT**
• Minimum Lot Width at ..... Cul-de-sac & Elbow Measured at Setback	50 FT
• Minimum Lot Depth.....	90 FT
• Minimum Front Yard Setback.....	10 FT ***
• Minimum Rear Yard Setback.....	10 FT
• Minimum Side Yard Setback.....	5 FT
• Minimum Side Yard Setback..... Adjoining a Street	10 FT
• Minimum Depth Rear Driveway.....	20 FT*****
• Minimum Depth Front Driveway.....	20 FT***
• Maximum Height.....	2 Stories/34 FT
• Minimum Masonry Facade.....	75 Percent
• Parking:	
At Cluster Areas.....	30
At Recreation Center.....	20
• Private Open Space Area:.....	192,193 SF
• Maximum Lot Coverage.....	60%

**ORDINANCE NO. 96-24**

**AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO, 84-53 AS HERETOFORE AMENDED SO AS TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-2 ATTACHING THE AMENDING PRELIMINARY PLAN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS, an amendment to the Preliminary Plan for portions of PD-2, as described in Exhibit "A" has been submitted by Kirby Albright; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:**

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

**SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the approved Preliminary Plan for PD-2 for the area identified in Exhibit "A". That said amended Preliminary Plan is attached hereto and made apart hereof for all purposes.**

**SECTION 2. That the tract identified in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for herein and the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this amendment to the approved Preliminary Plan for PD-2 shall affect only the property described in Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.**

**SECTION 3. That development in area in Exhibit "A", shall shall comply with the area, use and all other requirements of the Zero-lot line zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended. Except that**

the homes lots can be either have one zero side setback or can be center loaded with a 5' side setback. Once a determination has been made regarding the a zero or center loaded homes, all homes must comply with that determination.

**SECTION 4.** No substantial change in development of the area as shown in Exhibit "A" shall be permitted except after obtaining approval of the change of such development through amendment of the Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

**SECTION 5.** Prior to or in conjunction with any plat submittal, a concept plan must be submitted for review and approval by the Planning and Zoning Commission and City Council. The concept plan shall include the following items.

- ( I ) Identify the location of any amenities planned for the residential areas.
- ( ii ) A detailed street layout for each phase that will be subject to review and approval by the Planning and Zoning Commission and City Council that identifies the location, type and general design of screening of alleys and along major roads
- ( iii ) Identify location of neighborhood entry features for each area.

**SECTION 8.** Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances, as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

**SECTION 9.** Any person, firm or corporation violating any of the provisions of this ordinance 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 10.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 11.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.



SECTION 12. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of July, 1996

ATTEST:

APPROVED:

 BY Stanley R. M... J. Miller  
Mayor

1st reading 6/17/96

2nd reading 7/1/96

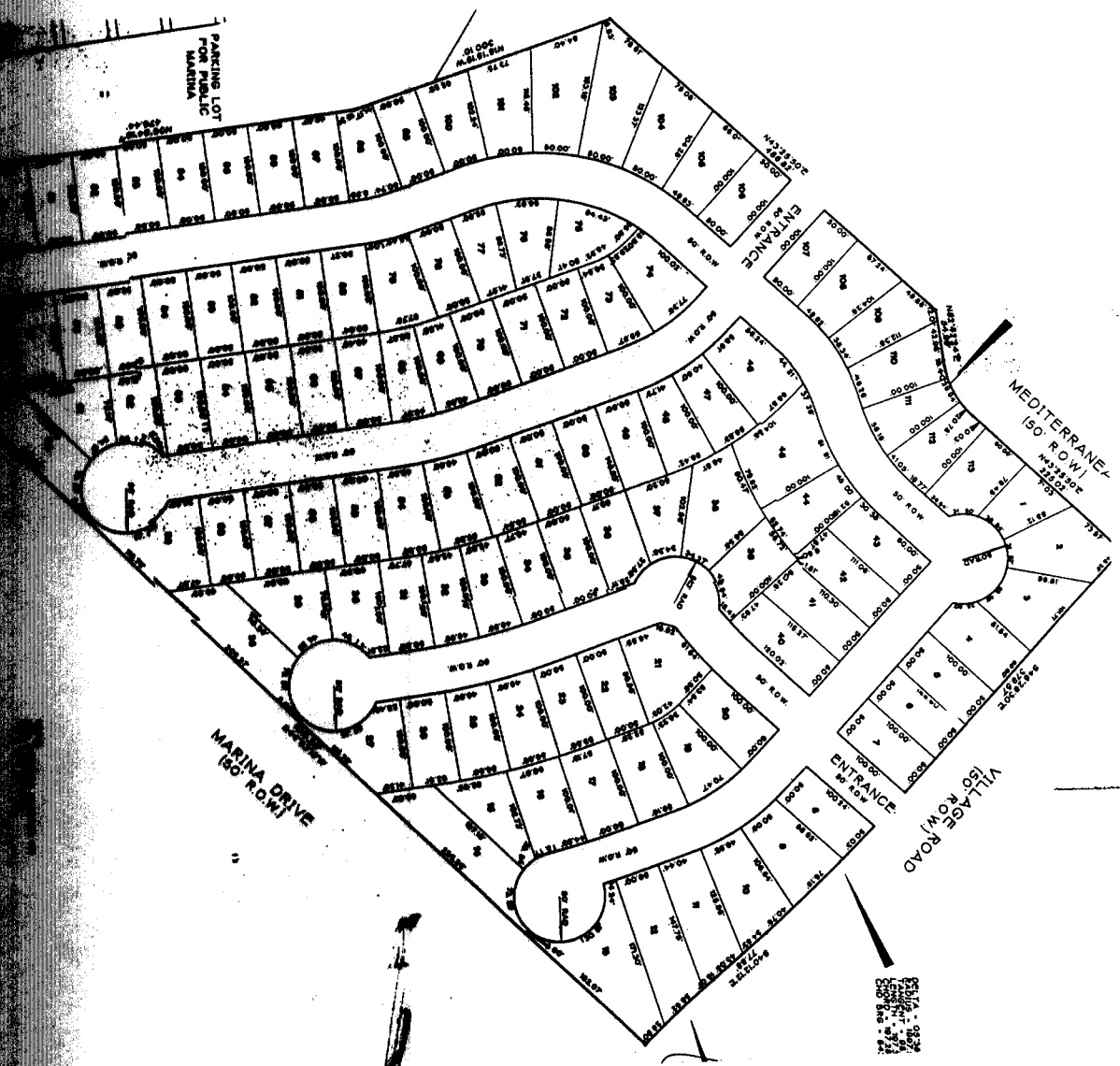


EXHIBIT "A"

ORDINANCE NO. 99-46

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE ~~85-16~~ SO AS TO AMEND A PORTION OF PLANNED DEVELOPMENT NO.2, "PD-2" WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A", BY ALLOWING "SINGLE FAMILY", "OPEN SPACE", "RECREATION USES ", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; AMENDING THE DEVELOPMENT PLAN FOR A PORTION OF PD-2; ADOPTING AREA REQUIREMENTS; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a change in the classification of a zoning district has been requested by Ashton Custer ,LLC for the property more specifically described in Exhibit "A" attached hereto; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and ordinance~~85-16~~ be and the same are hereby amended by amending a portion of Planned Development No. 2, "PD-2", further described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", & "C" and the Comprehensive Zoning Ordinance and the Standards of Design of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of November, 1999

ATTEST:

APPROVED:

BY Belinda Page

Scott L. Self  
Mayor

1st reading 10-18-99

2nd reading 11-01-99

## EXHIBIT "A"

ITC10448

BEING a tract of land situated in the E.P. Gains Chism Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition Deed recorded in Volume 53, Page 373, Deed Records, Rockwall County a part of now being platted as Turtle Cove, an Addition to the City of Rockwall, Texas, recorded in Slide B, Pages 235-236, and the replat of Turtle Cove Addition, Blocks C and D, recorded in Slide C, Pages 164-165, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for a corner in the northwesterly right of way of the M.K. & T. Railroad (a 100' R.O.W.) said corner also being the southeast corner of Lakeside Village, Phase 3, an Addition to the City of Rockwall, recorded in Volume 3, Page 18, Plat Records of Rockwall County, Texas;

THENCE N 44 deg. 58' 27" W, along the northeast line of said addition a distance of 391.82 feet to a 5/8" iron rod found for corner,

THENCE N 50 deg. 29' 22" W, continuing with said northeast line a distance of 103.65 feet to a 5/8" iron rod found for corner,

THENCE N 45 deg. 33' 32" W, continuing with said northeast line a distance of 606.00 feet to a 1/2" iron rod found for corner at the north corner of the aforementioned Lakeside Village, Phase 3 addition and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along said Take Line the following:

N 46 deg. 59' 32" E a distance of 1029.96 feet to a concrete monument marked X2-2;

S 73 deg. 08' 40" E a distance of 124.22 feet to a concrete monument marked X2-3;

N 40 deg. 28' 42" E a distance of 79.43 feet to a concrete monument marked X2-4

N 19 deg. 14' 18" W a distance of 315.36 feet to a concrete monument with a broken top;

N 18 deg. 36' 27" E a distance of 146.82 feet to a concrete monument with a broken top;

N 62 deg. 24' 37" E a distance of 377.56 feet to a 5/8" iron rod found;

N 46 deg. 01' 56" E a distance of 235.06 feet to a 5/8" iron rod found;

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S 28 deg. 45' 43" E a distance of 298.16 feet to a 5/8" iron rod found in the bed of a creek on the southwesterly line of Lake Ridge Park, an Addition to the City of Rockwall;

THENCE along the southwesterly line of Lake Ridge Park and the meanders of said creek the following:

S 20 deg. 52' 17" E a distance of 48.01 feet;

S 32 deg. 13' 39" E a distance of 136.61 feet;

S 17 deg. 19' 55" E a distance of 87.71 feet;

S 68 deg. 28' 08" E a distance of 115.23 feet;

S 31 deg. 26' 48" E a distance of 128.86 feet;

S 56 deg. 18' 21" E a distance of 93.41 feet;

S 46 deg. 15' 48" E a distance of 84.06 feet;

N 64 deg. 32' 05" E a distance of 63.62 feet;

S 80 deg. 42' 55" E a distance of 82.71 feet;

S 45 deg. 16' 35" E a distance of 117.46 feet;

S 66 deg. 48' 22" E a distance of 80.50 feet;

S 10 deg. 03' 11" W a distance of 48.69 feet;

S 23 deg. 04' 06" E a distance of 93.78 feet to a concrete monument marked X1-5 on the aforementioned northwest line of the M.K. & T. Railroad right of way and also being the beginning of a curve to the right having a central angle of 2 deg. 46' 02" a radius of 5696.19 and a chord bearing of S 48 deg. 12' 20" W, 275.07 feet;

THENCE along said curver and northwest line in a southwesterly direction an arc distance of 275.11 feet to a 5/8" iron rod found for corner,

THENCE: S 49 deg. 35' 21" W continuing along said northwest line a distance of 1671.74 feet to the POINT OF BEGINNING and containing 53.6337 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

FROM HAGEN & PARSONS P.C.

OCT-31-95 TUE 11:34

HERITAGE TITLE CO.

11.21.1995 15:32

NOV 21 '95 03:37PM

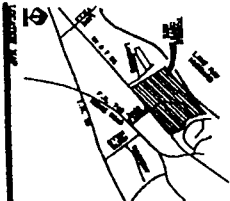
~~PHASYS 2.7 000 1/11 7.12~~

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BEING LOT 12, BLOCK B, AND LOTS 15,16,17 AND 18, BLOCK E OF TURTLE  
COVE ADDITION AND LOTS 4,5,AND 9, BLOCK C OF THE REPLAT OF TURTLE  
COVE ADDITION.

# EXHIBIT 'B'



**LEGEND**

1. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

2. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

3. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

4. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

5. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

6. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

7. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

8. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

9. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

10. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

11. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

12. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

13. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

14. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

15. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

16. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

17. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

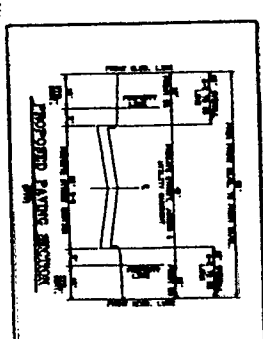
18. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

19. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

20. Proposed 4,500 sq. ft. lots with 60' frontage and 150' depth.

Lot No.	Area (sq. ft.)	Frontage (ft.)	Depth (ft.)
1	4,500	60	150
2	4,500	60	150
3	4,500	60	150
4	4,500	60	150
5	4,500	60	150
6	4,500	60	150
7	4,500	60	150
8	4,500	60	150
9	4,500	60	150
10	4,500	60	150
11	4,500	60	150
12	4,500	60	150
13	4,500	60	150
14	4,500	60	150
15	4,500	60	150
16	4,500	60	150
17	4,500	60	150
18	4,500	60	150
19	4,500	60	150
20	4,500	60	150

The lots shown on the Development Plan with an (\*) can have less than 60' of frontage and 4,500 square foot lot area.



**TABULATION**

Number of lots: 20

Number of lots with frontage less than 60 feet: 0

Number of lots with area less than 4,500 sq. ft.: 0

Number of lots with frontage less than 60 feet and area less than 4,500 sq. ft.: 0

**NOTES:**

1. The proposed development shall be subject to the provisions of the Subdivision Map Act, Chapter 212, Texas Property Code.
2. The proposed development shall be subject to the provisions of the Texas Land Use Act, Chapter 203, Texas Property Code.
3. The proposed development shall be subject to the provisions of the Texas Planning Act, Chapter 202, Texas Property Code.
4. The proposed development shall be subject to the provisions of the Texas Urban Planning Act, Chapter 201, Texas Property Code.
5. The proposed development shall be subject to the provisions of the Texas Zoning Act, Chapter 200, Texas Property Code.
6. The proposed development shall be subject to the provisions of the Texas Building Code, Chapter 190, Texas Property Code.
7. The proposed development shall be subject to the provisions of the Texas Fire Code, Chapter 180, Texas Property Code.
8. The proposed development shall be subject to the provisions of the Texas Health Code, Chapter 170, Texas Property Code.
9. The proposed development shall be subject to the provisions of the Texas Environmental Code, Chapter 160, Texas Property Code.
10. The proposed development shall be subject to the provisions of the Texas Safety Code, Chapter 150, Texas Property Code.
11. The proposed development shall be subject to the provisions of the Texas Transportation Code, Chapter 140, Texas Property Code.
12. The proposed development shall be subject to the provisions of the Texas Utilities Code, Chapter 130, Texas Property Code.
13. The proposed development shall be subject to the provisions of the Texas Parks and Recreation Code, Chapter 120, Texas Property Code.
14. The proposed development shall be subject to the provisions of the Texas Cultural Code, Chapter 110, Texas Property Code.
15. The proposed development shall be subject to the provisions of the Texas Historical Code, Chapter 100, Texas Property Code.
16. The proposed development shall be subject to the provisions of the Texas Architectural Code, Chapter 90, Texas Property Code.
17. The proposed development shall be subject to the provisions of the Texas Engineering Code, Chapter 80, Texas Property Code.
18. The proposed development shall be subject to the provisions of the Texas Surveying Code, Chapter 70, Texas Property Code.
19. The proposed development shall be subject to the provisions of the Texas Land Surveying Code, Chapter 60, Texas Property Code.
20. The proposed development shall be subject to the provisions of the Texas Land Use Planning Code, Chapter 50, Texas Property Code.

**THE NELSON CORPORATION**  
 Lead Planning • E  
 6000 Westheimer, Suite 1000  
 Houston, Texas 77056  
 (713) 866-2000

Revised Development Plan For  
**TURPLE 'E'**  
 City of Rockwall, Texas

Scale: 1" = 100'  
 NORTH



# TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

## Exhibit C

February 9, 1996

- \* The acreage indicated deletes the 8 owner occupied dwellings.
- \*\* The lot width may vary to allow flexibility of product widths without revising the Revised Development Plan. The lots shown on the Development Plan with a (\*) can have less than 60' of frontage and 4,500 square foot lot area.
- \*\*\* The front yard setback at the garage doors will be 20 FT on front entry lots. In the case of swing in garages at the front or corner side yard, the setback at the front garage face at the street facing wall may be 10 foot.
- \*\*\*\* The depth of the drive will be 20 FT on rear loading lots; however, it may overlap 2 FT into the private alley easement.

### ■ Other Standards:

1. All private access utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association.
2. Two stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
3. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association.
4. Parking will be restricted to one side of the street where rear entry lots face each other.
5. All weather access will be provided to the lift station as indicated on the Revised Development Plan.
6. Private open space area will be maintained by the Homeowner's Association.
7. The take-line property along Lake Ray Hubbard will be mowed by the Homeowner's Association. Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association, nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the lake take-line property.
8. Sprinkler systems will be provided in private open space areas.
9. All lots will be above the flood level.
10. The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the Private Open Space maintained by the Homeowner's Association.
11. The lift station is currently surrounded by a chain link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.
12. A treescape plan will be submitted based on the tree ordinance requirements.

Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. exact location of access will be determined at the time that phase is platted

# TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

## Exhibit C

February 9, 1996

- **Allowed Uses:**
  - Single Family Detached Dwellings
  - Recreation Facilities
  - Guard House and Related Facilities

- **Area Requirements:**

• Total Acreage.....	53.6337 Gross Acres
• Rezoning Area.....	52.7225 Net Acres*
• Total Quantity of Lots.....	231
• Occupied/Built Lots.....	8
• Quantity of Lots in Rezoning Area.....	223
• Rear Entry Lots.....	168
• Front Entry Lots.....	<del>55</del> 60 * - REVISED
• Overall Dwellings Per Acre.....	4.31 DU's/Gross Acre
• Minimum Lot Area.....	5,400 SF**
• Maximum Units Per Lot.....	1
• Minimum SF Per Unit.....	1,500 SF
• Minimum Lot Width.....	60 FT**
• Minimum Lot Width at Cul-de-sac & Elbow Measured at Setback	50 FT
• Minimum Lot Depth.....	90 FT
• Minimum Front Yard Setback.....	10 FT ***
• Minimum Rear Yard Setback.....	10 FT
• Minimum Side Yard Setback.....	5 FT
• Minimum Side Yard Setback..... Adjoining a Street	10 FT
• Minimum Depth Rear Driveway.....	20 FT****
• Minimum Depth Front Driveway.....	20 FT***
• Maximum Height.....	2 Stories/34 FT
• Minimum Masonry Facade.....	75 Percent
• Parking:	
• At Cluster Areas.....	30
• At Recreation Center.....	20
• Private Open Space Area.....	192,193 SF
• Maximum Lot Coverage.....	60%

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 171.135-ACRE TRACT OF LAND SITUATED WITHIN THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; W. BLEVINS SURVEY, ABSTRACT NO. 9; AND THE E. P. G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Rockwall has initiated an amendment to the Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*]; and,

**WHEREAS**, Planned Development District 2 (PD-2) is a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and which is 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 2 (PD-2) [*Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*] 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.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*;

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

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF MARCH, 2024.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading: February 20, 2024*

*2<sup>nd</sup> Reading: March 4, 2024*

DRAFT  
ORDINANCE  
02.13.2024

**Exhibit 'A':**  
**Legal Description**

**BEING** 171.35 acres of land situated in Abstract 11, M.J. Barksdale Survey; Abstract 9, W. Blevins Survey; and Abstract 64, E.P.G. Chisum Survey; in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at the Northern-most corner of Lot 61-R, Block A, Turtle Cove Addition, also known as 751 Turtle Cove Boulevard, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,932.235, N 7,019,220.850 Feet);

- 1 **THENCE** South 28°-04'-33" East, a distance of 298.536 feet to a point;
- 2 **THENCE** South 19°-53'-34" East, along the Northern boundary of the Turtle Cove Addition, Phase 2, a distance of 48.058 feet to a point;
- 3 **THENCE** South 33°-49'-20" East, continuing along said boundary a distance of 41.997 feet to a point;
- 4 **THENCE** South 30°-38'-48" East, a distance of 94.589 feet to a point;
- 5 **THENCE** South 17°-09'-54" East, a distance of 50.648 feet to a point;
- 6 **THENCE** South 16°-26'-06" East, a distance of 38.222 feet to a point;
- 7 **THENCE** South 68°-30'-33" East, a distance of 114.234 feet to a point;
- 8 **THENCE** South 30°-33'-54" East, a distance of 128.763 feet to a point;
- 9 **THENCE** South 56°-17'-00" East, a distance of 90.585 feet to a point;
- 10 **THENCE** South 45°-15'-45" East, a distance of 87.089 feet to a point;
- 11 **THENCE** North 64°-05'-56" East, a distance of 63.772 feet to a point;
- 12 **THENCE** South 81°-23'-16" East, a distance of 81.904 feet to a point;
- 13 **THENCE** South 44°-11'-08" East, a distance of 118.226 feet to a point;
- 14 **THENCE** South 66°-49'-22" East, a distance of 79.686 feet to a point;
- 15 **THENCE** South 10°-43'-38" West, a distance of 48.493 feet to a point;
- 16 **THENCE** South 22°-31'-10" East, a distance of 150.684 feet for a corner in the centerline of the Union Pacific / Dallas Garland N.E. Railroad Right of Way;
- 17 **THENCE** South 49°-56'-57" West, continuing along the railroad centerline a distance of 1053.987 feet to a point;
- 18 **THENCE** South 50°-16'-50" West, a distance of 3562.512 feet to a point under the Village Drive bridge, also being a beginning of a curve;
- 19 **THENCE** along said curve to the right having an angle of 01°-11'-24" and a radius of 25,896.197 feet with a chord distance of 537.807 feet and a chord bearing of South 50°-15'-39" West, to a point;
- 20 **THENCE** continuing along a curve to the right having an angle of 01°-10'-58" and a radius of 10,382.552 feet with a chord distance of 214.344 feet and a chord bearing of South 50°-24'-19" West, to a point;
- 21 **THENCE** continuing along a curve to the right having an angle of 03°-54'-36" and a radius of 6,095.147 feet with a chord distance of 415.859 feet and a chord bearing of South 52°-08'-40" West, for a corner;
- 22 **THENCE** North 36°-49'-00" West, a distance of 51.633 feet to a point;
- 23 **THENCE** North 36°-49'-00" West, a distance of 83.707 feet for a corner also being a beginning of a curve;
- 24 **THENCE** along said curve to the right having an angle of 05°-38'-18" and a radius of 227.326 feet with a chord distance of 22.361 feet and a chord bearing of South 72°-42'-48" West, to a point;
- 25 **THENCE** continuing along a curve to the right having an angle of 32°-40'-49" and a radius of 287.233 feet with a chord distance of 161.619 feet and a chord bearing of North 84°-35'-37" West, for a corner;
- 26 **THENCE** North 05°-49'-29" West, along the City of Dallas Takeline, a distance of 472.973 feet to a point;
- 27 **THENCE** North 17°-14'-55" West, continuing along said Takeline, a distance of 299.793 feet to a point;
- 28 **THENCE** North 17°-07'-51" West, a distance of 570.975 feet to a point;
- 29 **THENCE** North 02°-49'-23" East, a distance of 331.697 feet to a point;
- 30 **THENCE** North 47°-45'-08" East, a distance of 168.275 feet to a point;
- 31 **THENCE** North 46°-42'-57" East, a distance of 151.498 feet for a corner;

**Exhibit 'A':**  
*Legal Description*

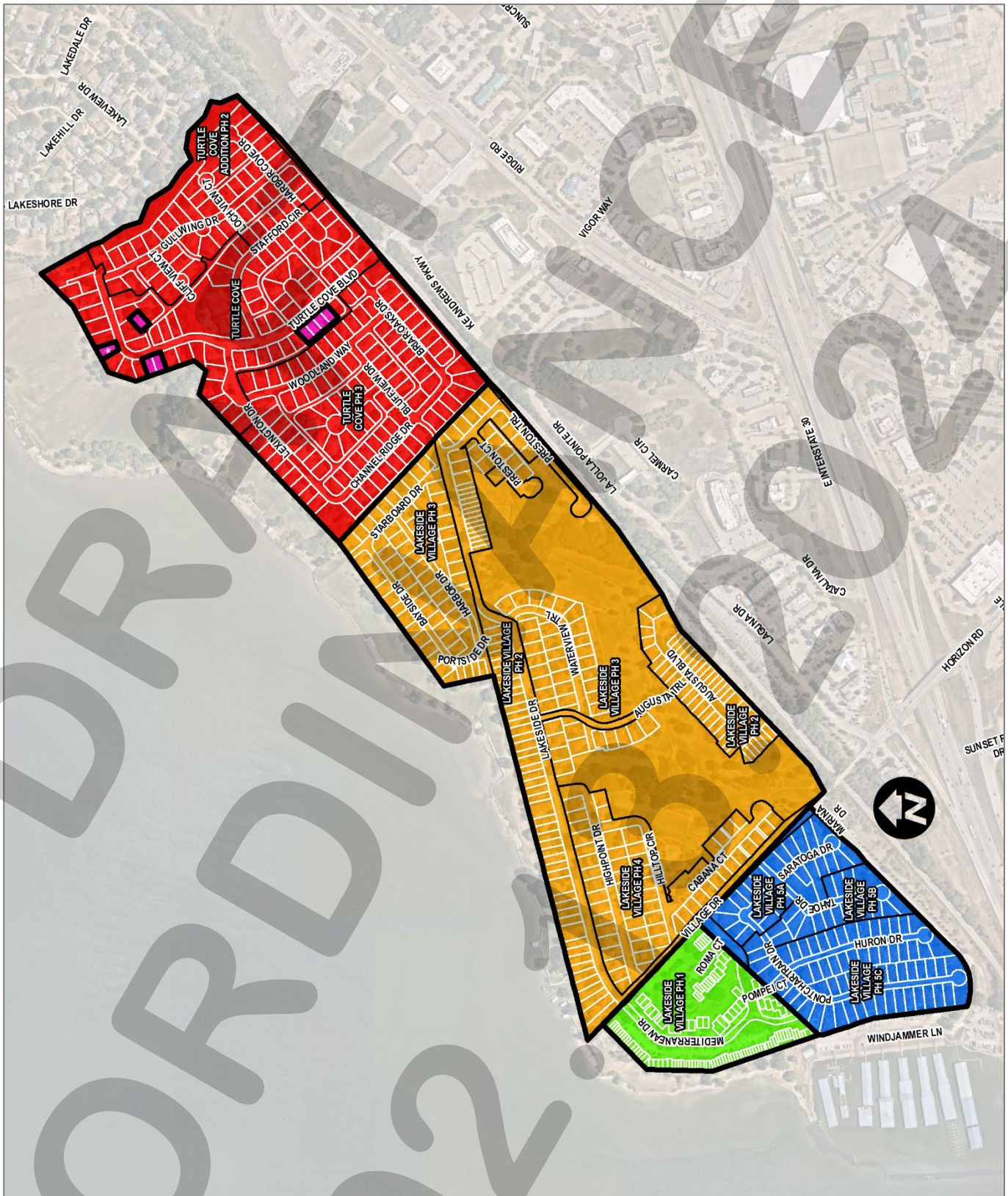
- 32 **THENCE** North 44°-35'-17" West, along the boundary of Lakeside Village Addition, Phase 2, a distance of 113.077 feet to a point;
- 33 **THENCE** North 76°-40'-23" East, continuing along said boundary, a distance of 1913.515 feet for a corner;
- 34 **THENCE** North 11°-45'-32" West, a distance of 28.107 feet to a point;
- 35 **THENCE** North 10°-30'-30" West, a distance of 229.24 feet for a corner;
- 36 **THENCE** North 54°-55'-17" East, a distance of 796.571 feet to a point;
- 37 **THENCE** North 55°-50'-17" East, a distance of 30.069 feet to a point;
- 38 **THENCE** North 54°-51'-20" East, a distance of 78.036 feet to a point;
- 39 **THENCE** North 48°-00'-27" East, along the boundary of Turtle Cove Addition, Phase 3, a distance of 492.072 feet to a point;
- 40 **THENCE** North 47°-34'-00" East, continuing along said boundary, a distance of 543.559 feet for a corner;
- 41 **THENCE** South 71°-39'-19" East, a distance of 83.033 feet to a point;
- 42 **THENCE** South 73°-22'-20" East, a distance of 40.147 feet for a corner;
- 43 **THENCE** North 42°-27'-15" East, a distance of 73.707 feet to a point;
- 44 **THENCE** North 28°-45'-39" East, a distance of 5.496 feet for a corner;
- 45 **THENCE** North 18°-20'-56" West, a distance of 316.496 feet to a point;
- 46 **THENCE** North 18°-59'-26" East, a distance of 147.334 feet to a point;
- 47 **THENCE** North 62°-57'-16" East, a distance of 376.407 feet to a point;
- 48 **THENCE** North 46°-22'-24" East, a distance of 234.41 feet, to the **POINT OF BEGINNING AND CONTAINING** 171.35 acres of land (7,464,084.07 square feet) more or less.

Exhibit 'B':  
Survey





Exhibit 'C':  
Concept Plan



**GREEN:** TRACT 1; **ORANGE:** TRACT 2; **PINK:** TRACT 3; **RED:** TRACT 4; **BLUE:** TRACT 5

**Exhibit 'D':  
Density and Development Standards**

**(A) TRACTS 1 & 2. (Phases I, II, III, & IV of the Lakeside Village Subdivision)**

- (1) Concept Plan. All development of Tracts 1 & 2 shall conform with the *Concept Plan* depicted in Figures 1 & 2.

**FIGURE 1. CONCEPT PLAN FOR TRACT 1**



**Exhibit 'D':  
Density and Development Standards**

**FIGURE 2. CONCEPT PLAN FOR TRACT 2**



- (2) **Permitted Land Uses.** Unless specifically provided by this Planned Development District ordinance, *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be developed with *Single-Family Detached, Single-Family Attached, and Townhouse*. In addition, *Tract 1* shall be permitted to establish a *Private Club* as an accessory use to a *Restaurant* in accordance with the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).
- (3) **Density and Development Standards.** Unless specifically provided by this Planned Development District, the development of *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 1 – Table 3*.

**Exhibit 'D':  
Density and Development Standards**

**TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED**

LOT TYPE (SEE CONCEPT PLAN) ►	SFD
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(1)</sup>	5'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(1)</sup>	10'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(2)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>2</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY ATTACHED**

LOT TYPE (SEE CONCEPT PLAN) ►	SFA
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	
LOTS L1 – L20	20'
ALL OTHER SINGLE-FAMILY ATTACHED LOTS	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(1)</sup>	5'
MINIMUM SIDE YARD SETBACK [ABUTTING A STRUCTURE] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(1)</sup>	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS <sup>(2)</sup>	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(3)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>2</sup>: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
- <sup>3</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**Exhibit 'D':  
Density and Development Standards**

**TABLE 3: LOT DIMENSIONAL REQUIREMENTS FOR TOWNHOUSE**

LOT TYPE (SEE CONCEPT PLAN) ▶	T
MINIMUM LOT AREA	750 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,200 SF
MINIMUM LOT DEPTH	50'
MINIMUM REAR YARD SETBACK <sup>(1)</sup>	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(2) &amp; (3)</sup>	5'
MINIMUM SIDE YARD SETBACK [ABUTTING A STRUCTURE] <sup>(2) &amp; (3)</sup>	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(2) &amp; (3)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(2) &amp; (3)</sup>	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS <sup>(4)</sup>	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(5)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: The minimum rear yard setback on Lots 63-70, Block D (i.e. Lots D63-D70) and Lots 1-5, Block F (i.e. Lots F1-F5) shall be 0-feet.
- <sup>2</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>3</sup>: Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.
- <sup>4</sup>: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
- <sup>5</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**Exhibit 'D':**  
**Density and Development Standards**

(B) TRACT 3. (Turtle Cove Subdivision; Eight [8] Owner Occupied Lots)

- (1) Concept Plan. All development of Tract 3 shall conform with the Concept Plan depicted in Figure 3.

FIGURE 3. CONCEPT PLAN FOR TRACT 3



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, Tract 3 -- as depicted in Exhibit 'C' of this ordinance -- shall be developed with *Single-Family Detached Patio Homes*.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of Tract 3 -- as depicted in Exhibit 'C' of this ordinance -- shall be subject to the density and dimensional standards stipulated by Table 4: *Lot Dimensional Requirements*.

**Exhibit 'D':  
Density and Development Standards**

**TABLE 4: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	TRACT 3
MINIMUM LOT AREA <sup>(1)</sup>	4,500 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,400 SF
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	
REAR ENTRY	90'
FRONT ENTRY	100'
MINIMUM FRONT YARD SETBACK	
REAR ENTRY	10'
FRONT ENTRY	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	0' & 10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM LENGTH OF REAR YARD DRIVEWAY	18'
MINIMUM WIDTH OF REAR YARD DRIVEWAY	18'
MAXIMUM BUILDING HEIGHT	2 STORIES/28'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MINIMUM OFF-STREET PARKING IN ADDITION TO A GARAGE	2

**GENERAL NOTES:**

<sup>1</sup>: All lots will be above flood level.

- (4) **Building Standards.** All development shall adhere to the following building standards:
- (a) **Garage Orientation.** A total of five (5) of the eight (8) residential lots shall be constructed with rear entry garages. The remaining three (3) of the eight (8) residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.

**Exhibit 'D':**  
*Density and Development Standards*

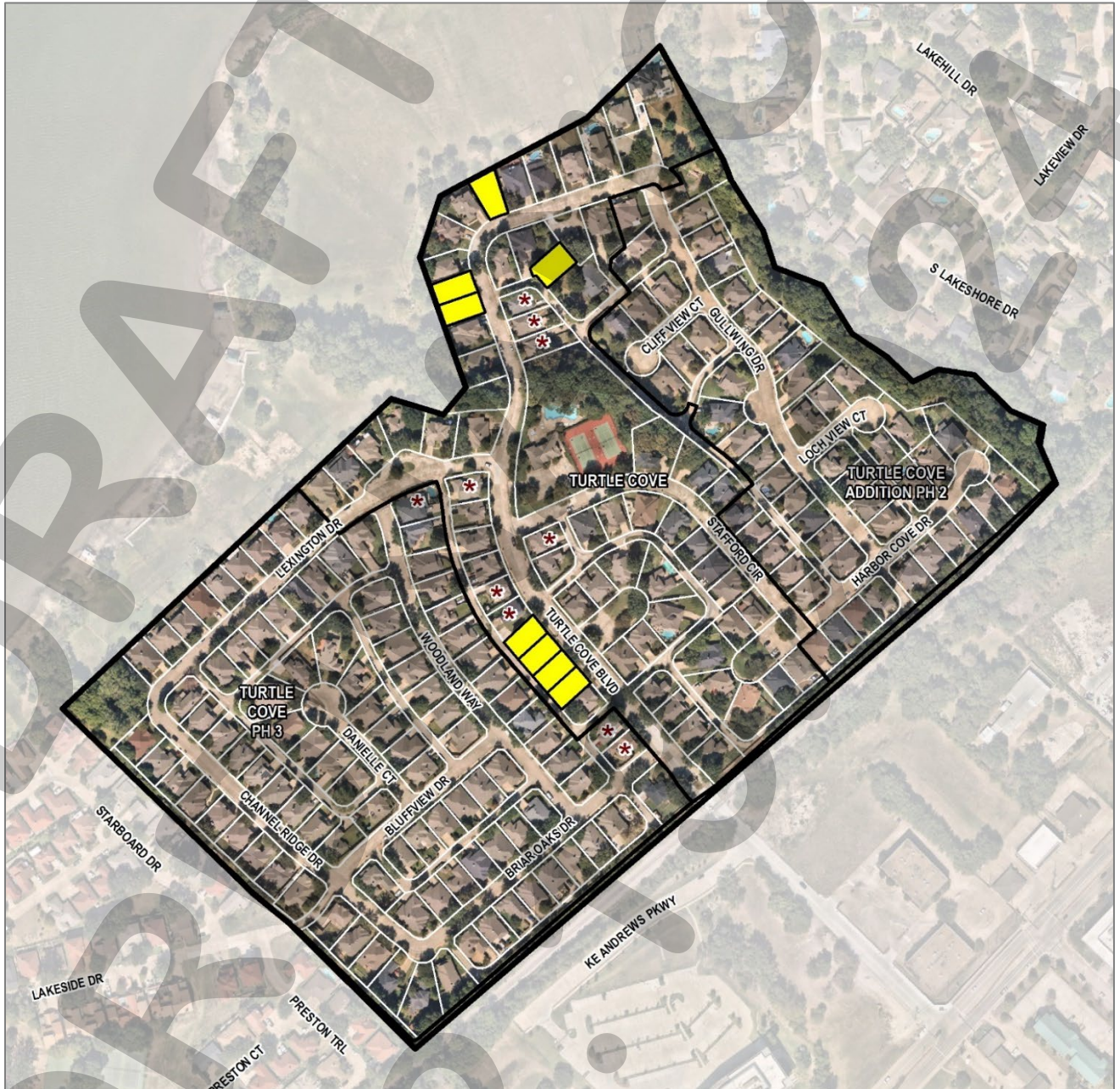
(C) TRACT 4. (Turtle Cove Subdivision)

- (1) Concept Plan. All development of *Tract 4* shall conform with the *Concept Plan* depicted in *Figure 4*.

**FIGURE 4. CONCEPT PLAN FOR TRACT 4**

**TOTAL GROSS ACREAGE:** 53.6337-ACRES

**ZONING AREA (I.E. NET ACREAGE):** 52.7225-ACRES (I.E. LESS THE EIGHT [8] OWNER OCCUPIED DWELLINGS DEPCITED IN **YELLOW**)



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 4* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be developed with *Single-Family Detached Dwellings, Recreation Facilities, and a Guard House and Related Facilities.*



**Exhibit 'D':  
Density and Development Standards**

- (3) **Density and Development Standards.** Unless specifically provided by this Planned Development District, the development of *Tract 4 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 5: Lot Dimensional Requirements*. The maximum permissible density for *Tract 4* shall not exceed 4.31 dwelling units per gross acres of land (*i.e. including the eight [8] owner occupied lots*); however, in no case should the proposed development exceed 223 dwelling units (*i.e. 231 including the eight [8] owner occupied lots*).

**TABLE 5: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	TRACT 4
MINIMUM LOT AREA <sup>(1) &amp; (5)</sup>	5,400 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,500 SF
MINIMUM LOT WIDTH <sup>(1) &amp; (2)</sup>	60'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK <sup>(3)</sup>	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM DEPTH OF REAR YARD DRIVEWAY <sup>(4)</sup>	20'
MINIMUM DEPTH OF FRONT YARD DRIVEWAY <sup>(3)</sup>	20'
MAXIMUM BUILDING HEIGHT	2 STORIES/34'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MAXIMUM LOT COVERAGE	60%

**GENERAL NOTES:**

- <sup>1</sup>: The lot width may vary to allow flexibility of product widths without revising the *Concept Plan*. The lots shown on the *Concept Plan -- contained in Subsection (C)(1) of Exhibit 'D' this ordinance --* with a (\*) can have less than 60-feet of frontage and 4,500 SF of lot area.
- <sup>2</sup>: The minimum lot width at a cul-de-sac or elbow shall be 50-feet as measured at the front yard setback.
- <sup>3</sup>: The front yard setback at the garage doors will be 20-feet on front entry lots. In the case of a *J-Swing* or *Traditional Swing* garage, the setback at the front garage face at the street facing wall may be ten (10) feet.
- <sup>4</sup>: The depth of the driveway will be 20-feet on rear loaded lots; however, it may overlay two (2) feet into the private alleyway easement.
- <sup>5</sup>: All lots will be above flood level.

- (4) **Building Standards.** All development shall adhere to the following building standards:
- (b) **Garage Orientation.** A total of 168 of the 223 residential lots shall be constructed with rear entry garages. The remaining 60 of the 223 residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.
- (5) **Additional Community Parking.** The following additional parking shall be incorporated into *Tract 4*:
- (a) **Cluster Areas:** 30 Parking Spaces
- (b) **Recreation Center:** 20 Parking Spaces

**NOTE:** Parking will be restricted to one (1) side of the street where rear entry lots face each other.

- (6) **Open Space.** The development shall consist of a minimum of 192,193 SF of private open space that will be maintained by the Homeowner's Association (HOA). The private open space shall incorporate irrigation systems. Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. The exact location of the access will be determined at the time that a phase is platted.
- (7) **Takeline.** The takeline property along Lake Ray Hubbard will be mowed by the Homeowner's

**Exhibit 'D':**  
*Density and Development Standards*

Association (HOA). Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association (HOA), nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the takeline property.

- (8) Emergency Access. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association (HOA).
- (9) Private Access and Utility Easements. All private access and utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association (HOA).
- (10) Guard Gate. Two (2) stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
- (11) Lift Station. The following shall apply to the lift station:
  - (a) A concrete access drive will be provided to the lift station as indicated on the *Concept Plan* contained in Subsection (C)(1) of *Exhibit 'D'* of this ordinance.
  - (b) The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the *Private Open Space* maintained by the Homeowner's Association (HOA).
  - (c) The lift station is currently surrounded by a chain-link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.

**Exhibit 'D':**  
**Density and Development Standards**

(D) TRACT 5. (Phase V of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of *Tract 5* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT 5



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 5* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Zero Lot Line (ZL-5) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 5* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Zero Lot Line (ZL-5) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. The maximum permissible density for *Tract 5* shall not exceed 5.90 dwelling units per gross acres of land; however, in no case should the proposed development exceed 112 dwelling units. In addition, all lots in *Tract 5* shall conform to the standards depicted in *Table 6*, which are as follows:

**Exhibit 'D':  
Density and Development Standards**

**TABLE 6: LOT DIMENSIONAL REQUIREMENTS**

<i>LOT TYPE (SEE CONCEPT PLAN) ►</i>	<b>TRACT 5</b>
MINIMUM LOT AREA	5,000 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH <sup>(1) &amp; (2)</sup>	50'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK <sup>(3)</sup>	20'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK <sup>(4)</sup>	0'/10' OR 5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET <sup>(5) &amp; (6)</sup>	15'
MAXIMUM BUILDING HEIGHT	30'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(7)</sup>	2
MAXIMUM LOT COVERAGE	50%

**GENERAL NOTES:**

- <sup>1</sup>: As measured from the front building setback.
- <sup>2</sup>: Lots on a cul-de-sac and/or eyebrow may be reduced to a minimum of 40-feet.
- <sup>3</sup>: As measured from the Access and Fire Lane Easement.
- <sup>4</sup>: If constructed as a zero-lot line lot, a minimum of a five (5) foot maintenance easement shall be established on the non-zero-lot line side. If constructed as a center loaded home lot, a five (5) foot setback shall be established on each side of the lot. Once a determination has been made regarding the zero or center loaded homes, all homes must comply with that determination.
- <sup>5</sup>: This shall be increased to 20-feet when abutting an arterial.
- <sup>6</sup>: Unless otherwise denoted on the approved subdivision plat.
- <sup>7</sup>: Plus, a two (2) car garage.



**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

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**TO:** Mayor and City Council  
**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** February 20, 2024  
**SUBJECT:** Z2024-001; *Amendment to Planned Development District 2 (PD-2)*

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On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development District*). The purpose of this effort is to [1] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [2] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are not intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*) and the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*).

Planned Development District 2 (PD-2) -- *also known as the Lakeside Village and Turtle Cove Subdivisions* -- was originally adopted prior to 1972, and currently consists of 56 pages of regulations within 11 regulating ordinances. The proposed draft ordinance consolidates these regulating ordinances, resolutions, and development cases into a single document (*see the attached list of development cases for the Planned Development District*). Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance will not change any of the requirements, concept plans, or development standards stipulated for any property in the Lakeside Village or Turtle Cove Subdivisions. This being a zoning case, staff sent out 944 notices to all property owners and occupants of the Lakeside Village and Turtle Cove Subdivisions and within 500-feet of these subdivisions. In addition, staff notified the Lakeside Village, Turtle Cove, and Lago Vista Homeowner's Associations (HOA's), which were the only HOA's within 1,500-feet of the subject property. Included within the notice was a link to the City's website -- *which had all of the zoning documents (i.e. the old Planned Development District 2 [PD-2] ordinances and the proposed draft ordinance) associated with the case* --, and included with the notice was a letter explaining the purpose of the zoning amendment. To date, staff has received seven (7) notices from seven (7) property owners, five (5) of which were in favor of the proposed amendment and two (2) of which were opposed to the proposed amendment. Staff has included all of these responses in the attached packet.

To assist the Planning and Zoning Commission in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 2 (PD-2) and staff's proposed draft ordinance for comparison purposes. In accordance with the requirements of the Unified Development Code (UDC), staff brought the proposed zoning amendment to the Planning and Zoning Commission. On February 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the case by a vote of 5-0, with Commissioners Hustings and Thompson absent. Should the City Council have any questions, staff will be available at the February 20, 2024 City Council meeting.



# 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)

---

**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** January 19, 2024  
**SUBJECT:** Development Cases for Planned Development District 2 (PD-2)

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Planned Development District 2 (PD-2) -- *also known as Lakeside Village and Turtle Cove Subdivisions* -- was originally adopted prior to 1972, and currently consists of 37 pages of regulations within 11 regulating ordinances. The following is a timeline and summary of the ~50 development cases associated with this Planned Development District:

**RED:** EXPIRED ORDINANCES

**BLUE:** SUPERSEDED ORDINANCES

**GREEN:** PARTIALLY SUPERSEDED ORDINANCES

**ORANGE:** ORDINANCES


- JUNE 21, 1972 (ORDINANCE NO. 72-13): Zoning Change from an Agricultural (AG) District to a Multi-Family 1 (MF-1) District for a portion of the Lakeside Village Subdivision. [**SUPERSEDED BY ORDINANCE NO. 73-33**]
- 1972: The original Planned Development District 2 (PD-2) was established as part of the 1972 Zoning Ordinance, and allowed the following land uses: *Yacht Club, Marina, Cabana Club, Lodge Tower, Multiple Family Apartments, Shopping Village, Golf Course, Pro-Shop and Health Club, Nursery, Townhouses, Villas, Recreation Areas, Lodges, and Tennis Courts*. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 73-33 & 84-53**]
- SEPTEMBER 4, 1973 (ORDINANCE NO. 73-33; PZ1973-003-01): Zoning Change to establish Phase VI of the Lakeside Village Subdivision (*present day Turtle Cove Subdivision*). [**SUPERSEDED BY ORDINANCE NO. 96-06**]
- SEPTEMBER 8, 1980 (ORDINANCE NO. 80-19): Zoning Change to allow for a Cable Television Monitoring Station between Lot 61 & 62, Block M (*i.e. Lots M61 & M62*), Lakeside Village, Phase II. [**EXPIRED; NO LONGER APPLICABLE**]
- FEBRUARY 10, 1983 (PZ1983-002-01): *Site Plan* for Lakeside Village, Phase V.
- OCTOBER 1, 1984 (PZ1983-023-01): *Site Plan* for Phases I – IV (*i.e. Phase 1-4*) of the Lakeside Village Subdivision.
- NOVEMBER 5, 1984 (ORDINANCE NO. 84-53): Zoning Change adopting a concept plan and area requirements for Phase I – IV (*i.e. Phases 1-4*) of the Lakeside Village Subdivision. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 92-23**]
- FEBRUARY 4, 1985 (PZ1984-133-01): *Preliminary Plat/Development Plan* for the Turtle Cove Subdivision.
- MARCH 18, 1985 (ORDINANCE NO. 85-16): Zoning Change adopting a concept plan and area requirements for the Turtle Cove Subdivision. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 92-08 & 96-06**]
- MAY 6, 1985 (PZ1985-025-01): *Final Plat* for the Turtle Cove Subdivision.
- DECEMBER 12, 1985 (PZ1985-093-01): Zoning Change to allow for a *Private Club* as an accessory land use to a *Restaurant* land use [**WITHDRAWN**].
- APRIL 21, 1986 (ORDINANCE NO. 86-28; PZ1986-014-01): Zoning Change to allow for a *Private Club* as an accessory land use to a *Restaurant* land use.
- NOVEMBER 7, 1988 (PZ1988-047-01): *Replat* for Lot 3, Block D, Lakeside Village, Phase I.
- APRIL 6, 1992 (ORDINANCE NO. 92-08; PZ1992-003-01): Zoning Change to amend *Ordinance No. 85-16* to change the minimum side yard setback and the minimum side yard setback adjacent to a street. [**SUPERSEDED BY ORDINANCE NO. 96-06**]
- AUGUST 3, 1992 (ORDINANCE NO. 92-23; PZ1992-013-01): Zoning Change to change the area requirements for Phases I – IV (*i.e. Phases 1-4*) of the Lakeside Village Subdivision.
- SEPTEMBER 21, 1992 (PZ1992-036-01): *Replat* of Lots 1-20, Blocks C & Lots 1-9, Block D of the Turtle Cove Subdivision.
- JANUARY 4, 1993 (PZ1992-046-01): *Vacating Plat* for Phase V of the Lakeside Village Subdivision [**DENIED**].
- MARCH 14, 1993 (PZ1993-006-01): *Vacating Plat* for Phase V of the Lakeside Village Subdivision.
- AUGUST 10, 1995 (PZ1995-036-01): *Replat* for Lots 42-47, Block L, Lakeside Village, Phase II.

- OCTOBER 10, 1995 (PZ1995-053-01): Zoning Change and Preliminary Plat for Phase V of the Lakeside Village Subdivision to change the land use from Single-Family Attached to Single-Family Detached [WITHDRAWN].
- MARCH 4, 1996 (ORDINANCE NO. 96-06; PZ1995-064-01): Zoning Change adopting a concept plan and area requirements for the Turtle Cove Subdivision. [SUPERSEDED BY ORDINANCE NO. 99-46]
- MARCH 4, 1996 (PZ1995-064-02): Replat for the Turtle Cove Subdivision.
- AUGUST 5, 1996 (PZ1996-041-01): Replat for Lots 70R & 71R, Block A, Turtle Cove Addition.
- SEPTEMBER 3, 1996 (PZ1996-052-01): Replat for Lots 32R & 33R, Block B, Turtle Cove Addition.
- SEPTEMBER 3, 1996 (PZ1996-053-01): Replat for Lot 1, Block A, Turtle Cove Addition.
- JULY 21, 1997 (PZ1997-038-01): Preliminary Plat and Tree Plan for Phase 2 of the Turtle Cove Addition.
- OCTOBER 20, 1997 (PZ1997-076-01): Replat of Lots 28 & 29, Block A, Turtle Cove Addition for the purpose of abandoning a ten (10) foot utility easement (*the plat was never filed*).
- DECEMBER 15, 1997 (PZ1997-087-01): Preliminary Plat for Phase V of the Lakeside Village Subdivision.
- MARCH 16, 1998 (PZ1998-009-01): Final Plat for Phase V-A of the Lakeside Village Subdivision.
- SEPTEMBER 21, 1998 (PZ1998-048-01): Replat of Lots 28 & 29, Block A, Turtle Cove Addition for the purpose of abandoning a ten (10) foot utility easement.
- NOVEMBER 16, 1998 (PZ1998-077-01): Final Plat for Phase V-B of the Lakeside Village Subdivision.
- SEPTEMBER 20, 1999 (PZ1999-067-01): Preliminary Plat and Tree Plan for Phase 3 of the Turtle Cove Addition.
- OCTOBER 18, 1999 (PZ1999-076-01): Replat for Lot 7, Block A, Lakeside Village Subdivision, Phase V-A.
- OCTOBER 18, 1999 (ORDINANCE NO. 99-46; PZ1999-081-01): Zoning Change to increase the number of front-loaded lots permitted in the Turtle Cove Subdivision. [SUPERSEDED ORDINANCE NO. 96-06]
- NOVEMBER 15, 1999 (PZ1999-093-01): Replat for Lots 65, 66, 69, 70, 78-80, & 85-93, Block L; Lots 33, 72-79, & 83-85, Block M; and, Lots 3, 4, 58-62, 71-74, 82-85, 92, 93, 96, 97, 102, & 103, Block P, Lakeside Village Subdivision, Phase II, III & IV.
- SEPTEMBER 18, 2000 (PZ2000-74-01): Replat for Lot 44R, Block N, Lakeside Village, Phase IV.
- DECEMBER 18, 2000 (PZ2000-111-01): Replat for Lots 10-18, Block A, and Lots 1-5, Block B, Turtle Cove Addition, Phase III.
- APRIL 16, 2001 (PZ2001-038-01): Replat for Lots 15-21, Block M, Lakeside Village, Phase II.
- APRIL 16, 2001 (PZ2001-039-01): Replat for Lots 17R, Block C, Lakeside Village, Phase I.
- NOVEMBER 15, 2001 (PZ2001-094-01): Replat for Lot 69R, Block D, Lakeside Village, Phase I (*the plat was never filed*).
- OCTOBER 15, 2001 (PZ2001-100-01): Replat for Lots 72R, 74R, 78R, 80R & 84R, Block M, Lakeside Village, Phase II.
- FEBRUARY 18, 2002 (PZ2002-003-01): Final Plat for Phase V-C of the Lakeside Village Subdivision.
- DECEMBER 16, 2002 (PZ2002-100-01): Replat for Lot 69R, Block D, Lakeside Village, Phase I.
- FEBRUARY 11, 2003 (PZ2003-006-01): Replat for Lots 10 & 16, Block B, Lakeside Village, Phase V [DENIED].
- MARCH 3, 2003 (PZ2003-008-01): Replat for Lots 54-R, 71-R, & 78-R, Block L, Lakeside Village, Phase III.
- MAY 5, 2003 (PZ2003-022-01): Final Plat for Phase V-C of the Lakeside Village Subdivision.
- JUNE 16, 2003 (P2003-007): Replat for Lots 15-R, 16-R & 17-R, Block L, and Lots 15-R, 16-R, & 17-R, Block M, Lakeside Village, Phase II.
- NOVEMBER 14, 2003 (P2003-019): Replat for Lot 61R, Block A, Turtle Cove Subdivision.
- FEBRUARY 9, 2004 (P2004-001): Replat for Lot 20-R, Block B, Lakeside Village, Phase V-B.
- DECEMBER 15, 2014 (P2014-034): Replat for Lot 6, Block F, Lakeside Village, Phase I.



Z2024-001: Amendment to Planned Development District 2 (PD-2)



Case Location Map = 



# 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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**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Guevara, Angelica](#); [Lee, Henry](#)  
**Subject:** Neighborhood Notification Program [Z2024-001]  
**Date:** Wednesday, January 24, 2024 10:55:38 AM  
**Attachments:** [Public Notice \(P&Z\) \(01.19.2024\).pdf](#)  
[HOA Map \(01.18.2024\).pdf](#)

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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 [Friday January 26, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, February 13, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, February 20, 2024 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>.

Z2024-001: Amendment to PD-2

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a [Zoning Change](#) amending Planned Development District 2 (PD-2) [Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], and take any action necessary.

Thank you,

*Melanie Zavala*

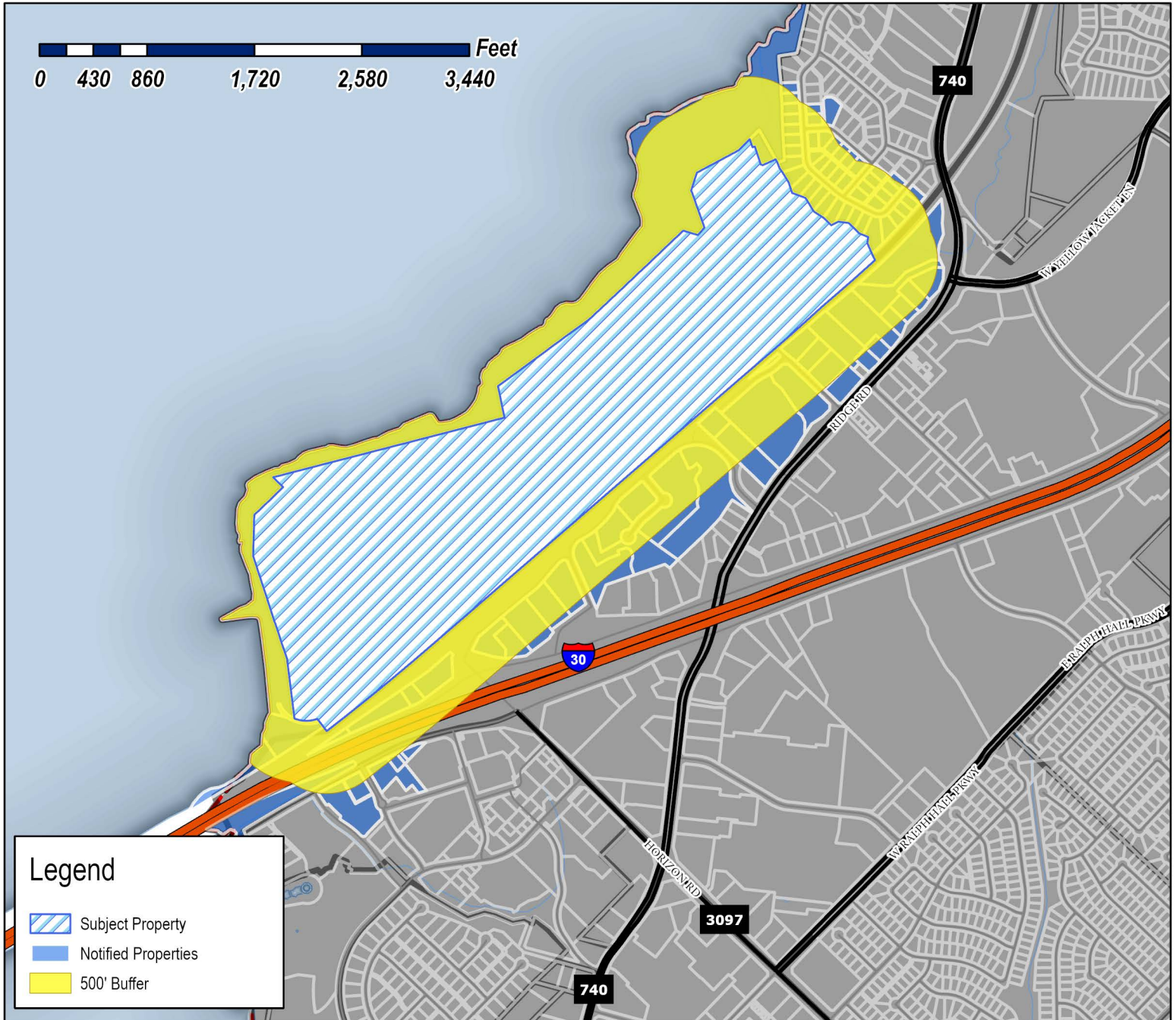
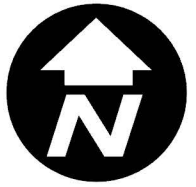
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
<http://www.rockwall.com/>  
972-771-7745 Ext. 6568



# 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:** Z2024-001  
**Case Name:** Amendment to PD-2  
**Case Type:** Zoning  
**Zoning:** Planned Development District 2 (PD-2)  
**Case Address:** Lakeside Village & Turtle Cove Subdivisions

**Date Saved:** 1/18/2024

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



KHATTAK ASIF  
1 LOCHLEVEN  
RICHARDSON, TX 75082

SPARKS TANA J  
1000 SPARKS DR  
FATE, TX 75087

GARCIA JULIE  
10027 CR 2332  
TERRELL, TX 75160

LY LONG TUAN  
1008 ATTICA LANE  
PLANO, TX 75094

SHIPMAN FIRE GROUP INC  
1020 LA JOLLA POINTE DRIVE  
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC  
C/O NEIGHBORHOOD MANAGEMENT  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

RAO PASAM S AND UMADEVI PASAM RAO  
103 ALLENDALE DR  
THIBODAUX, LA 70301

ROCKWALL RMKP LP  
1033 KINGSBRIDGE LN  
ROCKWALL, TX 75032

7.1 RIDGE LLC  
106 E RUSK SUITE 200  
ROCKWALL, TX 75087

WILSON JOHN AND HSIAO-LAN  
1107 SEWANEE DR  
ALLEN, TX 75013

JACKSON CRAWFORD G III  
111 LUTHER LN  
ROCKWALL, TX 75032

PINES TOD BRADLEY  
1120 KARSTEN RIDGE PASS  
GUNTER, TX 75058

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

MCKEON DAVID & MARGARET S  
11528 TAYLORCREST RD  
HOUSTON, TX 77024

WILSON CARL & DARLA  
116 COUNTY ROAD 1423  
QUITMAN, TX 75783

HP TEXAS I LLC  
120 S RIVERSIDE PLAZA SUITE 2000  
CHICAGO, IL 60606

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

ILCA PROPERTY, LLC  
12354 JULES DR  
FRISCO, TX 75033

THE STATE OF TEXAS, BY AND THROUGH THE  
TEXAS TRANSPORTATION COMMISSION  
125 E 11TH STREET  
AUSTIN, TX 78701

RESURRECTION REALTY PARTNERS, LLC  
12850 SPURLING RD SUITE 200  
DALLAS, TX 75230

BESSETTE CYNTHIA  
13430 2ND AVE NE  
BRADENTON, FL 34212

SWIERCINSKY JOSHUA L  
1355 CLUBHILL DR  
ROCKWALL, TX 75087

GREEN JIM & TIFFANY  
1400 WELLS CIRCLE  
ROCKWALL, TX 75032

CASCAVILLA ASA C  
1417 E. INTERSTATE 30 SUITE 1  
GARLAND, TX 75043

NKOMO VELISIWE  
14248 SORANO DR  
FRISCO, TX 75035

MOURIER LAND INVESTMENT CORPORATION  
1430 BLUE OAKS BLVD STE 190  
ROSEVILLE, CA 95747

LANDRY'S RESTAURANTS INC  
DBA SALTGRASS STEAKHOUSE  
1510 WEST LOOP S  
HOUSTON, TX 77027

SHUGART MELODY S  
1511 FT DUQUESNA DR  
SUN CITY CENTER, FL 33573

PFEIFFER SEAN  
15-2714 PAHOA VILLAGE RD H1235  
PAHOA, HI 96778

RESIDENT  
1549 LAGUNA DR  
ROCKWALL, TX 75087

PRICE RHONDA  
1572 SONNET DR  
HEATH, TX 75126

RESIDENT  
1599 LAGUNA DR  
ROCKWALL, TX 75087

RESIDENT  
1600 LA JOLLA POINTE DR  
ROCKWALL, TX 75087

SHIELDS CHARLENE  
1607 STONEYBROOK DR  
ROCKWALL, TX 75087

ADAMS EDWINA  
1609 AMESBURY  
ROCKWALL, TX 75087

KELLY HOOPER CHILTON LIVING TRUST  
KELLY HOOPER CHILTON- TRUSTEE  
1634 GOODFIELD LN  
GARLAND, TX 75042

RESIDENT  
1649 LAGUNA DR  
ROCKWALL, TX 75087

4020 MEDITERRANEAN ST LLC  
1656 PRINCE WILLIAM LN.  
FRISCO, TX 75034

RESIDENT  
1675 LAGUNA DR  
ROCKWALL, TX 75087

RESIDENT  
1699 LAGUNA DR  
ROCKWALL, TX 75087

PUENTE ERIC  
1739 CRESCENT LN  
DUNCANVILLE, TX 75137

ALAVI BENJAMIN W & ELIZABETH J  
17413 CALLA DR  
DALLAS, TX 75252

CRUTCHER CHRISTOPHER JASON AND JENNIFER  
SUE  
17618 DAVENPORT ROAD SUITE 2  
DALLAS, TX 75252

TRITON I-30 ROCKWALL LLC  
1845 WOODALL ROGERS FREEWAY, SUITE 1100  
DALLAS, TX 75201

FKH SFR PROPCO B-HLD, LP  
C/O FIRST KEY HOMES LLC  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

MITCHELL MATTHEW AND NINA MADORE-  
MITCHELL  
1860 TAHOE DR  
ROCKWALL, TX 75087

GIRARD JORDAN F & KIMBERLY COOPER GIRARD  
1864 TAHOE DRIVE  
ROCKWALL, TX 75087

WILSON WILLIAM M  
1865 HURON DR  
ROCKWALL, TX 75087

TERRY ROBERT  
1868 TAHOE DR  
ROCKWALL, TX 75087

SCHAEFER BERNARD CHARLES JR  
1869 HURON DR  
ROCKWALL, TX 75087

BEVERLY M WRIGHT INVESTMENT TRUST  
BEVERLY M WRIGTH- TRUSTEE  
1872 HURON DRIVE  
ROCKWALL, TX 75087

MCDONALD LARRY AND CAROL  
1872 TAHOE DR  
ROCKWALL, TX 75032

GALLEGOS GUILLERMO AND JAZMIN ROSALES  
1873 HURON DRIVE  
ROCKWALL, TX 75087

TURNER JANICE B  
1876 TAHOE DR  
ROCKWALL, TX 75087

NUNEZ ERICK  
1877 HURON DR  
ROCKWALL, TX 75087

RESIDENT  
1878 HURON DR  
ROCKWALL, TX 75087

ROGERS BRENT L  
1880 TAHOE DRIVE  
ROCKWALL, TX 75087

HULL BETH MARIE AND HEATH CLARENCE  
1881 HURON DRIVE  
ROCKWALL, TX 75087

MARLER JENNIFER LEEANN  
1882 HURON DR  
ROCKWALL, TX 75087

FRABONI ANDREA  
1884 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

DOLESHAL JENNIFER  
1884 TAHOE DR  
ROCKWALL, TX 75087

HEAD TIMOTHY C  
1884 TAHOE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1885 HURON DR  
ROCKWALL, TX 75087

RESIDENT  
1886 HURON DR  
ROCKWALL, TX 75087

LIVINGSTON PRESTON C AND TINA W  
1888 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MCKENDALL ALANA AND JOSHUA HAWKINS  
1888 TAHOE DR  
ROCKWALL, TX 75087

MOORE AMY & MARK  
1889 HURON DR  
ROCKWALL, TX 75087

NIEZGODA FRANK AND MARY KATHRYN  
1890 HURON DR  
ROCKWALL, TX 75087

NIEZGODA FRANK J & MARY K  
1890 HURON DR  
ROCKWALL, TX 75087

KHAN AMIR  
1891 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

AL-BUSTAMI SABRI & LIA SARI GUPANA  
1892 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

LENHEIM GREGORY A & RACHEL R  
1892 TAHOE DRIVE  
ROCKWALL, TX

BOVEE MARK R AND APRIL A  
1894 HURON DR  
ROCKWALL, TX 75087

BOVEE MARK R & APRIL A  
1894 HURON DRIVE  
ROCKWALL, TX 75087

LOUDERMILK CORY AND  
R AIDAN FLORES  
1895 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

CASTILLO RAFAEL F & D KEITH HODGES  
1896 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

STEWART JIM & GAIL  
1896 TAHOE DR  
ROCKWALL, TX 75087

RESIDENT  
1897 TAHOE DR  
ROCKWALL, TX 75087

DEBRA E MORGAN LIVING TRUST  
DEBRA E MORGAN- TRUSTEE  
1898 HURON DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1899 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1900 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

FLOREZ DONALD R SR & PAMELA K  
1900 TAHOE DR  
ROCKWALL, TX 75087

RESIDENT  
1901 HURON DR  
ROCKWALL, TX 75087

TRAN MAI-TRAM & MATTHEW MOORHEAD  
1901 TAHOE DR  
ROCKWALL, TX 75087

RHEA PEGGY RUTH  
1902 HURON DRIVE  
ROCKWALL, TX 75087

CARMICHAEL JAMES H  
1903 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

PLEASANT KATIE ELIZABETH  
1904 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

TEXOMA PARK VICTORY INVESTMENT LLC  
1904 SEGUIN CT  
ALLEN, TX 75013

KELLEY CANDACE  
1904 TAHOE DRIVE  
ROCKWALL, TX 75087

WHALEY KATHERINE M  
1905 HURON DR  
ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA  
1905 LAKEVIEW DR  
ROCKWALL, TX 75087

LAWSON RENE A  
1906 HURON DR  
ROCKWALL, TX 75087

BALLARD KEVIN L ETUX  
1907 LAKEVIEW DR  
ROCKWALL, TX 75087

MORGAN JEREMY W  
1908 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

COLMAN MATTHEW AND  
VANESSA SARMIENTOS  
1908 TAHOE DR  
ROCKWALL, TX 75087

JONES AMY H  
1909 HURON DRIVE  
ROCKWALL, TX 75087

LALUMIA LAURA GAMBILL  
1909 LAKEVIEW DR  
ROCKWALL, TX 75087

PATE SCOTT EDWARD AND SHABNAM  
1909 TAHOE DR  
ROCKWALL, TX 75087

DAMRON DOUGLAS S  
1910 HURON DR  
ROCKWALL, TX 75087

DAWSON MELVYN H III  
1910 S LAKESHORE DR  
ROCKWALL, TX 75087

CHURCH ADRIA AND COLT  
1911 LAKEVIEW DR  
ROCKWALL, TX 75087

HOFFMAN MICHAEL AND ANGELA  
1912 S LAKESHORE ROAD  
ROCKWALL, TX 75087

BRENNER CATHRINE  
1912 TAHOE DRIVE  
ROCKWALL, TX 75087

AINSWORTH JERROD & NATALIE NICOLE  
1913 HURON DR  
ROCKWALL, TX 75087

FULBRIGHT CHRISTOPHER AND ANGELINE  
1913 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1914 HURON DR  
ROCKWALL, TX 75087

PATTON JAMES DOUGLAS  
1914 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

MILLER DAVID M  
1915 S LAKESHORE DR  
ROCKWALL, TX 75087

2210 RIDGE ROAD LLC  
1915 WESTRIDGE DR  
IRVING, TX 75038

MASSAR STACY L & BERNARD A  
1916 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

NEVES JESSE E AND COMEILETEA  
1917 HURON DR  
ROCKWALL, TX 75087

SCHLOTTERER LOUIS R JR AND CAROL ANN  
1918 HURON DRIVE  
ROCKWALL, TX 75087

SPENCER GARY S  
1918 S LAKESHORE DR  
ROCKWALL, TX 75087

HARBIN ERIC S & STACEY R  
1920 S LAKESHORE DR  
ROCKWALL, TX 75087

STOUT GEORGE & PATRICIA  
1922 HURON DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
1922 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

CANIZARES YUDIEL FELIX & DISMARY  
GUARDARRAMAS PRIETO  
1923 HURON DR  
ROCKWALL, TX 75087

LUIZ ALBERT H  
1924 S LAKESHORE DR  
ROCKWALL, TX 75087

MCCLARD HARRY A  
1925 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

SPRING TRUMAN E JR AND JANE C  
1926 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1927 GULLWING DR  
ROCKWALL, TX 75087

POST JEREMY AND JENNIFER  
1927 S LAKESHORE DR  
ROCKWALL, TX 75087

WARMACK BOB & LINDA  
1928 HURON DR  
ROCKWALL, TX 75087

BAHN ERIC AND  
JANET JONES  
1928 S LAKESHORE DR  
ROCKWALL, TX 75087

WHITE JOHN N & FRANCES  
1929 LAKESHORE DR  
ROCKWALL, TX 75087

RAY CYNTHIA  
1930 S LAKESHORE DR  
ROCKWALL, TX 75087

CARLESON BRULE G & MARY E  
1931 GULLWING DR  
ROCKWALL, TX 75087

WARREN COURTNEY AND  
CAROLYN S GEHRING  
1931 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

REPPOND ADAM  
1932 GULLWING DRIVE  
ROCKWALL, TX 75087

BYRD MICHAEL LEE  
1932 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

MCCAFFITY LLOYD R JR  
1933 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1934 LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1935 GULLWING DR  
ROCKWALL, TX 75087

MOORE SAMUEL & MARION  
1936 S LAKESHORE DR  
ROCKWALL, TX 75087

PARKS AMY DAWN  
1938 S LAKESHORE DR  
ROCKWALL, TX 75087

MILNER CHRISTOPHER L AND CANDYCE N  
1939 GULLWING DR  
ROCKWALL, TX 75087

MORIARTY TIMOTHY I & PAMELA E  
1940 S LAKESHORE DR  
ROCKWALL, TX 75087

RESIDENT  
1942 LAKESHORE DR  
ROCKWALL, TX 75087

PORTELE MICHAEL & PAIGE  
1944 LAKESHORE DRIVE  
ROCKWALL, TX 75087

MOON KEVIN J  
1945 GULLWING DRIVE  
ROCKWALL, TX 75087

BURCH ANGELA F & MICHAEL D  
195 YANKEE CREEK ROAD  
HEATH, TX 75032

GRANGER JUDD THOMAS  
1951 GULLWING DR  
ROCKWALL, TX 75087

HUTCHINGS ROBERT S  
1955 GULLWING DR  
ROCKWALL, TX 75087

2020 M.C. MYERS REVOCABLE TRUST  
MATTISON EVERETT & CATHY JEAN MYERS-  
TRUSTEES  
1959 GULLWING DR  
ROCKWALL, TX 75087

DIVINEY GERARD LEO AND MARGARET MARY  
1960 GULLWING DR  
ROCKWALL, TX 75087

BARTIS MICHAEL AND KRISTEN  
1962 GULLWING DR  
ROCKWALL, TX 75087

PRICE KENNETH  
1963 GULLWING DRIVE  
ROCKWALL, TX 75087

RESIDENT  
1964 GULLWING DR  
ROCKWALL, TX 75087

RESIDENT  
1968 GULLWING DR  
ROCKWALL, TX 75087

ROBINSON PETER R & ANGELA M  
1972 GULLWING DR  
ROCKWALL, TX 75087



GARCIA JOSE A & NANCY  
2002 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

BENTO SERGIO  
2002 S LAKESHORE DR  
ROCKWALL, TX 75087

SCHROEDER BYRON MATTHEW & MONIQUE  
2003 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

BEAVERS JEFFREY  
2004 GULLWING DRIVE  
ROCKWALL, TX 75087

CROSS STEVEN C  
2004 S LAKESHORE DR  
ROCKWALL, TX 75087

GARAY ELIZABETH AND JAIME  
2005 GULLWING DRIVE  
ROCKWALL, TX 75087

PADILLA KRIS AND JOE  
2005 LAKESHORE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2006 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J  
2006 S LAKESHORE DR  
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L  
2007 S LAKESHORE  
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN  
2008 GULLWING DR  
ROCKWALL, TX 75087

CHARLES JACOB  
2008 S LAKESHORE DR  
ROCKWALL, TX 75087

VENNER JYL ALEXANDRA  
2009 GULLWING DR  
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND  
KIMBERLY LEE PETRIELLO  
2009 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

COOK PAUL W ETUX  
201 LAKEHILL DR  
ROCKWALL, TX 75087

SASSER EMILIE O  
2010 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

MARSHALL BRUCE AND LORRAINE  
2010 S LAKESHORE DRIVE  
ROCKWALL, TX 75087

NORMAN ANDREW G ETUX  
2013 CAYUGA LN  
MT. PROSPECT, IL 60056

KEEGAN AND TERRY WILLIAMSON REVOCABLE  
TRUST  
KEEGAN DANIEL WILLIAMSON AND TERRY KING  
WILLIAMSON- COTRUSTE  
2014 GULLWING DR  
ROCKWALL, TX 75087

BECKWITH THOMAS R  
2014 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2015 GULLWING DR  
ROCKWALL, TX 75087

IGNOMIRELLO BRIAN  
2015 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

WATT JENNIFER  
2018 GULLWING DRIVE  
ROCKWALL, TX 75087

MUTSCHLER AMANDA L  
2018 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2019 GULLWING DR  
ROCKWALL, TX 75087

RESIDENT  
2022 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

HORTON RHONDA  
2025 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

SCHORR SCOTT WILSON  
2026 PONTCHARTRAIN  
ROCKWALL, TX 75087

ERWIN ALEXIS H  
2029 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

INGRAM KENNY DON  
203 LAKEHILL DR  
ROCKWALL, TX 75087

MOSLEY LIVING TRUST  
2030 PONCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2033 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MATA MIKE & DENISE  
2034 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2037 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

JOHNSON JOHN P AND DEBORAH G  
2038 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

BLACK CRAIG AND LAURA  
2041 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

NEILL LAURA DAWN &  
DONALD G SCOTT  
2042 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

DO THAO LE AND  
JOEY TRAN  
2045 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

RESIDENT  
2046 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

DAVE AND JOYCE HANNA LIVING TRUST  
WILLIAM DAVID HANNA III AND JOYSE SUE  
HANNA - TRUSTEES  
2049 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

KOLAR MARC AND MONICA A  
205 LAKEHILL DRIVE  
ROCKWALL, TX 75087

MAYS RANDY E SR AND DONNA L  
2050 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MAYS DONNA L & RANDY E SR  
2050 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2053 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

OSWALT MICHAEL AND KATHY  
2054 PONCHARTRAIN  
ROCKWALL, TX 75087

REYNOLDS KEVIN AND MAY  
2057 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

SWEET MICHAEL J & KATHLEEN F, TRUSTEES  
MICHAEL & KATHLEEN SWEET TRUST  
2058 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2061 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WALLACE CARLENE AND SHAWN K DEVLIN  
2062 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

GILLANI RAHIM A  
2065 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

CLEAVER JOSEPH AND  
AMANDA LUCAS  
2066 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

PIERCE GERALD K AND PEGGY A  
2069 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WEISHUHN TIMOTHY S AND SHANNON  
207 LAKEHILL DR  
ROCKWALL, TX 75087

LOWREY SUSAN F & DAVID D  
2070 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

MANDARI JEMA  
2075 PONTCHARTRAIN DR  
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F  
2076 PONTCHARTRAIN DRIVE  
ROCKWALL, TX 75087

STEVENS JOSHUA D  
209 LAKEHILL DR  
ROCKWALL, TX 75087

LOVE TORY C AND MICHELLE K  
210 LAKEHILL DRIVE  
ROCKWALL, TX 75087

MOORE MIKE T & DIANA  
211 LAKEHILL DR  
ROCKWALL, TX 75087

RESIDENT  
2200 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2210 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2224 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2230 RIDGE RD  
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE  
NONA MAHAFFY HUDSPETH INDEPENDENT  
EXECUTOR  
2304 RIDGE RD  
ROCKWALL, TX 75087

HOUSTON KAREN  
2304 VERSAILLES CT  
HEATH, TX 75032

RESIDENT  
2306 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
2308 RIDGE RD  
ROCKWALL, TX 75087

SPILLMAN DENTAL PROPERTIES LLC  
2308 RIDGE RD STE B  
ROCKWALL, TX 75087

IDZAL JUNE M REVOCABLE TRUST  
JUNE M IDZAL TRUSTEE  
2401 PENNSYLVANIA AVE 10834  
PHILADELPHIA, PA 19130

TSENG HUANG NAN &  
WEN CHI TSENG  
2421 NEWTON LN  
MCKINNEY, TX 75071

2424 MTA REALTY LLC  
2424 RIDGE ROAD  
ROCKWALL, TX 75087

2424 MTA REALTY LLC  
2424 RIDGE ROAD  
ROCKWALL, TX 75087

ESTATE OF DR RICHARD L BROOKS  
2504 RIDGE RD STE 107  
ROCKWALL, TX 75087

BROOKS RICHARD L MD  
2504 RIDGE RD STE 101  
ROCKWALL, TX 75087

AKSHAR 10 LLC  
2508 SAM SCHOOL ROAD  
SOUTHLAKE, TX 76092

GATEWOOD WADE AND PAULA K  
2509 LOUDON ST W  
ROCKWALL, TX 75032

GOLDEN STATE RESIDENTIAL LLC  
2520 FAIRMOUNT ST SUITE 120  
DALLAS, TX 75201

RESIDENT  
2601 LAKEFRONT TR  
ROCKWALL, TX 75087

LI DUO & PING MA  
2604 BELLISER CT  
COLLEGE STATION, TX 77845

HUDSON SFR PROPERTY HOLDINGS III LLC  
2711 N HASKELL AVE SUITE 2100  
DALLAS, TX 75204

HODGES DEE'ONN  
27209 ORTH LANE  
CONROE, TX 77385

THE SURVIVORS TRUST, ANB & TRUST AS  
TRUSTEE  
JERRY & JOSEFA FLESCH REVOCABLE TRUST  
2732 MIDWESTERN PARKWAY  
WITCHITA FALLS, TX 76308

MAY ROBERT G JR & MICHELE  
2750 SARATOGA DRIVE  
ROCKWALL, TX 75087

ARCHULETA SHAWNIE  
2756 SARATOGA DR  
ROCKWALL, TX 75087

FRANKS SHIRLEY W  
2800 SARATOGA DR  
ROCKWALL, TX 75087

HEIMAN NINA MEREDITH  
2806 SARATOGA DR  
ROCKWALL, TX 75087

MATTHIES TOREY CHRISTOPHER &  
CAROLINE ROSE  
2812 SARATOGA DRIVE  
ROCKWALL, TX 75087

RESIDENT  
2901 VILLAGE DR  
ROCKWALL, TX 75087

ALGARIN EULOJIO C JR & BRENDA  
2901 SARATOGA DR  
ROCKWALL, TX 75087

RESIDENT  
2902 SARATOGA DR  
ROCKWALL, TX 75087

HALL JUSTIN KIMBELL  
2902 PRESTON TRAIL  
ROCKWALL, TX 75087

RAY STEPHEN G  
2902 STARBOARD DR  
ROCKWALL, TX 75087

MARLEY KELLE AND CLAYTON D  
2904 PRESTON TRAIL  
ROCKWALL, TX 75087

GANN LAURA KATHERINE & CURTIS CLARK  
2904 STARBOARD DR  
ROCKWALL, TX 75087

RESIDENT  
2906 STARBOARD DR  
ROCKWALL, TX 75087

DUCHARME JASON  
2906 PRESTON TRAIL  
ROCKWALL, TX 75087

LEE GREGORY P AND LAUREN W  
2908 PRESTON TRAIL  
ROCKWALL, TX 75087

WEAVER ALEXANDRIA LEE  
2908 SARATOGA DRIVE  
ROCKWALL, TX 75087

RIGGS STELLA  
2908 SHALIMAR DR  
PLANO, TX 75023

GOODLOE COLLIN AND K D  
2908 STARBOARD DRIVE  
ROCKWALL, TX 75087

THORNHILL DOROTHY E  
2909 SARATOGA DR  
ROCKWALL, TX 75087

KESTER SEAN AND MISTI  
2910 PRESTON TRAIL  
ROCKWALL, TX 75087

STORY BRETT AND NICOLE  
2910 STARBOARD DR  
ROCKWALL, TX 75087

RAMIREZ CHRISTIAN IVAN RIESTRA AND MELIZA  
CHRISTINE  
2912 STARBOARD DR  
ROCKWALL, TX 75087

CHAUHAN HIMMAT V  
2914 SARATOGA DRIVE  
ROCKWALL, TX 75087

HALL MICHAEL J & VIVIANA M  
2914 STARBOARD DR  
ROCKWALL, TX 75087

GREENLY KRISTIN MARIE  
2916 STARBOARD DR  
ROCKWALL, TX 75087

SAENZ DANIEL RUBEN & MARSHA  
2917 SARATOGA DRIVE  
ROCKWALL, TX 75087

ORONA CHRISTI M AND ROBERT  
2918 STARBOARD DR  
ROCKWALL, TX 75087

CHRISTIAN LARRY R & LINDA M  
2920 SARATOGA DR  
ROCKWALL, TX 75087

CHEN XIANGNING AND  
YIYUN HOU  
2920 STARBOARD DR  
ROCKWALL, TX 75087

RESIDENT  
2923 SARATOGA DR  
ROCKWALL, TX 75087

PAK JAMES  
2926 SARATOGA DR  
ROCKWALL, TX 75087

VAZQUEZ JOE JR  
2929 SARATOGA DRIVE  
ROCKWALL, TX 75087

WILLIAMS KATHERINE ELIZABETH  
2932 SARATOGA DR  
ROCKWALL, TX 75087

WILSON TRISTEN AND  
DIONISIA RAY  
2935 SARATOGA DRIVE  
ROCKWALL, TX 75087

PATTRANUPRAVAT PRAPAN AND WONGNOI  
2939 SARATOGA DR  
ROCKWALL, TX 75087

EVANS SHEILA  
3 WATERS EDGE CT  
HEATH, TX 75032

VON SCHWARZ ROBIN D  
300 RUSH CREEK DR APT A4  
HEATH, TX 75032

CLARK ROGER AND VICKIE  
3000 COUNTRY PL  
ROCKWALL, TX 75032

ENGLAND ALICE BLACKSHEAR  
3001 BAYSIDE DR  
ROCKWALL, TX 75087

LUNN RICHARD C & MARTHA L  
3001 HARBOR DR  
ROCKWALL, TX 75087

HALE ROBERT L JR & JANET M  
3001 PORTSIDE DR  
ROCKWALL, TX 75087

EHLERT GORDON W & LINDA K  
3001 PRESTON CT  
ROCKWALL, TX 75087

RESIDENT  
3002 PRESTON TR  
ROCKWALL, TX 75087

MORROW KATHLEEN  
3002 BAYSIDE DR  
ROCKWALL, TX 75087

MORROW KATHLEEN  
3002 BAYSIDE DR  
ROCKWALL, TX 75087

MORROW KATHLEEN  
3002 BAYSIDE DR  
ROCKWALL, TX 75087

SEWELL SHANNON  
3002 HARBOR DR  
ROCKWALL, TX 75087

MCCAULEY DAVID AND KATHLEEN ELEANOR  
NEWMAN MCCAULEY  
3002 LAKESIDE DR  
ROCKWALL, TX 75087

TURNER CECE  
3002 PRESTON CT  
ROCKWALL, TX 75087

LURIE SHIRLEY ANN  
3003 BAYSIDE DR  
ROCKWALL, TX 75087

MORRISON LORRAINE  
3003 HARBOR DR  
ROCKWALL, TX 75087

SANCHEZ ENEIDA  
3003 LAKESIDE DR  
ROCKWALL, TX 75087

URQUHART IVY M  
3003 PORTSIDE DR  
ROCKWALL, TX 75087

ROGERS GENTRY  
3003 PRESTON COURT  
ROCKWALL, TX 75087

RESIDENT  
3004 PRESTON TR  
ROCKWALL, TX 75087

RUPPRATH THOMAS & GLENDA  
3004 BAYSIDE DR  
ROCKWALL, TX 75087

HENDERSON PEGGY J  
3004 HARBOR DR  
ROCKWALL, TX 75087

KILE GERRALL RAY  
3004 LAKESIDE DRIVE  
ROCKWALL, TX 75087

MILLER KATHLEEN PALMER  
3004 PRESTON CT  
ROCKWALL, TX 75087

RESIDENT  
3005 BAYSIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3005 PORTSIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3005 PRESTON CT  
ROCKWALL, TX 75087

MAXFIELD DONALD E & PATRICIA J  
3005 HARBOR DR  
ROCKWALL, TX 75087

RESIDENT  
3006 PRESTON TR  
ROCKWALL, TX 75087

MILLER GARY R & COLLEEN R  
3006 BAYSIDE DR  
ROCKWALL, TX 75087

D ATRI DAVID & SHARON  
3006 HARBOR DR  
ROCKWALL, TX 75087

BECKERLEY BEN AND  
CONNIE RENSHAW  
3006 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A  
3006 PRESTON COURT  
ROCKWALL, TX 75087

RESIDENT  
3007 HARBOR DR  
ROCKWALL, TX 75087

STRADER MARK  
3007 BAYSIDE DRIVE  
ROCKWALL, TX 75087

CHILDRESS DENNIS K JR & HILARY  
3007 LAKESIDE DR  
ROCKWALL, TX 75087

LANE RONALD D ETUX  
3007 PORTSIDE DR  
ROCKWALL, TX 75087

BURK CATHERINE & HOWARD T  
3007 PRESTON CT  
ROCKWALL, TX 75087

RESIDENT  
3008 PRESTON TR  
ROCKWALL, TX 75087

SEGGELINK MICHAEL AND MECHELL  
3008 BAYSIDE DR  
ROCKWALL, TX 75087

GRAESER OTTO THEODORE JR & PAMELA L  
3008 HARBOR DRIVE  
ROCKWALL, TX 75087

FISHER RICHARD R ET UX  
3008 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3009 BAYSIDE DR  
ROCKWALL, TX 75087

ERVIN SCOTT  
3009 BAYSIDE  
ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY  
3009 PRESTON CT  
ROCKWALL, TX 75087

CALVIN HURST SURVIVOR'S TRUST, A SUB-TRUST  
UNDER THE HURST LIVING TRUST  
CALVIN W HURST- TRUSTEE  
3010 BAYSIDE DRIVE  
ROCKWALL, TX 75087

GROSS JEANNE L  
3010 HARBOR DR  
ROCKWALL, TX 75087

PLANAS KYLE B & SANTIAGO A  
3010 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3011 LAKESIDE DR  
ROCKWALL, TX 75087

GLEASON PHILIP C & CATHY  
3011 BAYSIDE DR  
ROCKWALL, TX 75087

KOONCE STEPHEN R  
3012 BAYSIDE DR  
ROCKWALL, TX 75087

DEBUSK RITA  
3012 HARBOR DR  
ROCKWALL, TX 75087

HONEYCUTT SHARON A  
3012 LAKESIDE DRIVE  
ROCKWALL, TX 75087

VANCIL MARK & SUE LIVING TRUST  
MARK O & SUZANNE J VANCIL TRUSTEES  
3013 BAYSIDE DRIVE  
ROCKWALL, TX 75087

CHENAULT MARVIN H III  
3014 BAYSIDE DR  
ROCKWALL, TX 75087

FULLER RHONDA  
3014 HARBOR  
ROCKWALL, TX 75087

GARDNER DAVID C  
3015 BAYSIDE DR  
ROCKWALL, TX 75087

THOMPSON JEFFREY B  
3015 LAKESIDE DR  
ROCKWALL, TX 75087

KING GREGORY B & KAREN  
3016 BAYSIDE DRIVE  
ROCKWALL, TX 75087

HERNANDEZ EUGENEN R & ALICE G  
3016 HARBOR DR  
ROCKWALL, TX 75087

DUNCAN DONNA C  
3017 BAYSIDE DRIVE  
ROCKWALL, TX 75087

PRATT RANDY  
3017 LAKESIDE DR  
ROCKWALL, TX 75087

SELF NANCY  
3018 BAYSIDE DR  
ROCKWALL, TX 75087

LOREDO ANTONIO  
3018 HARBOR DR  
ROCKWALL, TX 75087

ANDERSON CATHERINE PAIGE  
3019 BAYSIDE DRIVE  
ROCKWALL, TX 75087

BARSEGYAN DAVID  
3019 LAKESIDE DR  
ROCKWALL, TX 75087

TIMPY ONDRUSEK FAMILY TRUST  
TIMPY KAY ONDRUSEK- TRUSTEE  
3020 BAYSIDE DRIVE  
ROCKWALL, TX 75087

SMITH ERVING KIRK & KAREN K  
3020 HARBOR DR  
ROCKWALL, TX 75087

MUNIZ MARTHA O  
3021 BAYSIDE DR  
ROCKWALL, TX 75087

CRAWFORD RUTH AND MICHAEL  
3021 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RONALD SPENCER FAMILY INVESTMENTS B LLC  
3021 RIDGE RD STE A-277  
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP  
3021 RIDGE ROAD A-120  
ROCKWALL, TX 75032

RESIDENT  
3022 BAYSIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3022 HARBOR DR  
ROCKWALL, TX 75087

MALEK CHRIS EDWARD & CHARLA BLASINGAME  
3022 HARBOR DR  
ROCKWALL, TX 75087

BISHOP DONNA  
3023 BAYSIDE DR  
ROCKWALL, TX 75087

ESTATE OF BEATRICE ELIZABETH LETTIERI  
3024 BAYSIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
303 E I30  
ROCKWALL, TX 75087

BRENNEMAN STEVEN J AND SHARLA F  
3046 NW 21ST ST TER  
NEW CASTLE, OK 73065

GANCI GLENN E AND DIANE N VAN DYK-GANCI  
305 DREW LANE  
HEATH, TX 75032

GANCI GLENN  
305 DREW LN  
HEATH, TX 75032

TRISARNSRI DUANG-JAI  
305 W 86TH ST #6C  
NEW YORK, NY 10024

RESIDENT  
309 E I30  
ROCKWALL, TX 75087

RESIDENT  
3101 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3103 LAKESIDE DR  
ROCKWALL, TX 75087

NELSON MARY E  
3104 LAKESIDE DR  
ROCKWALL, TX 75087

GOFFNEY KARLA REYES & KELLY ONEAL  
3105 LAKESIDE DR  
ROCKWALL, TX 75032

HEFFREN MICHAEL R  
3106 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3107 LAKESIDE DR  
ROCKWALL, TX 75087

BRUNS DONNA JUNE  
3108 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3109 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
311 E I30  
ROCKWALL, TX 75087

RESIDENT  
3111 LAKESIDE DR  
ROCKWALL, TX 75087

HALL LOWELL D  
3111 LAKESIDE DR  
ROCKWALL, TX 75087

MAKULINSKI STEVEN J  
3113 LAKESIDE DR  
ROCKWALL, TX 75087

MARTIN CHRISTOPHER AND GENEVIEVE  
3115 LAKESIDE DR  
ROCKWALL, TX 75087

SALINAS ROBERTO  
3117 LAKESIDE DRIVE  
ROCKWALL, TX 75087

CUELLAR FELISIA JULIANA  
3119 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3201 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3302 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3303 LAKESIDE DR  
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO  
3304 AUGUSTA BLVD  
ROCKWALL, TX 75087

KERN JAMES LEO JR & CHERYL  
3304 LAKESIDE DR  
ROCKWALL, TX 75087

ROBINSON MARK M &  
KIM T ROBINSON  
3305 LAKESIDE DR  
ROCKWALL, TX 75087

DIXON JEFFORD B & MELINDA S  
3306 LAKESIDE DR  
ROCKWALL, TX 75087

MURRAY TRAVIS  
3307 LAKESIDE DRIVE  
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA  
3308 AUGUST BLVD  
ROCKWALL, TX 75087

WYATT VIRGINIA  
3308 LAKESIDE DR  
ROCKWALL, TX 75087

SEWING ERIC THOMAS & GABRIELLE FRAGOSO  
3309 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HERMAN THOMAS M  
3310 LAKESIDE DRIVE  
ROCKWALL, TX 75087

GOITIA TINA  
3311 LAKESIDE DR  
ROCKWALL, TX 75087

CYNTHIA AND DOUGLAS BALZER LIVING TRUST  
DOUGLAS A BALZER AND CYNTHIA S BALZER -  
TRUSTEES  
3312 AUGUSTA BLVD  
ROCKWALL, TX 75087

FUENTES NELSON OSMIN AND ISABEL CRISTINA  
3312 LAKESIDE DRIVE  
ROCKWALL, TX 75087

THOMAS JERRY T AND BILLEE G AND  
ROBYN M PACE  
3313 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HART JOHN T & LAUREL A  
3314 LAKESIDE DR  
ROCKWALL, TX 75087

HURTT LAURIE R  
3315 LAKESIDE DR  
ROCKWALL, TX 75087

REED FRANCES GEAN  
3316 AUGUSTA BLVD  
ROCKWALL, TX 75087

WOLFE BRONSON ALAN  
3316 LAKESIDE DR  
ROCKWALL, TX 75087

DAVIS LARRY DEAN & KAREN RENEE  
3317 AUGUSTA BLVD  
ROCKWALL, TX 75087

GYER DAVID AND EVELYN CONSTANCE  
3318 AUGUSTA BLVD  
ROCKWALL, TX 75087

WILLIAMS HEIDI  
3318 LAKESIDE DRIVE  
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J  
3319 AUGUSTA BLVD  
ROCKWALL, TX 75087

HERVAS DAVID AND  
MARIA FERNANDEZ LAMARQUE  
3320 AUGUSTA BLVD.  
ROCKWALL, TX 75087



HERVAS DAVID AND  
MAIA LAMARQUE  
3320 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

SPARKS ROBIN F  
3320 LAKESIDE DR  
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K  
3321 AUGUSTA BLVD  
ROCKWALL, TX 75087

SLOVAK PAMELA A  
3322 AUGUSTA BLVD  
ROCKWALL, TX 75087

SPARKS GLENN E  
3322 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3323 AUGUSTA BLVD  
ROCKWALL, TX 75087

2016 P GRIFFIN REVOCABLE TRUST  
PAMELA ANN GRIFFIN - TRUSTEE  
3324 AUGUSTA BLVD  
ROCKWALL, TX 75087

MARQUARDT ROBERT & NICOLE  
3324 LAKESIDE DR  
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY  
MANAGEMENT LLC  
3325 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3326 LAKESIDE DR  
ROCKWALL, TX 75087

GREENE BARBARA A  
3326 AUGUSTA BLVD  
ROCKWALL, TX 75087

KELLY KIM  
3327 AUGUSTA BLVD  
ROCKWALL, TX 75087

WILLMON KEVIN LEE  
3329 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3400 LAKESIDE DR  
ROCKWALL, TX 75087

GREENBERG AUSTIN LOUIS  
3400 WATERVIEW TRAIL  
ROCKWALL, TX 75087

VOHRA SURINDER L  
C/O JULIA VOHRA  
3401 AUGUSTA BLVD  
ROCKWALL, TX 75087

LE JEUNE ARTHUR A III & MARIA G  
3401 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3402 AUGUSTA BLVD  
ROCKWALL, TX 75087

MENGES CATHERINE E  
3402 WATERVIEW TRL  
ROCKWALL, TX 75087

NEDROW MICHAEL JOSEPH  
3403 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

NEELEY JAMES D AND BECKY J  
3403 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KEITH BENJAMIN C JR AND SHERYL A  
3403 WATERVIEW TRAIL  
ROCKWALL, TX 75087

KEITH BENJAMIN AND SHERYL  
3403 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3404 WATERVIEW TRL  
ROCKWALL, TX 75087

CLARK WILLIAM J  
3404 AUGUSTA BLVD  
ROCKWALL, TX 75087

MEJIA PATRICIA E AND ROGER C WILLIAMSON  
3404 LAKESIDE DR  
ROCKWALL, TX 75087

MEJIA PATRICIA E  
3404 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3405 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3405 WATERVIEW TRL  
ROCKWALL, TX 75087

COATS RANDALL G AND JUDITH L  
3405 LAKESIDE DR  
ROCKWALL, TX 75087

IDSAL WARREN B  
3406 AUGUSTA BLVD  
ROCKWALL, TX 75087

MINTH KRISTEN R  
3406 LAKESIDE DR  
ROCKWALL, TX 75087

JACKSON HAYLEE BROOKE AND DONALD LYNN  
3406 WATERVIEW TRAIL  
ROCKWALL, TX 75087

BAIN WILLIAM  
3407 AUGUSTA BLVD  
ROCKWALL, TX 75087

INGRAM STEVEN AND JULIE  
3407 LAKESIDE DRIVE  
ROCKWALL, TX 75087

FRANK SHEILA D  
3407 WATERVIEW TRAIL  
ROCKWALL, TX 75087

THE MARY SUE BOLAND REVOCABLE LIVING  
TRUST  
3408 AUGUSTA BLVD  
ROCKWALL, TX 75087

OLBERA MARIO R  
3408 LAKESIDE DR  
ROCKWALL, TX 75087

WILLIAMS JACK AND  
MICHAELA DAVIS  
3408 WATERVIEW TRL  
ROCKWALL, TX 75087

RESIDENT  
3409 AUGUSTA BLVD  
ROCKWALL, TX 75087

CONFIDENTIAL  
3409 WATERVIEW TRAIL  
ROCKWALL, TX 75087

LEMMOND KIMBERLY  
3410 AUGUSTA BLVD  
ROCKWALL, TX 75087

TURNER CRAIG R  
3410 LAKESIDE DR  
ROCKWALL, TX 75087

TURNER CRAIG R  
3410 LAKESIDE DR  
ROCKWALL, TX 75087

MILLER SANDY  
3410 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3411 WATERVIEW TRAIL  
ROCKWALL, TX 75087

CARDWELL CLIFFORD R & LINDA C  
3411 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3412 AUGUSTA BLVD  
ROCKWALL, TX 75087

DOBRICK JOHN R  
3412 LAKESIDE DR  
ROCKWALL, TX 75087

SANTIBANEZ GUADALUPE AND ANTONIA  
3412 WATERVIEW TRAIL  
ROCKWALL, TX 75087

PUGH HUEY  
3413 AUGUSTA BLVD  
ROCKWALL, TX 75087

HEIMAN DILLON J  
3413 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3414 LAKESIDE DR  
ROCKWALL, TX 75087

HOFSTAD KENT AND  
STACEY L MCCOOL  
3414 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

CERVANTES GONZALO AND NEHA PATEL  
3414 WATERVIEW TRAIL  
ROCKWALL, TX 75087

VARNADO VIRGINIA D AND  
KENNETH M MOHAN  
3415 WATERVIEW TRL  
ROCKWALL, TX 75087

TOTH DANIEL FRANK III  
3416 AUGUST BLVD  
ROCKWALL, TX 75087

SAMS DAMON CUYLER AND ANGELA BETH  
3416 LAKESIDE DR  
ROCKWALL, TX 75087

RESIDENT  
3417 WATERVIEW TRAIL  
ROCKWALL, TX 75087

FOX GREGORY AND LAURA C  
3417 AUGUSTA BLVD  
ROCKWALL, TX 75087

ANTHONY LINDA  
3418 AUGUSTA BLVD  
ROCKWALL, TX 75087

MOKRZECKY CHERYL AND  
ROGER DIEBEL  
3418 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3419 WATERVIEW TRAIL  
ROCKWALL, TX 75087

RESIDENT  
3420 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3420 LAKESIDE DR  
ROCKWALL, TX 75087

HINDS JOELLE  
3421 AUGUSTA BLVD  
ROCKWALL, TX 75087

RAY JAMIE J  
3421 WATERVIEW TRAIL  
ROCKWALL, TX 75087

BULLOCK JOHN D AND  
LANEY BETH PHELPS  
3422 AUGUSTA BOULEVARD  
ROCKWALL, TX 75087

SHANMUGAN NOELINE EMMA  
3422 LAKESIDE DRIVE  
ROCKWALL, TX 75087

NEWMAN SLOAN & JILL  
3423 WATERVIEW TRAIL  
ROCKWALL, TX 75087

KETTLE ALEC J  
3424 AUGUSTA BLD  
ROCKWALL, TX 75087

OGLE JORDAN J  
3425 AUGUSTA BLVD  
ROCKWALL, TX 75087

THOMAS ROBERT R JR  
3425 WATERVIEW TRL  
ROCKWALL, TX 75087

BRYANT SHIRLEY  
3426 AUGUSTA BLVD  
ROCKWALL, TX 75087

RESIDENT  
3427 WATERVIEW TRL  
ROCKWALL, TX 75087

RESIDENT  
3428 AUGUSTA BLVD  
ROCKWALL, TX 75087

WENDY LOU WOOD REVOCABLE TRUST  
WENDY LOU WOOD- TRUSTEE  
3430 AUGUSTA BLVD  
ROCKWALL, TX 75087

OSBORNE ROGER D & BONITA L  
3432 AUGUSTA BLVD  
ROCKWALL, TX 75087

HARTLEROAD MICHAEL J AND JACQUELINE A  
3434 AUGUSTA BLVD  
ROCKWALL, TX 75087

ELDRIDGE LEWIS ERIC  
3494 N STODGHILL ROAD  
ROCKWALL, TX 75087

V & K TEXAS PROPERTIES LLC  
3500 DALROCK RD  
ROWLETT, TX 75088

V & K TEXAS PROPERTIES LLC  
3500 DALROCK RD  
ROWLETT, TX 75088

PATTERSON DENIS  
3501 AUGUSTA TRL  
ROCKWALL, TX 75087

GRAMMER JERRY R AND MARIAN LUANN  
3501 HIGHPOINT DR  
ROCKWALL, TX 75087

HARVILLE FAMILY THE TRUST  
KEITH A HARVILLE & MARIA D TRUSTEES  
3502 HIGHPOINT DR  
ROCKWALL, TX 75087

VAICYS VYTAUTAS  
3502 LAKESIDE DR  
ROCKWALL, TX 75087

CROW DANNY AND MARY J  
3502 WATERVIEW TR  
ROCKWALL, TX 75087

COATS RYAN AND  
NEIL COATS  
3503 AUGUSTA TRAIL  
ROCKWALL, TX 75087

GRAVES JAMES K  
3503 HIGHPOINT DR  
ROCKWALL, TX 75087

GRAY GARY A  
3504 HIGHPOINT DR  
ROCKWALL, TX 75087

SPROULL PATRICIA M  
3504 LAKESIDE DR  
ROCKWALL, TX 75087

GREMMINGER JERRY C AND CYNTHIA E  
3504 WATERVIEW TRAIL  
ROCKWALL, TX 75087

MOORE JOSEPH CHARLES & LINDA  
3505 AUGUSTA TRL  
ROCKWALL, TX 75087

BARBERA ARTURO F & JACQUELINE  
3506 HIGHPOINT DR  
ROCKWALL, TX 75087

CONNELLY MARK AND JILL  
3506 LAKESIDE DRIVE  
ROCKWALL, TX 75087

HILL MARTHA GAYE  
3507 AUGUSTA TRL  
ROCKWALL, TX 75087

SUZUKI AOMI AND  
TAKAHIRO SUZUKI  
3508 HIGHPOINT DR  
ROCKWALL, TX 75087

MORRISSEY CRAIG AND PAIGE HUNT  
3508 LAKESIDE DRIVE  
ROCKWALL, TX 75087

ERICKSON DAVID CHARLES AND DEBORAH  
3509 AUGUSTA TR  
ROCKWALL, TX 75087

BEAUTY LEGACY LLC  
3509 RIM FIRE DRIVE  
GARLAND, TX 75044

KARBAUM WILLI AND NINA  
3510 LAKESIDE DR  
ROCKWALL, TX 75087

STALEY JON T AND SHARON J  
3512 LAKESIDE DR  
ROCKWALL, TX 75087

BLACKWOOD GLENITA AND SCOTT  
3514 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LILIANA ANGELICA  
3516 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LILIANA  
3516 LAKESIDE DR  
ROCKWALL, TX 75087

BMG TRUST DATED MAY 24, 2018  
BETSEY M GAULT - TRUSTEE  
3518 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KING KAREN ROSE  
3522 LAKESIDE DR  
ROCKWALL, TX 75087

KING KAREN R  
3522 LAKESIDE DR  
ROCKWALL, TX 75087

MATTHEWS LUCY F  
3524 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3601 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3602 HIGHPOINT DR  
ROCKWALL, TX 75087

BOWEN MEREDITH NINA  
3602 HILLTOP CIRCLE  
ROCKWALL, TX 75087

MYERS JERRY & MARCIA  
3602 LAKESIDE DR  
ROCKWALL, TX 75087

BRYANT BYRON L  
3603 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3604 HIGHPOINT DR  
ROCKWALL, TX 75087

GREMMINGER JASON A  
3604 HILLTOP CIRCLE  
ROCKWALL, TX 75087

HOLT DEVIN D AND BETTINA L  
3604 LAKESIDE DR  
ROCKWALL, TX 75087

LUNA REVOCABLE LIVING TRUST  
3605 HIGHPOINT DR  
ROCKWALL, TX 75087

SHAVER ROBERT  
3606 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

DURHAM JOHN AND SANDRA AND  
3606 HILLTOP CIR  
ROCKWALL, TX 75087

BARLOW MADISON AND LUKE  
3607 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3608 HILLTOP CIR  
ROCKWALL, TX 75087

ROLAND STEPHEN CHARLES AND JULIA  
3608 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

MATHURA PHILLIP ANTHONY AND  
SUZANNE DARLENE ALLMAN-MATHURA  
3608 LAKESIDE DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3609 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3610 HILLTOP CIR  
ROCKWALL, TX 75087

PUGH GARY AND LAURA  
3610 HIGHPOINT DR  
ROCKWALL, TX 75087

KLEIN MICHAEL S AND DONNA G  
3610 LAKESIDE DR  
ROCKWALL, TX 75087

REID IRMA MASQUIFELT  
3611 HIGHPOINT DR  
ROCKWALL, TX 75087

HOWARD MARIA LOUISE  
3612 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

SELMAN LINDA VALERIE  
3612 HILLTOP CIR  
ROCKWALL, TX 75087

MUKHERJEE JAYDEEP  
3612 LAKESIDE DRIVE  
ROCKWALL, TX 75087

PIERSON MICHAEL C & LESLIE PIERSON  
3613 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3614 HIGHPOINT DR  
ROCKWALL, TX 75087

DEATON KEVIN & SHERI  
3614 HILLTOP CIR  
ROCKWALL, TX 75087

SPENCER RONALD G  
3614 LAKESIDE DR  
ROCKWALL, TX 75087

HAMILTON JOHN E  
3615 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3616 LAKESIDE DR  
ROCKWALL, TX 75087

CONFIDENTIAL  
3616 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

NETHERLAND JOHN L AND SUE  
3616 HILLTOP CIRCLE  
ROCKWALL, TX 75087

RESIDENT  
3617 HIGHPOINT DR  
ROCKWALL, TX 75087

RESIDENT  
3618 LAKESIDE DR  
ROCKWALL, TX 75087

HORNQUIST ERIC R & SANDRA L  
3618 HIGHPOINT DR  
ROCKWALL, TX 75087

BEASLEY GILLIAN  
3618 HILLTOP CIR  
ROCKWALL, TX 75087

RESIDENT  
3619 HIGHPOINT DR  
ROCKWALL, TX 75087

CLARKE WILLIAM P & ISABEL A  
3620 HIGHPOINT DR  
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST  
3620 HILLTOP CIR  
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST  
3620 HILLTOP CIR  
ROCKWALL, TX 75087

CRAWFORD MIKE &  
PAM WATKINS  
3620 LAKESIDE DR  
ROCKWALL, TX 75087

2017 D PARKHILL REVOCABLE TRUST  
DEBORAH L PARKHILL- TRUSTEE  
3621 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

MILLER CHARLES E JR  
3622 HIGHPOINT DR  
ROCKWALL, TX 75087

DEANA DIANE MCLARRY MANAGEMENT TRUST  
DEANA DIANE MCLARRY - TRUSTEE  
3622 LAKESIDE DR  
ROCKWALL, TX 75087

WILKINS WILLIAM P & MARY E  
3624 HIGHPOINT DR  
ROCKWALL, TX 75087

MARICH ANDREW L  
3624 LAKESIDE DR  
ROCKWALL, TX 75087

BESIC VERONIKA & MUFID  
3626 HIGHPOINT DRIVE  
ROCKWALL, TX 75087

VELLANKI AMRUTHA AND  
VIJAY KRISHNA RAYANKI AND SRINIVASA R  
MOVVA  
3626 LAKESIDE DRIVE  
ROCKWALL, TX 75087

KRAEMER DANNA J  
3628 LAKESIDE DR  
ROCKWALL, TX 75087

SPRADLIN RYAN LLOYD  
369 DOE CIR  
FRANKTOWN, CO 80116

WILLIS REBECCA J  
369 N KING RD  
ROYSE CITY, TX 75189

RESIDENT  
3701 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3702 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3703 MEDITERRANEAN  
ROCKWALL, TX 75087

BARNETT ROBERT H JR AND DONNA L  
3704 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3705 MEDITERRANEAN  
ROCKWALL, TX 75087

OVERMAN DAMON  
3706 MEDITERRANEAN ST  
ROCKWALL, TX 75087

PRICE MELANIE B  
3708 MEDITERRANEAN DRIVE  
ROCKWALL, TX 75087

METZGER LAURA L  
3709 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3710 MEDITERRANEAN  
ROCKWALL, TX 75087

RICHARDSON LISA M  
3710 RAWLINS ST STE 1420  
DALLAS, TX 75219

RESIDENT  
3711 MEDITERRANEAN  
ROCKWALL, TX 75087

DOLLARD NANCY  
3712 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

MELVIN VALERIE G  
3713 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3714 MEDITERRANEAN  
ROCKWALL, TX 75087

SANDRA RIBBENS REVOCABLE LIVING TRUST  
AGREEMENT  
3716 MEDITERRANEAN ST  
ROCKWALL, TX 75087

JAMES NORMAN R AND TERRY D GARDNER  
3720 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3722 MEDITERRANEAN  
ROCKWALL, TX 75087

TARVER DONALD A & ALICE A MCGUIRE  
3724 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3726 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3728 MEDITERRANEAN  
ROCKWALL, TX 75087

ADAMS ARNOLD R III & KIT Y  
3730 MEDITERRANEAN ST  
ROCKWALL, TX 75087

VARNELL ERIC AND KATHLEEN R  
3801 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

RESIDENT  
3802 MEDITERRANEAN  
ROCKWALL, TX 75087

GARCIA IRMA YOLANDA  
3803 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3805 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3806 MEDITERRANEAN  
ROCKWALL, TX 75087

SCAGNOLI NANCY LYNN  
3809 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

CARSON KENT A & JORI A  
3810 MEDITERRANEAN ST  
ROCKWALL, TX 75087

SMITH ROY LEE  
3811 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

BASHOR ARMAND & CHARLIE TRUSTEES  
ARMAND BASHOR & CHARLIE BASHOR  
REVOCABLE LIVING FAMILY TRUST  
3812 MEDITERRANEAN DRIVE  
ROCKWALL, TX 75087

RESIDENT  
3813 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3816 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3818 MEDITERRANEAN  
ROCKWALL, TX 75087

COLBURN JAMES B  
3820 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RAY WES  
3822 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3824 MEDITERRANEAN  
ROCKWALL, TX 75087

MARCONI MYQUEL & HILGA GONZAGA RAINS  
3826 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

RESIDENT  
3828 MEDITERRANEAN  
ROCKWALL, TX 75087

CRAWFORD CHARLOTE A & WILLIAM D  
3830 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CRAWFORD WILLIAM D & CHARLOTTE A  
3830 MEDITERRANEAN ST  
ROCKWALL, TX 75087

JORDAN SHARON MICHELLE  
3832 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

KING EVELYN  
3834 MEDITERRANEAN ST  
ROCKWALL, TX 75087

BELANGER CORKY W  
3836 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3838 MEDITERRANEAN  
ROCKWALL, TX 75087

BOVEE PAUL R & GHISLAINE  
3840 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
3901 VILLAGE DR  
ROCKWALL, TX 75087

GREEN LAURA  
3902 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

DODSON JAMES THOMAS  
3903 ROMA CT  
ROCKWALL, TX 75087

TOMS DAVID E  
3903 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
3904 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3905 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3905 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
3906 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3907 ROMA CT  
ROCKWALL, TX 75087

SINGH GURDARSHAN AND PARAMJIT W  
3907 MEDITERRANEAN ST  
ROCKWALL, TX 75087

ANDREWS MICHAEL S  
3907 VILLAGE DR  
ROCKWALL, TX 75087

ATTAWAY KELLIANN N  
3908 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

RESIDENT  
3909 VILLAGE DR  
ROCKWALL, TX 75087

FARR ROBERT MICHAEL AND  
MICHAEL PATRICK FARR  
3909 MEDITERRANEAN  
ROCKWALL, TX 75087

CANNON SUSAN RENEE  
3910 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3911 VILLAGE DR  
ROCKWALL, TX 75087

MACON LISA RENEE & LOYD MICHAEL ROSELL  
3911 MEDITERRANEAN ST  
ROCKWALL, TX 75087

GEGOGINE JANET ANN  
3911 ROMA COURT  
ROCKWALL, TX 75087

RESIDENT  
3912 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3913 MEDITERRANEAN  
ROCKWALL, TX 75087

BAKER RANDY AND CINDY THOMPSON  
3914 MEDITERRANEAN ST  
ROCKWALL, TX 75087

LAMBIASE NICHOLAS  
3915 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

THOMAS CALLIE ELISABETH AND  
KEVIN MATTHEW HOYE  
3915 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3916 MEDITERRANEAN  
ROCKWALL, TX 75087

CODY KAREN S  
3917 MEDITERRANEAN STREET  
ROCKWALL, TX 75087

ADAO ROBERT  
3917 ROMA CT  
ROCKWALL, TX 75087

CONFIDENTIAL  
3918 MEDITERRANEAN DR  
ROCKWALL, TX 75087

SAXON VICTORIA  
3919 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3920 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3921 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3922 MEDITERRANEAN  
ROCKWALL, TX 75087

MCREYNOLDS ANDREW MARTIN & SARAH  
KATHRYN  
3923 ROMA CT  
ROCKWALL, TX 75087

MCCARY PAUL A AND CHRISTY G  
3924 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3925 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3926 MEDITERRANEAN  
ROCKWALL, TX 75087



JESSICA WELLS WOOD REVOCABLE TRUST  
JESSICA WELLS WOOD - TRUSTEE  
3927 ROMA COURT  
ROCKWALL, TX 75087

MATHEWS JOHN & STEPHANIE PAMELA  
3928 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
3929 ROMA CT  
ROCKWALL, TX 75087

PAMELA STEPHANIE & MATHEWS  
3930 MEDITERRANEAN ST  
ROCKWALL, TX 75087

BRILEY KASITY AND MATTHEW  
3931 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3932 MEDITERRANEAN  
ROCKWALL, TX 75087

PESCHELL DANIEL J & COLLEEN J  
3933 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3934 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
3935 ROMA CT  
ROCKWALL, TX 75087

RESIDENT  
3936 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4002 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4004 MEDITERRANEAN <Null>  
ROCKWALL, TX 75087

BOTHA HELEN GALLOWAY  
4006 MEDITERRANEAN ST  
ROCKWALL, TX 75087

NORWOOD TIMOTHY CLYDE  
4008 MEDITERRANEAN ST  
ROCKWALL, TX 75087

HO JUI LIEN CHOU  
4009 19TH STREET STE D  
LUBBOCK, TX 79410

HO MING-TAO & JUI-LIEN CHOU  
4009 19TH STREET STE D  
LUBBOCK, TX 79410

TAYLOR BETTY FRANCES  
4010 MEDITERRANEAN ST  
ROCKWALL, TX 75087

MARIA RODRIGUEZ TRUST  
4011 POMPEI CT  
ROCKWALL, TX 75087

CASIMERO MAJELLA SANDOVAL  
4012 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
4014 MEDITERRANEAN  
ROCKWALL, TX 75087

TORRES TONY  
4015 MEDITERRANEAN  
ROCKWALL, TX 75189

RESIDENT  
4016 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4018 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4020 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4022 MEDITERRANEAN  
ROCKWALL, TX 75087

MCLEMORE MELISSA  
4024 MEDITERRANEAN ST  
ROCKWALL, TX 75087

RESIDENT  
4026 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4028 MEDITERRANEAN DR  
ROCKWALL, TX 75087

BURNS LORRAINE MARIETTI  
C/O GOLD KEY REALTORS  
403 W WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
4030 MEDITERRANEAN  
ROCKWALL, TX 75087

RESIDENT  
4100 VILLAGE DR  
ROCKWALL, TX 75087

NIMON JAMES R AND  
DONNA G NELSON  
4101 CABANA CT  
ROCKWALL, TX 75087

CHUNG KWANGYU AND  
SUNME LEE  
4102 CABANA CT  
ROCKWALL, TX 75087

LEWIS MARY P  
4103 CABANA CT  
ROCKWALL, TX 75087

RESIDENT  
4104 VILLAGE DR  
ROCKWALL, TX 75087

MCGOWAN KYLE  
4105 CABANA COURT  
ROCKWALL, TX 75087

WILLARD ELIZABETH A  
4106 VILLAGE DR  
ROCKWALL, TX 75087

CROWELL TERESA  
4107 CABANA CT  
ROCKWALL, TX 75087

AGUILAR VICTOR  
4108 VILLAGE DR  
ROCKWALL, TX 75087

WILLIAMS CHARLES AND TAMIKA  
4110 VILLAGE DRIVE  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

ROBERTS JAMES F  
4112 VILLAGE DR  
ROCKWALL, TX 75087

DAVIS CHAD S  
4200 POMPEI CT  
ROCKWALL, TX 75087

RESIDENT  
4201 POMPEI CT  
ROCKWALL, TX 75087

RIVES MELANIE STEWART  
4212 VILLAGE DR  
ROCKWALL, TX 75087

RESIDENT  
4214 VILLAGE DR  
ROCKWALL, TX 75087

TOLLESON TERRY & PATSY  
4216 VILLAGE DR  
ROCKWALL, TX 75087

PECK KIMBERLY W  
4218 VILLAGE DR  
ROCKWALL, TX 75087

VENRICK CHERYL  
4220 VILLAGE DR  
ROCKWALL, TX 75087

HICKMAN MARILYN  
4230 GIBSON ST UNIT C  
HOUSTON, TX 77007

MOON EUNHA AND  
NORIO HASEGAWA  
424 N HARRISON ST  
PRINCETON, NJ 8540

M & S MCGRATH TRUST AND MARY P MCGRATH  
TRUST  
MARTIN E & MARY P MCGRATH TRUSTEES AND  
DAVID HILLIS MCGRATH  
4350 BELTWAY DR  
ADDISON, TX 75001

ZI HAN PROPERTIES LLC SERIES K  
4432 WALNUT HILL LN  
DALLAS, TX 75229

GEORGE DAVID E & TERESA L  
447 SAINT MICHAELS WAY  
ROCKWALL, TX 75032

SUNDAY SKY PROPERTIES  
4628 SUNDANCE DR  
PLANO, TX 75024

RESIDENT  
500 TURTLE COVE BLVD  
ROCKWALL, TX 75087

36 WAGON ROAD, LLC  
502 TERRY LANE  
HEATH, TX 75032

36 WAGON ROAD, LLC  
502 TERRY LANE  
HEATH, TX 75032

WDI LOGISTICS INC  
503 GLENBROOK CT  
SOUTHLAKE, TX 76092

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN  
510 TURTLE COVE BLVD STE 200  
ROCKWALL, TX 75087

CJSM PROPERTIES LP  
512 WILLOW SPRINGS DRIVE  
HEATH, TX 75032

ZHANG TINGTING AND  
RONALD SIEDOT MOK  
517 GROVE LANE  
FOREST PARK, IL 60130

BRIDGE VALHALLA INC  
519 E I 30 #157  
ROCKWALL, TX 75087

HARMON H VICTOR  
519 E INTERSTATE 30 PMB 212  
ROCKWALL, TX 75087

LEATHERS TIMOTHY  
5335 COUNTY ROAD 597  
FARMERSVILLE, TX 75442

YING DENISE  
5349 AMESBURY DR APT 2010  
DALLAS, TX 75206

3818 MEDITERRANEAN STREET A PROTECTED  
SERIES OF CQ CHICA TX LLC  
539 W COMMERCE #5354  
DALLAS, TX 75208

BT CAYMAN LLC  
5430 LYNDON B JOHNSON FWY STE 1050

RICE CARINE  
545 BEDFORD FALLS  
ROCKWALL, TX 75087

RESIDENT  
550 LA JOLLA DR  
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T  
5788 W SKY HAWK TRL  
ROYSE CITY, TX 75189

I BENDECK & CO LLC  
5818 PRESTON FAIRWAYS DRIVE  
DALLAS, TX 75252

WU SONG AND KEVIN Y  
5941 GLENDOWER LN  
PLANO, TX 75093

RESIDENT  
600 TURTLE COVE BLVD  
ROCKWALL, TX 75087

GANNAWAY DANNY EARL  
601 COUNTRY CLUB DR  
HEATH, TX 75032

JORDAN LINDA T  
6018 RALEIGH DR  
GARLAND, TX 75044

SCOTT PATRICIA ANN YOUNG AND JIMMY  
ANTHONY  
603 CLIFF VIEW CT  
ROCKWALL, TX 75087

GRANTGES GERALD & LINDA  
604 CLIFF VIEW COURT  
ROCKWALL, TX 75087

RASOR RICK, AKA RICHARD RASOR AND  
GEORGETTE  
607 CLIFF VIEW CT  
ROCKWALL, TX 75087

CLINGER FRANK B JR & GAIL M  
608 CLIFF VIEW CT  
ROCKWALL, TX 75087

FOX RICHARD C & LINDY S  
611 CLIFF VIEW CT  
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V  
611 HARBOR COVE DR  
ROCKWALL, TX 75087

LANKFORD TIMOTHY R & BLAIR H  
612 CLIFF VIEW CT  
ROCKWALL, TX 75087

GIBSON ROBIN S & JOHN  
612 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

FLORENCIA HECTOR J  
615 HARBOR COVE DR  
ROCKWALL, TX 75087

FEDDERSON WILLIAM R & PATRICIA L  
615 LOCH VIEW COURT  
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J  
616 HARBOR COVE DR  
ROCKWALL, TX 75087

BRADLEY CLIFFORD D & JOYCE M  
616 LOCH VIEW CT  
ROCKWALL, TX 75087

HANEY DYLAN K  
617 HARBOR COVE DR  
ROCKWALL, TX 75087

ROCKWALL INNKEEPERS I LTD  
6176 FM 2011  
LONGVIEW, TX 75603

ROCKWALL INNKEEPERS I LTD  
6176 FM 2011  
LONGVIEW, TX 75603

MARCUS MEGAN  
619 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

PRATT CHARLES A AND PATRICIA L  
619 LOCH VIEW CT  
ROCKWALL, TX 75087

SHAW STEPHANIE AND BRYAN  
620 HARBOR COVE DR  
ROCKWALL, TX 75087

TRAWEEK TOYA  
620 LOCH VIEW CT  
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &  
MISTY ROTRAMEL  
621 HARBOR COVE DR  
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD  
623 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

ADAMS PATRICIA M  
624 LOCH VIEW CT  
ROCKWALL, TX 75087

LITHERLAND LORILEE  
627 HARBOR COVE DR  
ROCKWALL, TX 75087

RESIDENT  
629 HARBOR COVE DR  
ROCKWALL, TX 75087

ONTIVEROS NADINE MARGARET & ALFREDO  
JOSE  
631 HARBOR COVE DRIVE  
ROCKWALL, TX 75087

BARROW KYLE  
633 HARBOR COVE DR  
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE  
TRUST  
JIMMIE LEE ALFORD AND BARBARA EDWARDS  
ALFORD-COTRUSTEES  
635 STAFFORD CIR  
ROCKWALL, TX 75087

RESIDENT  
637 STAFFORD CIR  
ROCKWALL, TX 75087

GARRISON KIMBERLY RAE AND JOHN  
638 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HAYS FAMILY TRUST  
JOAN AVOY HAYS - TRUSTEE  
639 STAFFORD CIR  
ROCKWALL, TX 75087

EVANS HASKELL L & SHEILA L  
640 WOODLAND WAY  
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D  
641 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOODWIN HEATHER  
641 STAFFORD CIR  
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE  
642 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ  
643 STAFFORD CIR  
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN  
643 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RESIDENT  
644 STAFFORD CIR  
ROCKWALL, TX 75087

JOHNSON SAUNDRA J  
644 TURTLE COVE  
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K  
644 WOODLAND WAY  
ROCKWALL, TX 75087

COGDELL CHELSEA ANNE  
645 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

GALLI THOMAS J AND MARTHA  
645 STAFFORD CIR  
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA  
646 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FISH WADE W  
647 STAFFORD CIR  
ROCKWALL, TX 75087

MOORE KELLI M  
647 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RESIDENT  
648 STAFFORD CIR  
ROCKWALL, TX 75087

GILLIKIN JENNIFER  
648 WOODLAND WAY  
ROCKWALL, TX 75087

SVRCEK JOSEPH T  
649 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

WHITESIDE JANIS G  
650 STAFFORD CIR  
ROCKWALL, TX 75087

KATT WILLIAM CHARLES  
650 TURTLE COVE BLVD  
ROCKWALL, TX 75087

THORSEN LINDY N  
651 STAFFORD CIR  
ROCKWALL, TX 75087

LOFLAND SHERRIE  
651 TURTLE COVE  
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &  
JENNIFER ANN WEST  
652 STAFFORD CIRCLE  
ROCKWALL, TX 75087

BANISTER NICOLE M  
652 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SINGH PARAMJIT W  
652 WOODLAND WAY  
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA  
653 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GOMEZ JESSE OMAR & JENNIFER KATHLEEN  
653 STAFFORD CIR  
ROCKWALL, TX 75087

DE LARA KARLA BELTRAN FERNANDEZ AND  
ALFONSO ANDRADE  
653 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

WING REMONA ANN  
654 STAFFORD CIR  
ROCKWALL, TX 75087

CLAY DEBBRA S  
654 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILLIAMS AMY JO  
655 STAFFORD CIR  
ROCKWALL, TX 75087

TITUS JAMESON P & DEANNA C  
655 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILKINSON BRYAN JR  
JACQUELINE MIGNON WILKINSON  
655 WOODLAND WAY  
ROCKWALL, TX 75087

BAUGHMAN TERRILL L & PATRICIA A  
656 STAFFORD CIRCLE  
ROCKWALL, TX 75087

DONIHOO DANNY L & MARION  
656 TURTLE COVE BLVD  
ROCKWALL, TX 75087

CLARK JASON M III & SIVI  
656 WOODLAND WAY  
ROCKWALL, TX 75087

RESIDENT  
657 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SHINKAR MIKHAIL AND VIOLETTA  
657 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

MCCORGARY MARY K  
658 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BROWN ELIZABETH ANNE AND GARY ROBERT  
BROWN JR  
659 DANIELLE COURT  
ROCKWALL, TX 75087

HOGUE VERNON JR & JUDY  
659 STAFFORD CIR  
ROCKWALL, TX 75087

LAUREANO JULIO J JR AND  
SILVIA MURGUIA  
659 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILLIAMS MARY ESTHER TRUSTEE  
WILLIAMS FAMILY TRUST  
659 WOODLAND WAY  
ROCKWALL, TX 75087

COOK BRANDON L  
660 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

CARRIZALES ERI E AND LENNY  
660 DANIELLE CT  
ROCKWALL, TX 75087

CONFIDENTIAL  
660 STAFFORD CIR  
ROCKWALL, TX 75087

JACOBSON LEANNE S  
660 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ELLIOTT KENNETH J  
660 WOODLAND WAY  
ROCKWALL, TX 75087

VILLASANA JANICE  
661 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

SAUNDERS GARY & SYLVIA  
662 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WENDT JEFFREY & CARON  
663 DANIELLE CT  
ROCKWALL, TX 75087

BOEWE STEPHEN L & CATHY L  
663 STAFFORD CIRCLE  
ROCKWALL, TX 75087

LEINWEBER HAROLD MARVIN AND SAUNDRA  
RUTH  
663 WOODLAND WAY  
ROCKWALL, TX 75087

RESIDENT  
664 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BLANCO NOEL C AND MARIA NECTAR U BLANCO  
664 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

ROCK REBEKAH LYNN AND CHRISTOPHER  
EDWARD  
664 DANIELLE COURT  
ROCKWALL, TX 75087

GANTER ROBERT & RACHEL  
664 STAFFORD CR  
ROCKWALL, TX 75087

ELLIS MARGARET HENRY  
664 WOODLAND WAY  
ROCKWALL, TX 75087

KAMPFER JULIE  
665 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

KING WILLIAM KENNETH &  
BARBARA KAY HENNINGTON-KING  
667 DANIELLE CT  
ROCKWALL, TX 75087

CARR LAURA V  
667 STAFFORD CIR  
ROCKWALL, TX 75087

MORGAN FAMILY REVOCABLE LIVING TRUST  
VICTORIA S MORGAN- TRUSTEE  
667 WOODLAND WAY  
ROCKWALL, TX 75087

OWENS JIMMY R AND CYNTHIA A  
668 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

DICKERSON JEAN AND MICHAEL  
668 DANIELLE CT  
ROCKWALL, TX 75087

HALL JAMES L & LETA L  
668 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HAMMERLE STEPHEN H AND MARLENE C  
668 WOODLAND WAY  
ROCKWALL, TX 75087

KRENZIN MIKE & JOYCE  
669 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

MUCHMORE C AMANDA  
669 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HOBEICHE KHALIL JAD  
6703 GENSTAR LANE  
DALLAS, TX 75252

PJYK PROPERTIES LLC  
6708 EAGLE POINT COURT  
PLANO, TX 75024

OELKE PATRICK AND LESLIE  
671 DANIELLE CT  
ROCKWALL, TX 75087

SHEFFIELD STANLEY AARON  
671 STAFFORD CIR  
ROCKWALL, TX 75087

ROLLINS WILLIAM D & ELIZABETH  
671 TURTLE COVE BLVD  
ROCKWALL, TX 75087

EDGECOMB REVOCABLE LIVING TRUST  
MICHAEL DEAN EDGECOMB AND BETH ANN  
EDGECOMB- TRUSTEES  
671 WOODLAND WAY  
ROCKWALL, TX 75087

BOYD RITA  
672 CHANNEL RIDGE  
ROCKWALL, TX 75087

ELAM M MARK AND SHARON A ELAM  
REVOCABLE TRUST  
M MARK ELAM AND SHARON A ELAM- CO  
TRUSTEES  
672 DANIELLE COURT  
ROCKWALL, TX 75087

EDMONDS DAVID AND RHONDA  
672 WOODLAND WAY  
ROCKWALL, TX 75087

RESIDENT  
673 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

VAUGHN MARILYN  
673 TURTLE COVE BLVD  
ROCKWALL, TX 75087

ANDERSON PATRICK D  
675 DANIELLE CT  
ROCKWALL, TX 75087

ANDERSON TIFFANI & JONATHAN  
675 TURTLE COVE BLVD  
ROCKWALL, TX 75087

GITTER DANIEL  
675 WOODLAND WAY  
ROCKWALL, TX 75087

SPEYRER CINDY  
676 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

QIN BAIFANG & YELIN OU  
676 DANIELLE COURT  
ROCKWALL, TX 75087

CARTER CHRISTOPHER S AND SARAH W  
676 WOODLAND WAY  
ROCKWALL, TX 75087

GARFIELD BRADLEY AND MAILE  
677 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

NYNAS THOMAS & NICHOLE  
679 DANIELLE CT  
ROCKWALL, TX 75087

BEAKEY MARJORIE  
679 WOODLAND WAY  
ROCKWALL, TX 75087

MEINHARDT CAROL  
680 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

DAVID M TRAW AND PAMELA J TRAW FAMILY  
TRUST  
DAVID MILTON TRAW AND PAMELA JANE  
TRAW- TRUSTEES  
680 DANIELLE CT  
ROCKWALL, TX 75087

FUGATE VICTOR & MARY  
680 WOODLAND WAY  
ROCKWALL, TX 75087

MOONEY STEPHEN SCOTT AND SHAWNETTE  
681 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

BIG F LLC- SKY HIGH PROPERTIES SERIES  
6817 208TH ST SW #5532  
LYNNWOOD, WA 98046

STONE GRETCHEN & JUSTIN  
684 CHANNEL RIDGE DRIVE  
ROCKWALL, TX 75087

LILES MICHAEL R & JO ANN  
684 DANIELLE CT  
ROCKWALL, TX 75087

CASTANEDA DAVID  
684 WOODLAND WAY  
ROCKWALL, TX 75087

ADANG MERCY  
685 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

GARCIA LATONYA D  
688 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

THOMAS JOHN WAYNE & PAULA  
688 WOODLAND WAY  
ROCKWALL, TX 75087

WERNER MARK BEE & REBECCA  
689 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

DRIVER DENA &  
DANA DRIVER ROGERS  
6900 HAMMOND AVE  
DALLAS, TX 75223

RESIDENT  
692 CHANNEL RIDGE DR  
ROCKWALL, TX 75087

STURGEON GLEN ROBERT AND JOAN ELIZABETH  
693 CHANNEL RIDGE  
ROCKWALL, TX 75087

KING KENNETH C  
7 BEVIL PL  
TEXARKANA, TX 75503

RESIDENT  
700 TURTLE COVE BLVD  
ROCKWALL, TX 75087

STORMS STEWART M  
708 AGAPE CIRCLE  
ROCKWALL, TX 75087

BRYANT BRENT ALLEN  
710 S ALAMO RD  
ROCKWALL, TX 75087

RS XII DALLAS OWNER 1 LP  
C/O ROOFSTOCK  
717 N HARWOOD STREET SUITE 2800  
DALLAS, TX 75201

BRILEY MATTHEW J AND KASITY  
720 WILFORD WAY  
HEATH, TX 75032

BRILEY MATTHEW J AND KASITY  
720 WILFORD WAY  
HEATH, TX 75032

HADAWI LASENA MAREE & KEVIN FRANCIS  
723 TURTLE COVE BLVD  
ROCKWALL, TX 75087

WILHELM WILLIAM  
724 TURTLE COVE BLVD  
ROCKWALL, TX 75087

LEE BOBBY D  
726 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BURNSIDE JACK W AND SHERRY L  
727 TURTLE COVE BLVD  
ROCKWALL, TX 75087

OISTAD LEIF ERIK AND LINDA HAWKS  
728 TURTLE COVE BLVD  
ROCKWALL, TX 75087

NIXON ARTHUR T & VANESSA VALENTINE  
729 TURTLE COVE BLVD  
ROCKWALL, TX 75087

NIXON ARTHUR T & VANESSA VALENTINE  
729 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RODBERG JAMES A  
731 TURTLE COVE BLVD  
ROCKWALL, TX 75087

RODBERG JAMES A  
731 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HUBBINS STEPHEN J & JACQUELINE S  
733 TURTLE COVE BLVD  
ROCKWALL, TX 75087

DUNAVANT LINDA J  
734 TURTLE COVE BOULEVARD  
ROCKWALL, TX 75087

KOENEN JOHANNES J  
735 TURTLE COVE BLVD  
ROCKWALL, TX 75087

NAIK RAMESH B & GITA PALLI  
737 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SALAZAR LIVING TRUST  
VICTOR ANTHONY SALAZAR AND MICHELE  
EMILE SALAZAR- TRUSTEES  
738 TURTLE COVE BLVD  
ROCKWALL, TX 75087

SMITH RICKY D ETUX PATRICIA  
739 TURTLE COVE BLVD  
ROCKWALL, TX 75087

FERGUSON LAJUANA  
740 TURTLE COVE  
ROCKWALL, TX 75087

LOTT MARIANNA  
741 TURTLE COVE BLVD  
ROCKWALL, TX 75087

2021 R S WHITE REVOCABLE TRUST  
RUSSELL EUGENE WHITE AND STEPHANIE ANN  
WHITE- TRUSTEES  
743 TURTLE COVE BLVD  
ROCKWALL, TX 75087

BEATY CHRISTOPHER ADAM AND  
EILEEN MARIE MACNAUGHTON  
744 TURTLE COVE  
ROCKWALL, TX 75032

MANN BARRY  
745 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HARRIS CHRISTOPHER L  
747 TURTLE COVE BLVD  
ROCKWALL, TX 75087

STONE PAMELA  
748 TURTLE COVE BLVD  
ROCKWALL, TX 75087

HUGHES CHRISTOPHER &  
VICTORIA CLARKE-GARCIA  
749 TURTLE COVE BLVD  
ROCKWALL, TX 75087

TYRA KRISTY & DOUGLAS  
750 TURTLE COVE BLVD  
ROCKWALL, TX 75087



ALVAREZ FRANCISCO J & SOPHIA N  
751 TURTLE COVE BLVD  
ROCKWALL, TX 75087

JIMMIE G ATKINS LIVING TRUST  
JIMMIE G ATKINS AND LINDA T ATKINS-  
TRUSTEES  
8108 DOVER CIRCLE  
FORT SMITH, AR 72903

INGLIS PAULA J  
8313 WILLOW CIR  
TERRELL, TX 75160

NR SN TEXAS A LLC  
8390 E VIA DE VENTURA F-110 #303  
SCOTTSDALE, AZ 85258

REGNIER JANICE SUE  
8517 GLENMORE DR  
LAS VEGAS, NV 89134

ROCKWALL ALIGNED REI LP  
8637 FREDERICKSBURG RD SUITE 360  
SAN ANTONIO, TX 78240

MOORE SUSAN K  
901 LEXINGTON DR  
ROCKWALL, TX 75087

KNIGHT CAMERON R & JANEY K  
9032 COUNTY ROAD 2432  
TERRELL, TX 75160

STARBOARD LAKESIDE LLC  
906 W MCDERMOTT DR SUITE 116-271  
ALLEN, TX 75013

COURBIER YVES & JENNIFER  
907 LEXINGTON DR  
ROCKWALL, TX 75087

BAPAT ANJALI AND  
JARED MANLY  
911 LEXINGTON DRIVE  
ROCKWALL, TX 75087

PHOU LIDA  
915 LEXINGTON DR  
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC  
915 SUNSET HILL DRIVE  
ROCKWALL, TX 75087

LINANE MARK  
919 LEXINGTON DR  
ROCKWALL, TX 75087

GAY-SEVITS MORIAH E  
920 BRIAR OAK  
ROCKWALL, TX 75087

GOODSON LISA JO AND TOMMY LEONARD  
923 LEXINGTON DRIVE  
ROCKWALL, TX 75087

BISHOP MICHAEL F  
926 BRIAR OAK DR  
ROCKWALL, TX 75087

HAIR WILLIAM D & SHEILA  
926 LEXINGTON DR  
ROCKWALL, TX 75087

OGLE JONATHAN AND KAY-LEE M  
927 LEXINGTON DR  
ROCKWALL, TX 75087

JEFCOAT CANDACE  
930 BLUFFVIEW DR  
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY  
930 BRIAR OAKS DR  
ROCKWALL, TX 75087

CRADY DEBORAH ANN AND  
MARSHALL H DRENNAN III  
930 LEXINGTON DRIVE  
ROCKWALL, TX 75087

KEARNEY STEPHEN P & PATRICIA A  
931 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

YARMEY JESSICA  
931 LEXINGTON DRIVE  
ROCKWALL, TX 75087

SONDRA J RAMPY REVOCABLE TRUST  
SONDRA J RAMPY- TRUSTEE  
934 BLUFFVIEW DRIVE  
ROCKWALL, TX 75087

HAYNES JERI  
934 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

NONNEMACHER STEPHANIE GAYLE AND  
EXEQUIEL ALVAREZ  
934 LEXINGTON DRIVE  
ROCKWALL, TX 75087

RESIDENT  
935 LEXINGTON DR  
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER  
935 BRIAR OAK DR  
ROCKWALL, TX 75087

MORGAN STEEL LLC  
9360 PARKGATE DRIVE  
GERMANTOWN, TN 38139

MCKINNEY LEONARD L & MARLENE D  
938 BLUFFVIEW DR  
ROCKWALL, TX 75087

GARRISON KATHLEEN AND JOHN  
938 BRAIR OAKS DRIVE  
ROCKWALL, TX 75087

JONES SHAWN J & SORAIA SILVA RAIMUNDO  
938 LEXINGTON DRIVE  
ROCKWALL, TX 75087

MEEK SALLY C  
939 BRIAR OAK DR  
ROCKWALL, TX 75087

GOODMAN VERNON & JOYCE  
939 LEXINGTON DRIVE  
ROCKWALL, TX 75087

LEDOUX LYNN RUPE AND JAMES F  
942 BLUFFVIEW DRIVE  
ROCKWALL, TX 75087

HARRIS JOHN  
942 LEXINGTON DR  
ROCKWALL, TX 75087

PETKOSH PAUL  
943 BRIAR OAKS DR  
ROCKWALL, TX 75087

FREESE PAUL R  
943 LEXINGTON DR  
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST  
MAUREEN GREEN- TRUSTEE  
945 BREEZY HILL LANE  
ROCKWALL, TX 75087

HENDERSON GLEN I AND CRYSTAL LYNN  
946 BLUFFVIEW DR  
ROCKWALL, TX 75087

LUTZ DAVID  
946 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

QUICK RONALD L AND RUTH E  
946 LEXINGTON DR  
ROCKWALL, TX 75087

RESIDENT  
947 BRIAR OAKS DR  
ROCKWALL, TX 75087

2017 M L DEAN REVOCABLE TRUST  
947 LEXINGTON DRIVE  
ROCKWALL, TX 75087

FOGEL STANLEY LEONARD AND IRENE A  
950 BLUFFVIEW DRIVE  
ROCKWALL, TX 75087

SANDERS JOLINDA  
950 BRIAR OAKS DRIVE  
ROCKWALL, TX 75087

TEBEAU JOSEPH R & CAROLYN G  
950 LEXINGTON DR  
ROCKWALL, TX 75087

RESIDENT  
951 LEXINGTON DR  
ROCKWALL, TX 75087

CRUSETURNER DIANE  
951 BRIAR OAK DRIVE  
ROCKWALL, TX 75087

FIELDS TODD H AND NANCY E  
954 BRIAR OAKS DR  
ROCKWALL, TX 75087

LARISCY GEORGE AND MARY  
954 LEXINGTON DRIVE  
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A  
955 BRIAR OAK DR  
ROCKWALL, TX 75087

POLUNSKY BRENT AND  
APRIL WILSON  
955 LEXINGTON DR  
ROCKWALL, TX 75087

PYKE RONALD A & JANE L  
956 BLUFFVIEW DR  
ROCKWALL, TX 75087

WILLIAMS KYLIE J  
958 BRIAR OAK DR  
ROCKWALL, TX 75087

KELLUM CINDY  
959 LEXINGTON DRIVE  
ROCKWALL, TX 75087

JONES CHRISTOPHER SCOTT & TONYA BETH  
PIGULSKI  
9631 HILLDALE DR  
DALLAS, TX 75231

TAYLOR LIVING TRUST  
KEVIN ASHLEY TAYLOR AND ANNETTE  
ELIZABETH TAYLOR - CO-TRUSTE  
9918 LINCOLNSHIRE CT  
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO, SUITE 300  
CALABASAS, CA 91302

DAVIES ROBERT G  
P.O. BOX 50125  
JAX BEACH, FL 32240

CENTERS FOR PEACE AND MERCY, INC  
P.O. BOX 615  
ROCKWALL, TX 75087

LAKESIDE VILLAGE HOMEOWNERS  
P.O. BOX 650255  
DALLAS, TX 75265

DAIKER PARTNERS LTD  
PO BOX 1059  
ROCKWALL, TX 75087

BRANCH BANKING AND TRUST COMPANY  
ATTENTION TAX DEPT (FORSYTH COUNTY)  
PO BOX 167  
WINSTON SALEM, NC 27102

SJOERDSMA COURTNEY  
PO BOX 1778  
NORMANGEE, TX 77871

JENKA INC  
PO BOX 181807  
DALLAS, TX 75218

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

CLEMENTS BOB L  
PO BOX 1850  
MCKINNEY, TX 75070

MITCHELL JOHN P AND TAMRA R  
PO BOX 2253  
ROCKWALL, TX 75087

MITCHELL JOHN AND TAMRA  
PO BOX 2253  
ROCKWALL, TX 75087

HANFORD SARALYN M  
PO BOX 245  
ROCKWALL, TX 75087

MEMAR MASOUD OSTADHASSAN  
PO BOX 701332  
DALLAS, TX 75370

JAFRI SYED  
1706 IVY LANE  
CARROLLTON, TX 75007

# 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:

**Z2024-001: Amendment to PD-2**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 2 (PD-2) [Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], 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, February 13, 2024 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 20, 2024 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:

**Ryan Miller**  
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 Tuesday, February 20, 2024 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. Z2024-001: Amendment to PD-2**

Please place a check mark on the appropriate line below:

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

[Redacted area]

Name: [Redacted]

Address: [Redacted]

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

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)



January 22, 2024

TO: The Residents of the Lakeside Village and Turtle Cove Subdivisions

FROM: Ryan Miller, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-001; Amendment to Planned Development District 2 (PD-2)

Property Owners and/or Residents of the Lakeside Village and Turtle Cove Subdivisions,

The City of Rockwall has initiated an amendment to Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 2 (PD-2) -- *which currently regulates the Lakeside Village and Turtle Cove Subdivisions* -- consists of over 56 pages of regulations within 11 regulating ordinances, and over 50 development cases. The proposed amendment does not change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances, resolutions, and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and contractors looking to do work in these Subdivisions.

**WHY AM I GETTING THIS NOTICE?**

The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Lakeside Village or Turtle Cove Subdivisions or within 500-feet of their boundaries. The attached map is a visual representation of the subject property (*i.e. the Lakeside Village and Turtle Cove Subdivisions*) and the 500-foot notification buffer surrounding the zoning area.

**DOES THIS CHANGE MY PROPERTY'S ZONING?**

NO. The proposed amendment to Planned Development District 2 (PD-2) will not change your zoning or any development requirements associated with your property or any other properties located within the Lakeside Village or Turtle Cove Subdivisions. It will only make it easier to find the development requirements associated with property for property owners, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within these Subdivisions* -- will not be affected by the proposed zoning change.

**WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?**

The Planning and Zoning Commission will hold a **PUBLIC HEARING** on Tuesday, February 13, 2024 at 6:00 PM, and the City Council will hold a **Public Hearing** on Tuesday, February 20, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email [planning@rockwall.com](mailto:planning@rockwall.com).

Sincerely,

Ryan Miller, AICP  
Director of Planning and Zoning

Case No. Z2024-001: Amendment to PD-2

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.

*More efficient for all parties involved with the ordinances.*

Name:

*Bennie Daniels*

Address:

*3308 Augusta Blvd., Rockwall, TX 75087*

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

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

Case No. Z2024-001: Amendment to PD-2

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.

This is a very small community, but the traffic that surrounds it is already too too much.

Name:

Chanelene R. Shides

Address:

3813 Mediterranean

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).

Z2024-001

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

I am in favor of the request.

I am in opposition to the request.

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

## Respondent Information

Please provide your information.

## First Name \*

Kevin

Last Name \*

Hadawi

Address \*

723 Turtle Cove Blvd

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

Case No. Z2024-001: Amendment to PD-2

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.

Makes things easier. Doesn't change property zoning

Name:

Linda Selman

Address:

3612 HILLTOP CIRCLE, ROCKWALL TX 75087

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

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

Case No. Z2024-001: Amendment to PD-2

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: Scott Pate

Address: 1909 Tahoe Drive, Rockwall, TX 75087

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

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

Case No. Z2024-001: Amendment to PD-2

Please place a check mark on the appropriate line below:

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

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

*It makes sense*

Name: Stephen H. Hammerle + Marlene C. Hammerle  
Address: 668 Woodland Way

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).

Z2024-001

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

I am in favor of the request.

I am in opposition to the request.

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

## Respondent Information

Please provide your information.

## First Name \*

Laurie

Last Name \*

Hurtt

Address \*

3315 Lakeside Drive

City \*

Rockwall

State \*

Texas

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: .....

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PLANNED DEVELOPMENT DISTRICT - 2 - Yacht Club, Marina, Cabana Club and Beach, Lodge Tower, Apartments, Shopping Village, Golf Course, Pro Shop and Health Club, Apartments, Nursery, Townhouses, Villas, Recreation Area, Lodges and Tennis Courts (Symbol designation PD-2-Multiple Uses).

Planned Development District permitting uses for a yacht club, marina, cabana club, lodge tower, multiple family apartments, shopping village, golf course, pro shop and health club, nursery, townhouses, villas, recreation areas, lodges and tennis courts, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreation areas and service areas appropriate to the location and function of the development, and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site.

The property shall be developed in accordance with the site plan attached to and made a part of this ordinance, and such proposed use and development shall not be substantially different from said site plan, without first, after public hearings, obtaining approval from the City Planning and Zoning Commission and City Council.

The density, coverage, height, park and offstreet loading standards shall be as set forth on the site plan. The requisite site plan attached hereto shall govern the development, provided, however, that such development may be in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered and maintained according to said site plan.

ORDINANCE NO. 73-33

An Ordinance amending the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council by permitting the property described in Exhibit A to this Ordinance to be used under Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center; That Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center shall be granted with reference to the property described in Exhibit A, subject, however, to the special conditions hereinafter more fully expressed; Providing for a fine of not more than Two Hundred Dollars (\$200.00) for each violation hereof; Providing for a Severability Clause; and Providing an effective date.

WHEREAS, the City Plan Commission of the City of Rockwall and the Governing Body of the City of Rockwall in compliance with the Charter of the City of Rockwall and the State Law with reference to the granting of Planned Development Districts under the Zoning Ordinance Regulations, have given the requisite notices by publication and otherwise and after holding due hearings and affording a full and fair hearing to all the property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvement of the property described in Exhibit A, the Governing Body of the City of Rockwall is of the opinion that said Planned Development District should be granted, subject to the conditions set out herein;

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL:

SECTION 1. That the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council be, and they are hereby amended insofar as they apply to the property described in Exhibit A which shall be used under Planned Development District No. \_\_\_\_\_ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center.

SECTION 2. That this Planned Development District No. \_\_\_\_\_ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center with reference to the property described in Exhibit A is approved and granted upon the following express conditions, and adopted as part of the City of Rockwall Zoning Ordinances:

(1) DEVELOPMENT PLAN: There is attached to and made a part of this ordinance a Development Plan composed of one (1) plat for development titled Lakeside Village Phase VI. All development shall be in general conformance with the attached development plat.

(2) DEVELOPMENT SCHEDULE: All development within this Planned Development District shall be in phases in accordance with the plat.

(3) SUBDIVISION PLAT: The above described plat shall constitute the subdivision plat for the portion of Lakeside Village represented and for this Planned Development District upon filing for record with the County Clerk, Rockwall County, Texas.

(4) USES: Uses of property in this Planned Development District No. \_\_\_\_\_ shall be consistent with the Declaration of Covenants, Conditions and Restrictions of Lakeside Village approved by the City Council and filed of record in Vol. 99, Pg. 130, Deed Records, Rockwall County, Texas, and the plat described above.

(5) BUILDING LOCATION AND SPACING: The location and spacing of all main and accessory buildings, the distance between buildings, between buildings and property lines, street lines, alley lines, right-of-way for vehicular access, and easements, shall be consistent with the plat. The dimensions for and arrangement of off-street parking spaces and vehicular access to dwelling units shall be as indicated on the plat.

(6) MAXIMUM HEIGHT: The maximum height of all buildings shall not exceed three stories.

(7) LOT WIDTH: The minimum lot width shall be as shown on the plat.

(8) LOT DEPTH: The minimum lot depth shall be as shown on the plat.

(9) DENSITY: Maximum density of dwelling units permitted shall be one per lot on the lots described in the plat.

(10) OFF-STREET PARKING: All off-street parking shall be located as shown on the plat.

(11) LOT LOCATION AND SPACING: The location and spacing of all lots shall be as shown on the plat.

(12) SIGNS: Pole signs shall be permitted in this Planned Development District, which shall have a maximum height of 30 feet, and shall be set back from all property lines a minimum distance of 15 feet. All other signs in the area of residential lots shall comply with requirements of the City of Rockwall Zoning Ordinances. No advertising signs shall be permitted in the Planned Development District except in the area of any shopping center or shopping units. Except in shopping areas, wall signs shall be for building identification only and ground signs shall be for community information, building identification, or directions only. No signs of a revolving, flashing, or intermittently lighted type shall be permitted in this Planned Development District except in a shopping area.

(13) ACCESS: Vehicular access to the area within this Planned Development District shall be located as shown on the approved plat.

(14) LANDSCAPING: Landscaping of all common areas within the development shall be the responsibility of the Homeowners Association.

(15) BUILDING EXTERIOR: All exterior walls of buildings shall be consistent with the Declaration of Covenants, Conditions and Restrictions.

(16) OPEN SPACE: Required open space may contain the ordinary facilities provided in a public park or playground and shall be located as shown on the development plat.

(17) DEDICATIONS: Easements for public utilities shall be as shown in the plat. No public dedication of streets, drives or other property shall be required except as shown in the plat.

(18) PAVING: All driveways, entrances, parking areas, and all streets shall be paved in an adequate manner consistent with common practice in the City of Rockwall. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary until such time as such improvements are conveyed to the Homeowners Association, from which time the Homeowners Association shall bear the total cost and maintenance of all such improvements.

(19) UTILITIES AND DRAINAGE: All on-site utilities shall be underground and all requirements of departments of the City of Rockwall regarding utilities and drainage structures shall be met. Each single family dwelling shall have separate utilities.

(20) LIGHTING: No light poles in residential areas shall exceed 30 feet in height.

(21) REFUSE CONTAINMENT: All containers for litter and refuse shall be visually screened by planted or masonry screens on all sides except a side adjacent to an alley or easement used for garbage pickup.

(22) HOMEOWNERS ASSOCIATION REQUIRED: In connection with the property to be designated as common areas in the developments, proper evidence showing the execution and filing of deeds conveying such common areas to the Homeowners Association shall be submitted to the City Plan Commission prior to the completion of the development. The structure of such association shall be consistent with the Bylaws and Declaration of Covenants, Conditions and Restrictions approved by the City Council on the 7th day of September, 1971, and filed with the City Secretary. Such deeds and the deeds to individual property owners in the development shall provide for the following:

(A) MAINTENANCE RESPONSIBILITY: The property owner or owners of the development shall be responsible for the development and maintenance of all common facilities and easements except easements dedicated to a municipal, county, or state authority.

1. Each owner of property within the Development shall be a member of the Homeowners Association and shall have rights to the use of all common facilities and easements within the common areas and facilities of the Development.

2. The Homeowners Association shall be responsible for the operation and continuing maintenance of all common facilities and easements with the exception of easements dedicated to a municipal, county, or state authority.

3. Continuous maintenance of these areas of responsibility shall be financed by assessments levied against each property owner within the Development; such assessments shall be of sufficient amounts to insure adequate maintenance.

(B) That such deeds shall constitute a covenants binding on each property owner within this described area, their heirs or successors in title, and shall run with the land.

(23) FIRE LANES: Fire lanes shall be provided in accordance with the requirements of the Fire Department.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in a manner consistent with standard City of Rockwall specifications adopted for such purpose.

SECTION 4. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the penalties provided for herein.

SECTION 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

(19) UTILITIES AND DRAINAGE: All on-site utilities shall be underground and all requirements of departments of the City of Rockwall regarding utilities and drainage structures shall be met. Each single family dwelling shall have separate utilities.

(20) LIGHTING: No light poles in residential areas shall exceed 30 feet in height.

(21) REFUSE CONTAINMENT: All containers for litter and refuse shall be visually screened by planted or masonry screens on all sides except a side adjacent to an alley or easement used for garbage pickup.

(22) HOMEOWNERS ASSOCIATION REQUIRED: In connection with the property to be designated as common areas in the developments, proper evidence showing the execution and filing of deeds conveying such common areas to the Homeowners Association shall be submitted to the City Plan Commission prior to the completion of the development. The structure of such association shall be consistent with the Bylaws and Declaration of Covenants, Conditions and Restrictions approved by the City Council on the 7th day of September, 1971, and filed with the City Secretary. Such deeds and the deeds to individual property owners in the development shall provide for the following:

(A) MAINTENANCE RESPONSIBILITY: The property owner or owners of the development shall be responsible for the development and maintenance of all common facilities and easements except easements dedicated to a municipal, county, or state authority.

1. Each owner of property within the Development shall be a member of the Homeowners Association and shall have rights to the use of all common facilities and easements within the common areas and facilities of the Development.

2. The Homeowners Association shall be responsible for the operation and continuing maintenance of all common facilities and easements with the exception of easements dedicated to a municipal, county, or state authority.

3. Continuous maintenance of these areas of responsibility shall be financed by assessments levied against each property owner within the Development; such assessments shall be of sufficient amounts to insure adequate maintenance.

(B) That such deeds shall constitute a covenants binding on each property owner within this described area, their heirs or successors in title, and shall run with the land.

(23) FIRE LANES: Fire lanes shall be provided in accordance with the requirements of the Fire Department.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in a manner consistent with standard City of Rockwall specifications adopted for such purpose.

SECTION 4. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the penalties provided for herein.

SECTION 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

SECTION 6. PENALTY CLAUSE: Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction in Municipal Court shall be subject to a fine not to exceed Two Hundred (\$200.00) Dollars for each offense and each and every day any violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. WHEREAS, it appears that the subject property of this Ordinance is to be used under Planned Development District No. \_\_\_\_\_ for single family dwellings, multiple family dwellings, neighborhood services uses, office or shopping center uses, and private community center, and this Ordinance shall take effect immediately from and after its passage, in accordance with the provisions of the Charter of the City of Rockwall and it is accordingly so ordained.

APPROVED AS TO FORM:

City Attorney

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Passed on the 4th day of September,  
1973.

*Vary L. Myers*  
Mayor

ATTEST:

*Ramona Williams*  
City Secretary

EXHIBIT A

ING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

HENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

HENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

HENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

HENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

HENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

HENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

HENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

HENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

HENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

HENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

HENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

HENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

HENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

HENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

HENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

HENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

HENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

HENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

HENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

HENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

HENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

HENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

HENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

HENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

HENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

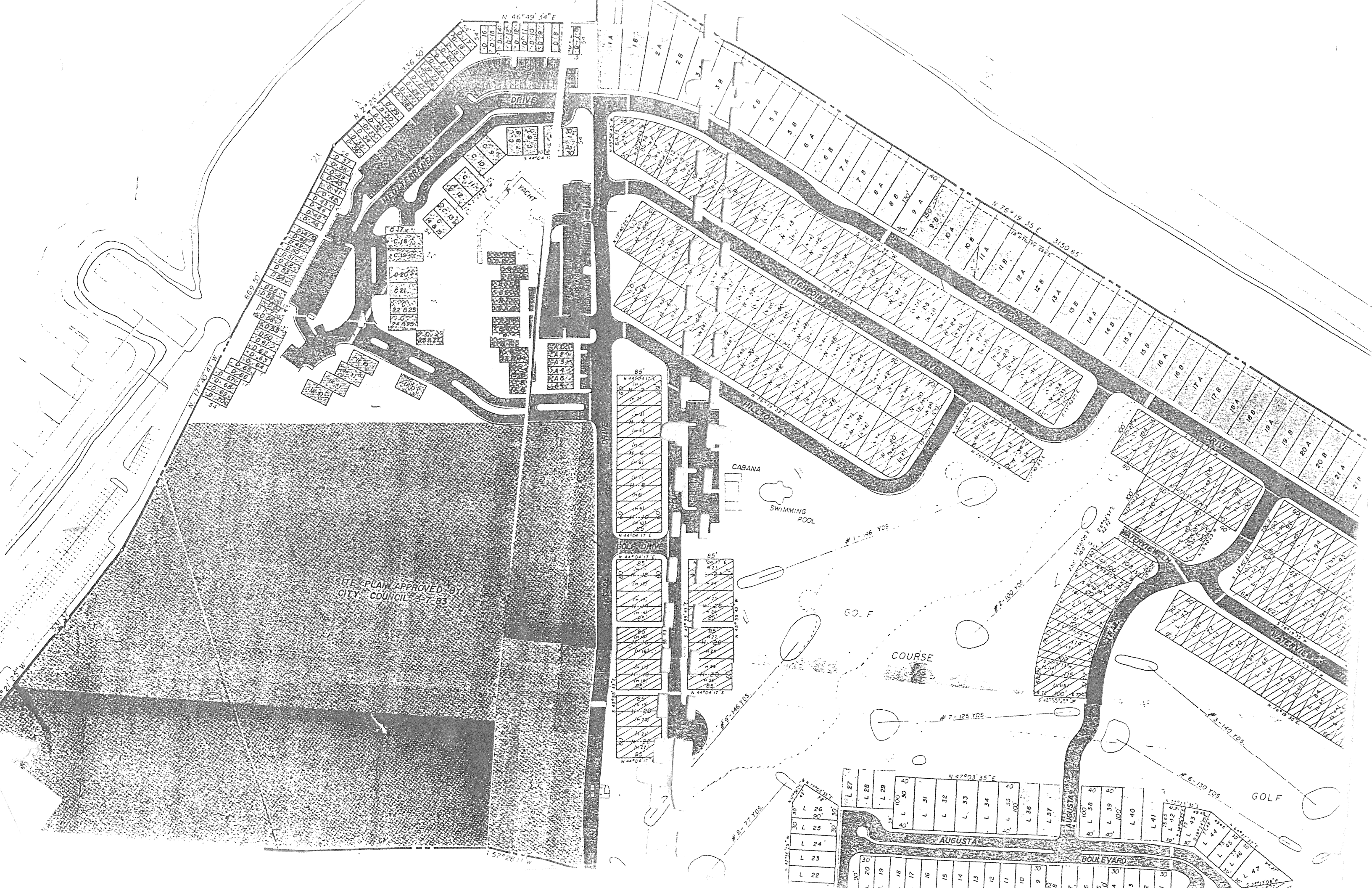
HENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

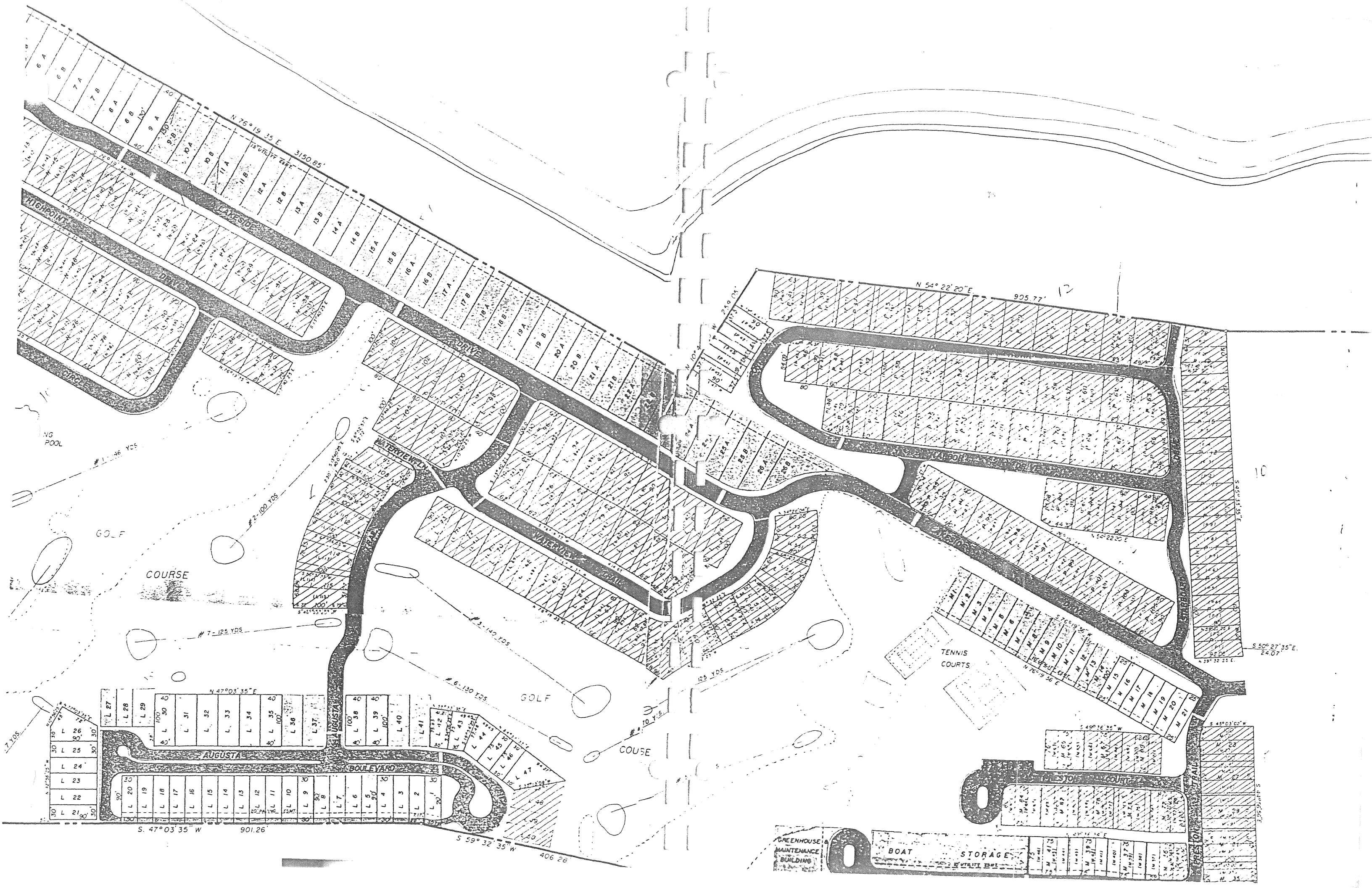
HENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land.

EXHIBIT A









N 75° 19' 35" E 3150.85'

HIGHPOINT

POOL

GOLF COURSE

WATERVIEW DRIVE

L 1, L 2, L 3, L 4, L 5, L 6, L 7, L 8, L 9, L 10, L 11, L 12, L 13, L 14, L 15, L 16, L 17, L 18, L 19, L 20, L 21, L 22, L 23, L 24, L 25, L 26, L 27, L 28, L 29, L 30, L 31, L 32, L 33, L 34, L 35, L 36, L 37, L 38, L 39, L 40, L 41, L 42, L 43, L 44, L 45, L 46, L 47

AUGUSTA BOULEVARD

WATERVIEW DRIVE

TENNIS COURTS

BOAT STORAGE

GREENHOUSE MAINTENANCE BUILDING

S 47° 03' 35" W 901.26'

S 59° 32' 35" W 406.28'

N 47° 03' 35" E

N 54° 22' 20" E 905.77'

S 50° 27' 35" E 24.07'

S 45° 03' 00" W

ORDINANCE NO. 80-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED SITE PLAN OF PD-2 PLANNED DEVELOPMENT DISTRICT NUMBER 2 TO PERMIT USE OF THE FOLLOWING DESCRIBED PROPERTY FOR A CABLE TELEVISION MONITORING STATION, SUCH TRACT BEING DESCRIBED AS FOLLOWS:

Being a tract of land situated in the William Blevins Survey, Abstract No. 9, Rockwall County, Texas, and being a part of Lakeside Village Phase 2, an addition to the City of Rockwall as recorded in Volume 3, Page 4, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point at the South corner of Lot M-62 and on the Northwesterly line of the M.K.&T. Railroad;  
THENCE: South 49 deg. 36' 35" West a distance of 100.00 feet along said line of the M.K.&T. Railroad to a point for a corner;  
THENCE: North 40 deg. 20' 25" West a distance of 40 feet to a point for a corner;  
THENCE: North 49 deg. 36' 35" East a distance of 100 feet to a point for a corner on the Southwest line of M-61;  
THENCE: South 40 deg. 20' 25" East a distance of 40 feet with said Southwest line of M-61 and M-62 to the Point of Beginning and Containing 4,000 square feet of Land.

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby, amended by amending the approved site plan for "PD-2" Planned Development District Number 2 to permit the use of the following described tract for a cable television monitoring station, said tract being described as follows:

Being a tract of land situated in the William Blevins Survey, Abstract No. 9, Rockwall County, Texas, and being a part of Lakeside Village Phase 2, an addition to the City of Rockwall as recorded in Volume 3, Page 4, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point at the South corner of Lot M-62 and on the Northwesterly line of the M.K.&T. Railroad;  
THENCE: South 49 deg. 36' 35" West a distance of 100.00 feet along said line of the M.K.&T. Railroad to a point for a corner;  
THENCE: North 40 deg. 20' 25" West a distance of 40 feet to a point for a corner;  
THENCE: North 49 deg. 36' 35" East a distance of 100 feet to a point for a corner on the Southwest line of M-61;  
THENCE: South 40 deg. 20' 25" East a distance of 40 feet with said Southwest line of M-61 and M-62 to the Point of Beginning and Containing 4,000 square feet of Land.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, and as amended hereby, provided that the amendment of the approved site plan for Planned Development District Number 2 shall affect only the property described herein and said property shall be limited to use for a cable television monitoring station only, subject to the following special conditions:

(a) Prior to the issuance of any building permit for the construction or installation of a cable television monitoring station on the tract of land described herein, a revised site plan for such area shall be filed with and included as Exhibit "A" and made a part of this ordinance for all purposes.

(b) No customer service or sales may be conducted on the tract described herein by any person, whether it be by a licensee or other person operating the cable television monitoring station.


(c) The tower or antenna or any other appurtenance used in connection with the operation of a cable television monitoring station to be placed on the tract described herein shall not exceed a maximum height of fifteen feet (15').

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
ON THE 8th DAY OF SEPTEMBER, 1980.

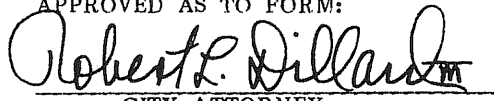
APPROVED:

  
MAYOR

ATTEST:

  
CITY SECRETARY

APPROVED AS TO FORM:

  
CITY ATTORNEY

ORDINANCE NO. 84-53

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE NO. 83-23 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED DEVELOPMENT PLAN AND AREA REQUIREMENTS FOR PHASES I, II, III AND IV PD-2 LAKESIDE VILLAGE; ATTACHING THE APPROVED DEVELOPMENT PLAN AS EXHIBIT "A"; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended, provided that the amendment of the approved development plan for Phases I, II, III, and IV of Planned Development No. 2 shall affect only the property shown thereon and said property shall be limited to the uses, area, setback and other requirements set forth thereon and in this ordinance subject to the following conditions:

- (a) That the development plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Phases I, II, III, and IV of PD No. 2 and any and all such development shall be in strict accordance with such development plan.
- (b) That the area requirements attached hereto as Exhibit "B" and made a part hereof shall apply to all development of Phases I, II, III, and IV of PD No. 2 and any and all such development shall be in strict conformance with such area requirements.



(c) No substantial change in development of Lakeside Village Phases I, II, III, or IV shall be permitted except after obtaining approval of the change of such development through amendment of this development plan or other changes in the Comprehensive Zoning Ordinance applicable to PD No. 2 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 2. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

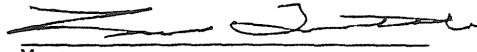
SECTION 3. If any section subsection, sentence, phrase, word, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance if for any reason is judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the the provisions of this ordinance are declared to be severable.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED THIS 5th day of November, 1984,

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

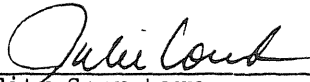
  
\_\_\_\_\_  
City Secretary

EXHIBIT "B"

LAKESIDE VILLAGE PHASES I, II, III, IV

AREA REQUIREMENTS

There shall be three type of designations in the development: Single Family Detached (SFD), Single Family Attached (SFA), and Townhouse (TH).

1. Maximum number of single family dwellings per lot - SFD - 1  
SFA - 1  
TH - 1
2. Minimum lot area - SFD - 2,700 square feet  
SFA - 2,700 square feet  
TH - 750 square feet
3. Minimum square footage per dwelling unit - SFD - 1,200 square feet  
SFA - 1,200 square feet  
TH - 800 square feet
4. Minimum frontage on street - SFD - 15 feet  
SFA - 15 feet  
TH - Not applicable
5. Minimum lot depth - SFD - 70 feet  
SFA - 70 feet  
TH - 50 feet
6. Minimum depth of front setback -
  - a) Front Entry Garage - SFD - 20 feet  
SFA - 20 feet  
TH - Not applicable
  - b) Rear or Side Entry Garage - SFD - 10 feet  
SFA - 10 feet  
TH - Not applicable
7. Minimum width of side setback -
  - a) Abutting Structures separated by a fire retardant wall - SFD - N/A  
SFA - 0 ft  
TH - 0 Ft
  - b) Internal lot - SFD - 5 feet  
SFA - 5 feet  
TH - 5 ft.
  - c) Zero lot line abutting adjacent side yard - SFD - 0 feet  
SFA - 0 feet  
TH - 0 feet
  - d) Side yard setback abutting street -  
SFA - Lots with widths of less than 30 feet - 0 feet  
Lots with widths of at least 30 feet - 10 feet  
TH - Lots with widths of less than 30 feet - 0 feet  
Lots with widths of at least 30 feet - 10 feet  
SFD - 10 ft.

Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.

Where one or more lots have been combined to establish new property lines, all references to the side lot line shall refer to the new property line.

8. Minimum rear setback - SFD - 7½ feet  
SFA - Lots L1 - L20 - 20 feet  
All other lots - 7½ feet  
TH - 7½ feet
9. Minimum separation between attached buildings -  
SFD - Not applicable  
SFA - Every 250 feet there shall be a minimum of 10 feet between buildings  
TH - Every 250 feet there shall be a minimum of 10 feet between buildings
10. Maximum number of attached units -  
SFD - Not applicable  
SFA - 12 units up to a maximum of 250 feet  
TH - 12 units up to a maximum of 250 feet
11. Maximum height of structures - SFD - 42 feet  
SFA - 42 feet  
TH - 42 feet
12. Minimum number of off-street parking spaces - SFD - 2 spaces  
SFA - 2 spaces  
TH - 2 spaces

An enclosed garage shall not be considered in meeting the off-street parking requirements.

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND APPROVE A DEVELOPMENT PLAN FOR PD-2: TURTLE COVE, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to approve a zoning change and development plan for "PD" Planned Development District Number 2: Turtle Cove on the property specifically described in Exhibit "A".

SECTION 2. That Planned Development District Number 2: Turtle Cove shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 2: Turtle Cove to the above described tract of land is subject to the following special conditions:

- A. Prior to the issuance of any building permit in Planned Development District No. 2: Turtle Cove, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 2: Turtle Cove shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development Number 2: Turtle Cove shall be regulated by the requirements listed in Exhibit "C".

SECTION 3. 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 ONE THOUSAND DOLLARS (\$1,000) for

each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 4. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

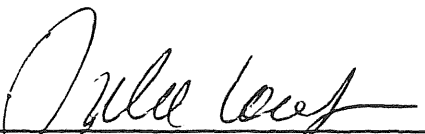
SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18th day of March, 1985.

ATTEST:

APPROVED:

  
\_\_\_\_\_  
City Secretary

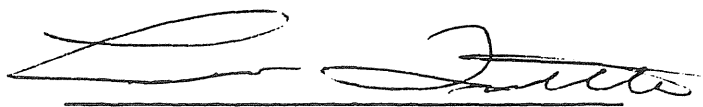
  
\_\_\_\_\_  
Mayor

EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

THENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

THENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

THENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

THENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

THENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

THENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

THENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

THENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

THENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

THENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

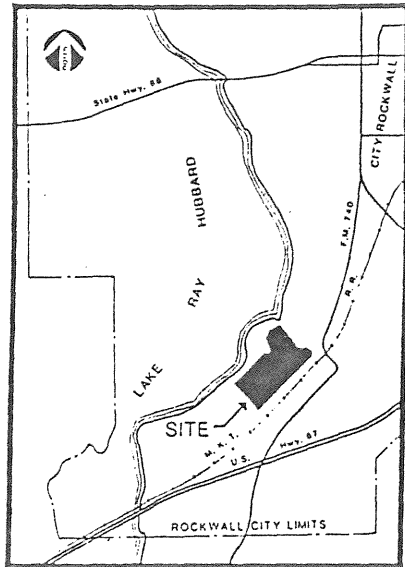
THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

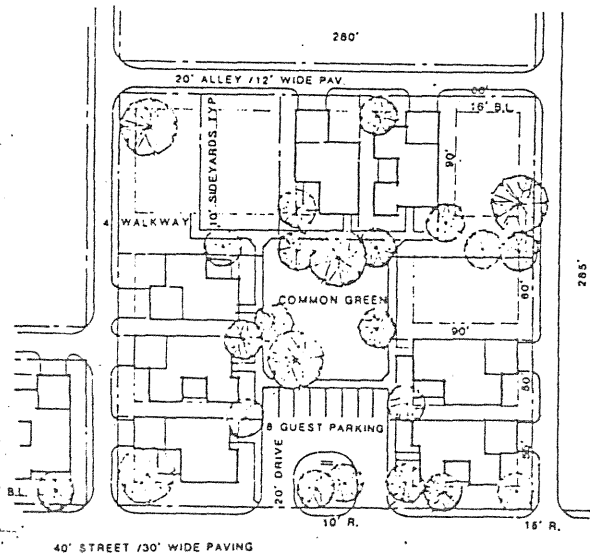
THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land





LOCATION MAP

LAKESIDE DRIVE TO BE AN OPEN STREET OR EMERGENCY ACCESS PER DECISIONS OF HOMEOWNERS ASSOCIATIONS



PATIO HOME CLUSTER LAYOUT  
4,500 S.F. MINIMUM LOT SIZE

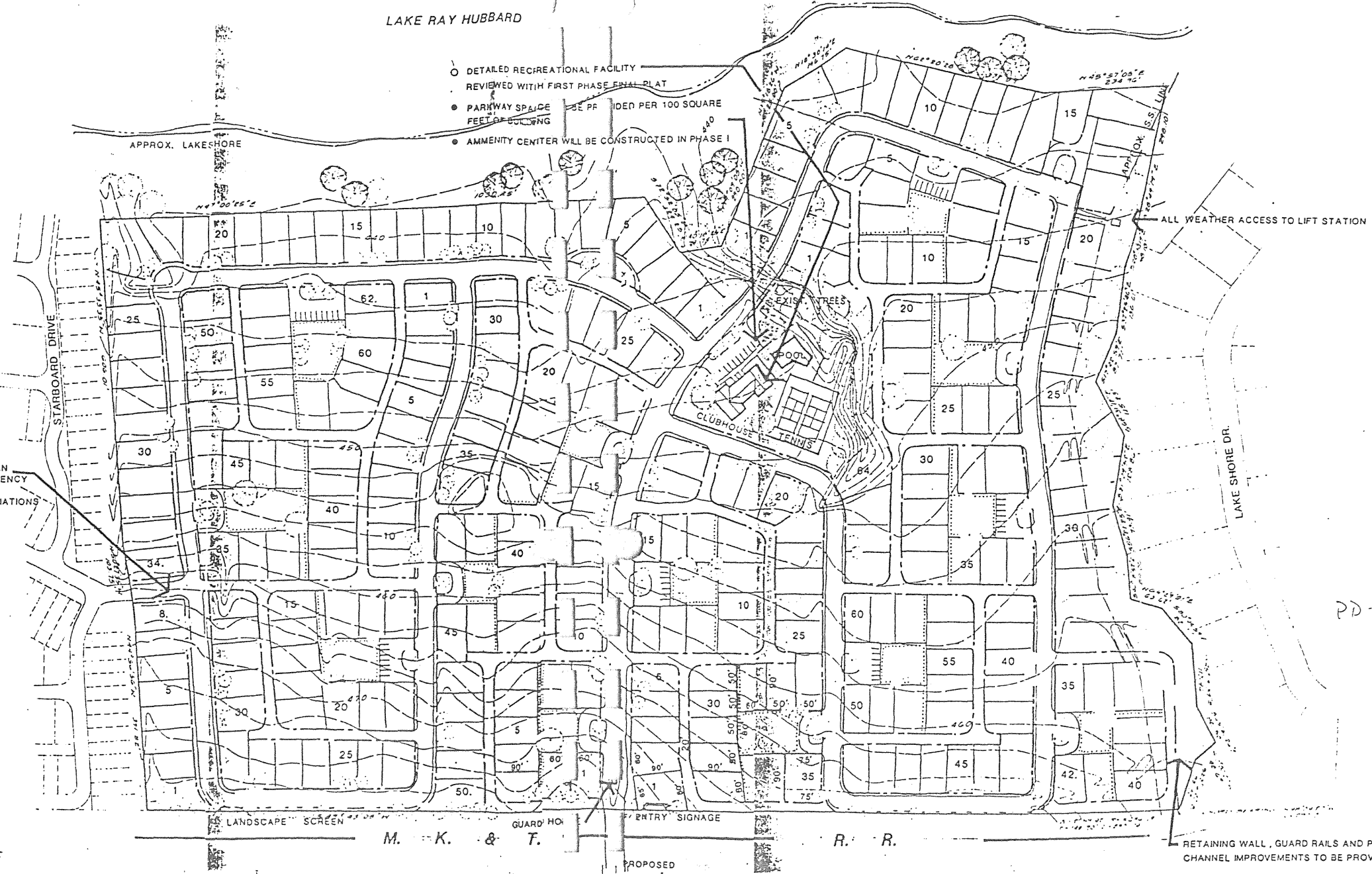
GENERAL NOTES

- RESTRICT PARKING TO ONE SIDE OF STREET WHERE REAR ENTRY HOUSES FACE EACH OTHER
- REQUIRE GARAGES TO HAVE GARAGE DOOR OPENERS BY COVENANT
- ALL OPEN SPACE AND COMMON AREAS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION
- ALL FRONT ENTRY LOTS WILL HAVE A 20' BLDG. SET BACK AND REQUIRE PAVED PARKING FOR TWO CARS OUTSIDE THE GARAGE
- MAXIMUM HEIGHT OF 2 STORIES AND 28 FEET
- MINIMUM 75% MASONRY FACADES
- SPRINKLER SYSTEMS IN COMMON AREAS AND YARDS
- PHASES DEFINED WITH FIRST FINAL PLAT

219 50'x90' REAR ENTRY CLUSTER LOTS  
& 76 50'x100' FRONT ENTRY LOTS  
WITH 6.4 ACRE COMMON GREEN OPEN SPACES  
& 61 GUEST PARKING SPACES.

PRELIMINARY DEVELOPMENT PLAN  
**TURTLE COVE**  
Rockwall, Texas

A CLUSTER PATIO HOME DEVELOPMENT  
BY SHEFFIELD DEVELOPMENT COMPANY



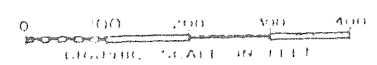
- DETAILED RECREATIONAL FACILITY REVIEWED WITH FIRST PHASE FINAL PLAT
- PARKWAY SPACE TO BE PROVIDED PER 100 SQUARE FEET OF BUILDING
- AMMENITY CENTER WILL BE CONSTRUCTED IN PHASE I

RETAINING WALL, GUARD RAILS AND POST CHANNEL IMPROVEMENTS TO BE PROVIDED

PD-2

PD-2

CARTER & BURGESS, INC.  
ENGINEERS - PLANNERS



*3rd approved*

# EXISTING TURTLE COVE

## EXHIBIT C

Allowed Uses: Single Family detached patio homes  
Recreation facilities  
Guardhouse

Area Requirements: Number of lots  
Rear entry-----219  
Front entry----- 76  
Minimum lot area-----4,500 sq. ft.  
Maximum units per lot-----1  
Minimum sq. ft. per unit-----1,400 sq. ft.  
Minimum lot width  
Rear entry-----50 ft.  
Front entry-----50 ft.  
Minimum lot depth  
Rear entry-----90 ft.  
Front entry-----100 ft.  
Minimum front setback  
Rear entry-----10 ft.  
Front entry-----20 ft.  
Minimum rear setback-----10 ft.  
Minimum side setback-----0 ft. & 10 ft.  
Adjoining street-----15 ft.  
Minimum length rear drive-----18 ft.  
Minimum width rear drive-----18 ft.  
Maximum density-----5.5 units/acre  
Maximum height-----2 stories, 28 ft.  
Off street parking in  
addition to garage  
Houses-----2 per unit  
Cluster areas-----62  
Recreation complex-----1/100 sq. ft.  
floor area  
Minimum Masonry facade-----75%

### Other Requirements:

1. All streets privately maintained by the developer and homeowners' association.
2. Stack spaces for two automobiles provided between the guard gate and the MKT Railroad.
3. Lakeside Drive open street or emergency access as decided by the homeowners' associations.
4. Parking restricted to one side of street where rear entry houses face each other.
5. Garage door openers required by covenant.

Exhibit "C" Continued

6. Retaining wall and guard rail provided along northeast alley.
7. All-weather access to lift station.
8. Open space and take line property maintained by homeowners' association.
9. Sprinkler system in common areas and yards.
10. Detailed recreation facility plan with parking reviewed with first phase final plat.
11. Phasing to follow Exhibit "D".
12. No additional drainage onto Lake Ridge Park.
13. All lots above flood level.

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE; PROVIDING FOR A PRIVATE CLUB AS AN ACCESSORY TO A GENERAL RESTAURANT ON THE TRACT MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to approve a change in the preliminary plan for "PD-2" Planned Development District No. 2 to provide for a private club as an accessory to a general restaurant on the tract of land as described in Exhibit "A".

Section 2. That the granting of the change in the preliminary plan "PD-2" Lakeside Village for a private club shall be subject to the following conditions:

The private club shall meet all conditions for the issuance of private club permits set out by the City Council in Ordinance No. 85-2 and any future regulatory ordinances.

Section 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 4. That the tract of land described as Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.


Section 5. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

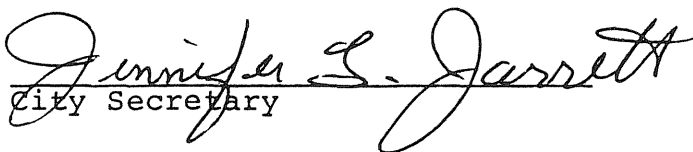
Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 21st day of April, 1986.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

1st reading 4/14/86

2nd reading 4/21/86

EXHIBIT "A"

LAKESIDE VILLAGE PROPERTY DESCRIPTION

Beginning at a concrete monument stamped X7-6, said monument being the most northerly corner of a 27.72 acre tract of land remaining after a 41.0 acre conveyance to the City of Dallas from said tract;

Thence: south 45°55'43" east a distance of 709.0 ft. to an iron pin for a corner;

Thence: south 43°56'35" west a distance of 820.81 ft. to an iron pin for a corner set on the takeline of Lake Ray Hubbard;

Thence: following said takeline north 17°40'41" west a distance of 569.5 ft. to a concrete monument stamped X7-4 north 2°25'44" east a distance of 336.5 ft. to a monument stamped X7-5 and north 46°49'34" east a distance of 300.13 ft. to the Place of Beginning and containing 10.0 acres of land, but expressly excluding all land within the boundaries of any and all platted lots contained in the above described property.

ORDINANCE NO. 92-8

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 85-16 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, TURTLE COVE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DCT Investment Corp., has requested consideration of an amendment to a portion of PD-2 known as Turtle Cove, further described herein, to amend certain area requirements and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 85-16 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the approved Exhibit "C" attached to Ordinance 85-16 to amend the Minimum side setback requirements to read as follows for "PD-2" Planned Development District No. 2, Turtle Cove, further described on the attached Exhibit "A", which is made a part hereof.

EXHIBIT C

Minimum Side Setback \_\_\_\_\_ "10% of lot width"  
Adjoining street \_\_\_\_\_ 15 ft.

All area requirements not specifically listed herein shall comply with the requirements set forth on Exhibit "C" attached to Ordinance 85-16, or, if not listed under Ordinance 85-16, as set forth in the corresponding standard zoning classification for such use.

Section 2. All development of property covered by Planned Development District No. 2, Turtle Cove, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. 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.

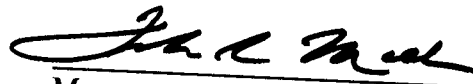
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

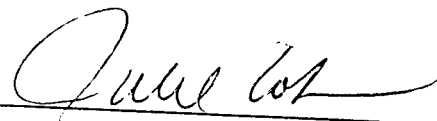
Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 6th day of April, 1991.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

By:   
\_\_\_\_\_

1st reading March 16, 1992  
2nd reading April 6, 1992



EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

THENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

THENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

THENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

THENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

THENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

THENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

THENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

THENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

THENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

THENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a center angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land

ORDINANCE NO. 92-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-53 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lakeside Village Homeowners Association has requested consideration of an amendment to a portion of PD-2 known as Phases 1, 2, 3, and 4 of Lakeside Village to amend certain area requirements and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-53 of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 84-53 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the approved Exhibit "B" attached to Ordinance 84-53 to amend the minimum square footage per dwelling unit requirements, and rear setback requirements on certain lots to read as follows for "PD-2" Planned Development District No. 2, Lakeside Village, further described as all of Phases 1, 2, 3, and 4 of Lakeside Village filed of record as additions to the City of Rockwall. (Added language shown in bold.)

EXHIBIT B

1. Minimum square footage per dwelling unit, excluding garage -

**SFD - 1800 square feet**  
**SFA - 1800 square feet**  
**TH - 1200 square feet"**

8. Minimum Rear Setback -

SFD - 7 1/2 feet

SFA - Lots L1 - L20 - 20 feet

All other lots - 7 1/2 feet

TH - "Lots D63-D70, and Lots F1-F5 - 0 feet

All other lots" - 7 1/2 feet

Section 2. All development of property covered by Planned Development District No. 2, Lakeside Village, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 17th day of August, 1992.

APPROVED:



Mayor

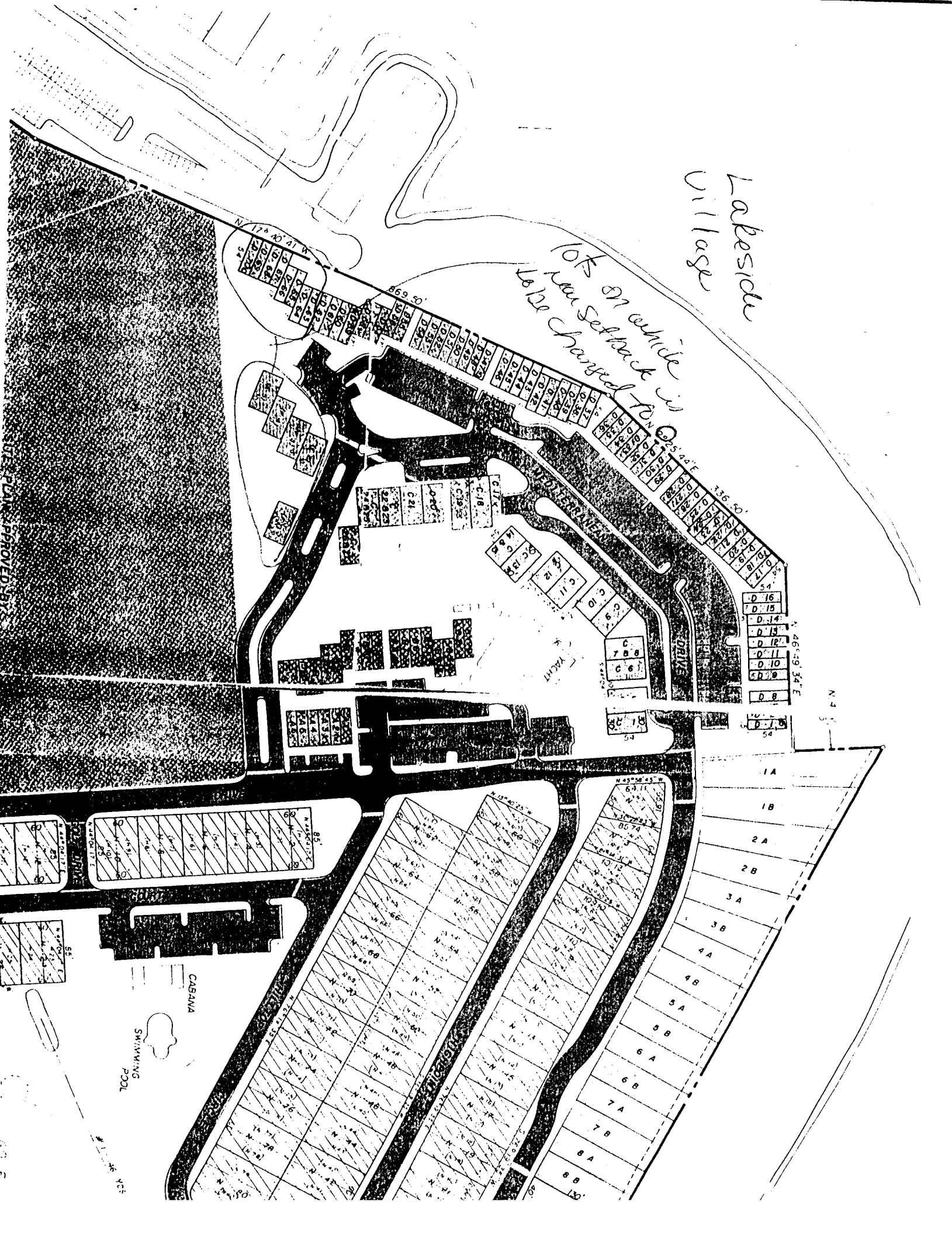
ATTEST:

By: Hilda Crangle

1st reading August 3, 1992  
2nd reading August 17, 1992

Lakeside  
Village

lots on which  
have setbacks  
to be changed to



**ORDINANCE NO. 96-6**

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE ~~85-16~~SO AS TO AMEND A PORTION OF PLANNED DEVELOPMENT NO.2, "PD-2" WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A", BY ALLOWING "SINGLE FAMILY", "OPEN SPACE", "RECREATION USES ", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; AMENDING THE DEVELOPMENT PLAN FOR A PORTION OF PD-2; ADOPTING AREA REQUIREMENTS; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a change in the classification of a zoning district has been requested by Ashton Custer ,LLC for the property more specifically described in Exhibit "A" attached hereto; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and ordinance~~85-16~~ be and the same are hereby amended by amending a portion of Planned Development No. 2, "PD-2", further described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", & "C" and the Comprehensive Zoning Ordinance and the Standards of Design of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of March, 1996

ATTEST:

APPROVED:

BY 

  
Mayor

1st reading 2-19-96

2nd reading 3-4-96

## EXHIBIT "A"

ITC10448

BEING a tract of land situated in the E.P. Gains Chism Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition Deed recorded in Volume 53, Page 373, Deed Records, Rockwall County a part of now being platted as Turtle Cove, an Addition to the City of Rockwall, Texas, recorded in Slide B, Pages 235-236, and the replat of Turtle Cove Addition, Blocks C and D, recorded in Slide C, Pages 164-165, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for a corner in the northwesterly right of way of the M.K. & T. Railroad (a 100' R.O.W.) said corner also being the southeast corner of Lakeside Village, Phase 3, an Addition to the City of Rockwall, recorded in Volume 3, Page 18, Plat Records of Rockwall County, Texas;

THENCE N 44 deg. 58' 27" W, along the northeast line of said addition a distance of 391.82 feet to a 5/8" iron rod found for corner,

THENCE N 50 deg. 29' 22" W, continuing with said northeast line a distance of 103.65 feet to a 5/8" iron rod found for corner,

THENCE N 45 deg. 33' 32" W, continuing with said northeast line a distance of 606.00 feet to a 1/2" iron rod found for corner at the north corner of the aforementioned Lakeside Village, Phase 3 addition and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along said Take Line the following:

N 46 deg. 59' 32" E a distance of 1029.96 feet to a concrete monument marked X2-2;

S 73 deg. 08' 40" E a distance of 124.22 feet to a concrete monument marked X2-3;

N 40 deg. 28' 42" E a distance of 79.43 feet to a concrete monument marked X2-4

N 19 deg. 14' 18" W a distance of 315.36 feet to a concrete monument with a broken top;

N 18 deg. 36' 27" E a distance of 146.82 feet to a concrete monument with a broken top;

N 62 deg. 24' 37" E a distance of 377.56 feet to a 5/8" iron rod found;

N 46 deg. 01' 56" E a distance of 235.06 feet to a 5/8" iron rod found;

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PAGE



PAGE 114  
VOL 1060

S 28 deg. 45' 43" E a distance of 298.16 feet to a 5/8" iron rod found in the bed of a creek on the southwesterly line of Lake Ridge Park, an Addition to the City of Rockwall;

THENCE along the southwesterly line of Lake Ridge Park and the meanders of said creek the following:

S 20 deg. 52' 17" E a distance of 48.01 feet;

S 32 deg. 13' 39" E a distance of 136.61 feet;

S 17 deg. 19' 55" E a distance of 87.71 feet;

S 68 deg. 28' 08" E a distance of 115.23 feet;

S 31 deg. 26' 48" E a distance of 128.86 feet;

S 56 deg. 18' 21" E a distance of 93.41 feet;

S 46 deg. 15' 48" E a distance of 84.06 feet;

N 64 deg. 32' 05" E a distance of 63.62 feet;

S 80 deg. 42' 55" E a distance of 82.71 feet;

S 45 deg. 16' 35" E a distance of 117.46 feet;

S 66 deg. 48' 22" E a distance of 80.50 feet;

S 10 deg. 03' 11" W a distance of 48.69 feet;

S 23 deg. 04' 06" E a distance of 93.78 feet to a concrete monument marked X1-5 on the aforementioned northwest line of the M.K. & T. Railroad right of way and also being the beginning of a curve to the right having a central angle of 2 deg. 46' 02" a radius of 5696.19 and a chord bearing of S 48 deg. 12' 20" W, 275.07 feet;

THENCE along said curver and northwest line in a southwesterly direction an arc distance of 275.11 feet to a 5/8" iron rod found for corner;

THENCE: S 49 deg. 35' 21" W continuing along said northwest line a distance of 1671.74 feet to the POINT OF BEGINNING and containing 53.6337 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

FROM HAGEN & PARSONS P.C.

11.21.1995 15:32

NOV 21 '95 03:37PM

OCT-31-95 TUE 11:34

HERITAGE TITLE CO.

1060

115

BEING LOT 12, BLOCK B, AND LOTS 15,16,17 AND 18, BLOCK E OF TURTLE  
COVE ADDITION AND LOTS 4,5,AND 9, BLOCK C OF THE REPLAT OF TURTLE  
COVE ADDITION.



**TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN**  
**Exhibit C**  
 February 9, 1996

- \* The acreage indicated deletes the 8 owner occupied dwellings.
- \*\* The lot width may vary to allow flexibility of product widths without revising the Revised Development Plan. The lots shown on the Development Plan with a (\*) can have less than 60' of frontage and 4,500 square foot lot area.
- \*\*\* The front yard setback at the garage doors will be 20 FT on front entry lots. In the case of swing in garages at the front or corner side yard, the setback at the front garage face at the street facing wall may be 10 foot.
- \*\*\*\* The depth of the drive will be 20 FT on rear loading lots; however, it may overlap 2 FT into the private alley easement.

■ **Other Standards:**

1. All private access utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association.
2. Two stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
3. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association.
4. Parking will be restricted to one side of the street where rear entry lots face each other.
5. All weather access will be provided to the lift station as indicated on the Revised Development Plan.
6. Private open space area will be maintained by the Homeowner's Association.
7. The take-line property along Lake Ray Hubbard will be mowed by the Homeowner's Association. Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association, nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the lake take-line property.
8. Sprinkler systems will be provided in private open space areas.
9. All lots will be above the flood level.
10. The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the Private Open Space maintained by the Homeowner's Association.
11. The lift station is currently surrounded by a chain link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.
12. A treescape plan will be submitted based on the tree ordinance requirements.

Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. exact location of access will be determined at the time that phase is platted

# TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

## Exhibit C

February 9, 1996

- **Allowed Uses:** Single Family Detached Dwellings  
Recreation Facilities  
Guard House and Related Facilities

- **Area Requirements:**

• Total Acreage.....	53.6337 Gross Acres
Rezoning Area.....	52.7225 Net Acres*
• Total Quantity of Lots.....	231
Occupied/Built Lots.....	8
Quantity of Lots in Rezoning Area.....	223
Rear Entry Lots.....	168
Front Entry Lots.....	55
• Overall Dwellings Per Acre.....	4.31 DU's/Gross Acre
• Minimum Lot Area.....	5,400 SF**
• Maximum Units Per Lot.....	1
• Minimum SF Per Unit.....	1,500 SF
• Minimum Lot Width.....	60 FT**
• Minimum Lot Width at ..... Cul-de-sac & Elbow Measured at Setback	50 FT
• Minimum Lot Depth.....	90 FT
• Minimum Front Yard Setback.....	10 FT ***
• Minimum Rear Yard Setback.....	10 FT
• Minimum Side Yard Setback.....	5 FT
• Minimum Side Yard Setback..... Adjoining a Street	10 FT
• Minimum Depth Rear Driveway.....	20 FT*****
• Minimum Depth Front Driveway.....	20 FT***
• Maximum Height.....	2 Stories/34 FT
• Minimum Masonry Facade.....	75 Percent
• Parking:	
At Cluster Areas.....	30
At Recreation Center.....	20
• Private Open Space Area:.....	192,193 SF
• Maximum Lot Coverage.....	60%

**ORDINANCE NO. 96-24**

**AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO, 84-53 AS HERETOFORE AMENDED SO AS TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-2 ATTACHING THE AMENDING PRELIMINARY PLAN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS, an amendment to the Preliminary Plan for portions of PD-2, as described in Exhibit "A" has been submitted by Kirby Albright; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:**

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

**SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the approved Preliminary Plan for PD-2 for the area identified in Exhibit "A". That said amended Preliminary Plan is attached hereto and made apart hereof for all purposes.**

**SECTION 2. That the tract identified in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for herein and the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this amendment to the approved Preliminary Plan for PD-2 shall affect only the property described in Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.**

**SECTION 3. That development in area in Exhibit "A", shall shall comply with the area, use and all other requirements of the Zero-lot line zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended. Except that**

the homes lots can be either have one zero side setback or can be center loaded with a 5' side setback. Once a determination has been made regarding the a zero or center loaded homes, all homes must comply with that determination.

**SECTION 4.** No substantial change in development of the area as shown in Exhibit "A" shall be permitted except after obtaining approval of the change of such development through amendment of the Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

**SECTION 5.** Prior to or in conjunction with any plat submittal, a concept plan must be submitted for review and approval by the Planning and Zoning Commission and City Council. The concept plan shall include the following items.

- ( I ) Identify the location of any amenities planned for the residential areas.
- ( ii ) A detailed street layout for each phase that will be subject to review and approval by the Planning and Zoning Commission and City Council that identifies the location, type and general design of screening of alleys and along major roads
- ( iii ) Identify location of neighborhood entry features for each area.

**SECTION 8.** Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances, as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

**SECTION 9.** Any person, firm or corporation violating any of the provisions of this ordinance 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 10.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 11.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 12. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of July, 1996

ATTEST:

APPROVED:



Sheryl R. Miller

[Signature]  
Mayor

1st reading 6/17/96

2nd reading 7/1/96



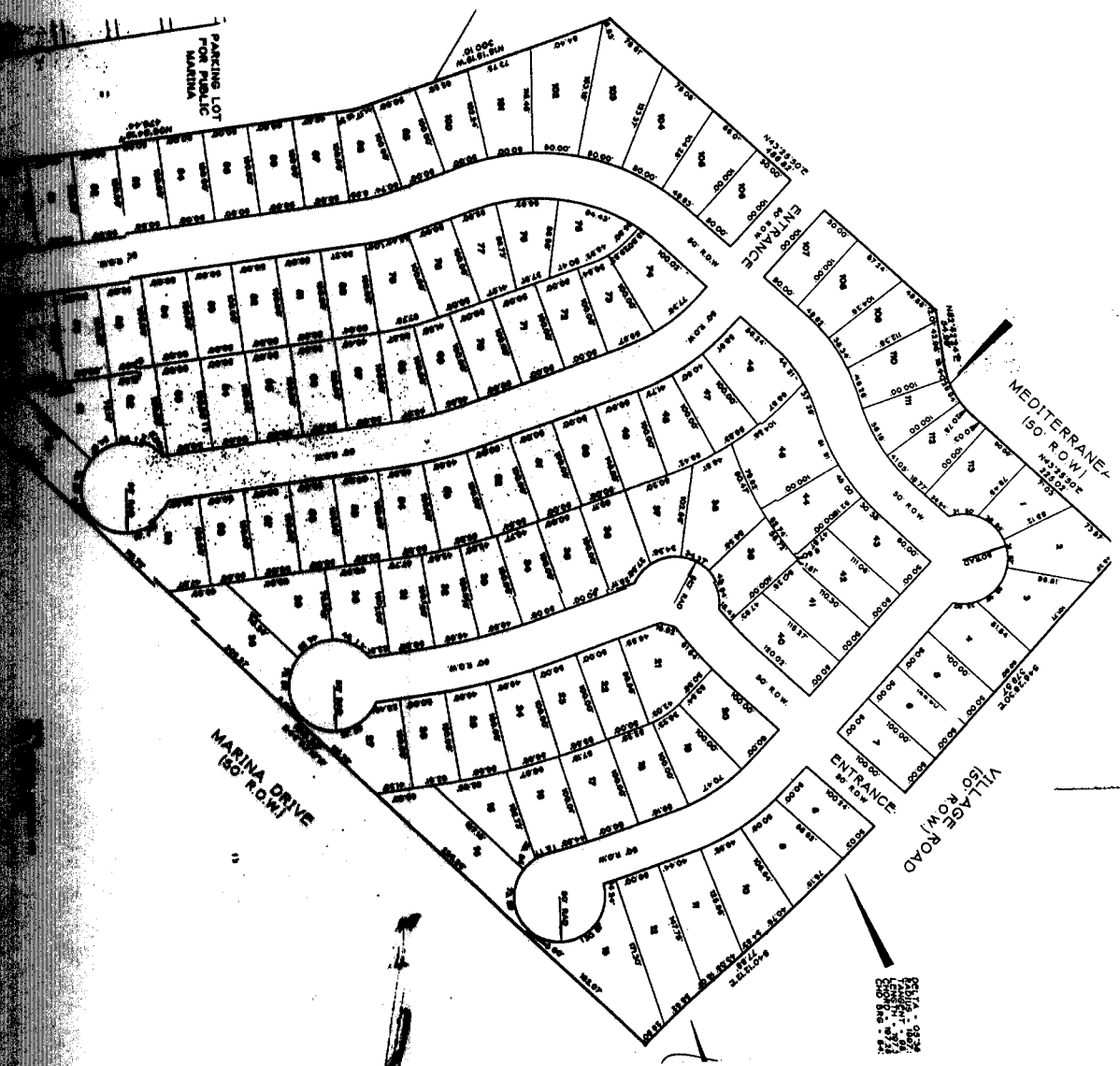


EXHIBIT "A"

ORDINANCE NO. 99-46

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE ~~85-16~~ SO AS TO AMEND A PORTION OF PLANNED DEVELOPMENT NO.2, "PD-2" WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A", BY ALLOWING "SINGLE FAMILY", "OPEN SPACE", "RECREATION USES ", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; AMENDING THE DEVELOPMENT PLAN FOR A PORTION OF PD-2; ADOPTING AREA REQUIREMENTS; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a change in the classification of a zoning district has been requested by Ashton Custer ,LLC for the property more specifically described in Exhibit "A" attached hereto; 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, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and ordinance~~85-16~~ be and the same are hereby amended by amending a portion of Planned Development No. 2, "PD-2", further described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", & "C" and the Comprehensive Zoning Ordinance and the Standards of Design of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of November, 1999

ATTEST:

APPROVED:

BY Belinda Page

Scott L. Self  
Mayor

1st reading 10-18-99

2nd reading 11-01-99

## EXHIBIT "A"

ITC10448

BEING a tract of land situated in the E.P. Gains Chism Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition Deed recorded in Volume 53, Page 373, Deed Records, Rockwall County a part of now being platted as Turtle Cove, an Addition to the City of Rockwall, Texas, recorded in Slide B, Pages 235-236, and the replat of Turtle Cove Addition, Blocks C and D, recorded in Slide C, Pages 164-165, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for a corner in the northwesterly right of way of the M.K. & T. Railroad (a 100' R.O.W.) said corner also being the southeast corner of Lakeside Village, Phase 3, an Addition to the City of Rockwall, recorded in Volume 3, Page 18, Plat Records of Rockwall County, Texas;

THENCE N 44 deg. 58' 27" W, along the northeast line of said addition a distance of 391.82 feet to a 5/8" iron rod found for corner,

THENCE N 50 deg. 29' 22" W, continuing with said northeast line a distance of 103.65 feet to a 5/8" iron rod found for corner,

THENCE N 45 deg. 33' 32" W, continuing with said northeast line a distance of 606.00 feet to a 1/2" iron rod found for corner at the north corner of the aforementioned Lakeside Village, Phase 3 addition and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along said Take Line the following:

N 46 deg. 59' 32" E a distance of 1029.96 feet to a concrete monument marked X2-2;

S 73 deg. 08' 40" E a distance of 124.22 feet to a concrete monument marked X2-3;

N 40 deg. 28' 42" E a distance of 79.43 feet to a concrete monument marked X2-4

N 19 deg. 14' 18" W a distance of 315.36 feet to a concrete monument with a broken top;

N 18 deg. 36' 27" E a distance of 146.82 feet to a concrete monument with a broken top;

N 62 deg. 24' 37" E a distance of 377.56 feet to a 5/8" iron rod found;

N 46 deg. 01' 56" E a distance of 235.06 feet to a 5/8" iron rod found;

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S 28 deg. 45' 43" E a distance of 298.16 feet to a 5/8" iron rod found in the bed of a creek on the southwesterly line of Lake Ridge Park, an Addition to the City of Rockwall;

THENCE along the southwesterly line of Lake Ridge Park and the meanders of said creek the following:

S 20 deg. 52' 17" E a distance of 48.01 feet;

S 32 deg. 13' 39" E a distance of 136.61 feet;

S 17 deg. 19' 55" E a distance of 87.71 feet;

S 68 deg. 28' 08" E a distance of 115.23 feet;

S 31 deg. 26' 48" E a distance of 128.86 feet;

S 56 deg. 18' 21" E a distance of 93.41 feet;

S 46 deg. 15' 48" E a distance of 84.06 feet;

N 64 deg. 32' 05" E a distance of 63.62 feet;

S 80 deg. 42' 55" E a distance of 82.71 feet;

S 45 deg. 16' 35" E a distance of 117.46 feet;

S 66 deg. 48' 22" E a distance of 80.50 feet;

S 10 deg. 03' 11" W a distance of 48.69 feet;

S 23 deg. 04' 06" E a distance of 93.78 feet to a concrete monument marked X1-5 on the aforementioned northwest line of the M.K. & T. Railroad right of way and also being the beginning of a curve to the right having a central angle of 2 deg. 46' 02" a radius of 5696.19 and a chord bearing of S 48 deg. 12' 20" W, 275.07 feet;

THENCE along said curver and northwest line in a southwesterly direction an arc distance of 275.11 feet to a 5/8" iron rod found for corner,

THENCE: S 49 deg. 35' 21" W continuing along said northwest line a distance of 1671.74 feet to the POINT OF BEGINNING and containing 53.6337 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

FROM HAGEN & PARSONS P.C.

OCT-31-95 TUE 11:34

HERITAGE TITLE CO.

11.21.1995 15:32

NOV 21 '95 03:37PM

~~PHASYS 2.7 000 1/11 7122~~

1060

115

BEING LOT 12, BLOCK B, AND LOTS 15,16,17 AND 18, BLOCK E OF TURTLE  
COVE ADDITION AND LOTS 4,5,AND 9, BLOCK C OF THE REPLAT OF TURTLE  
COVE ADDITION.



# TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

## Exhibit C

February 9, 1996

- \* The acreage indicated deletes the 8 owner occupied dwellings.
- \*\* The lot width may vary to allow flexibility of product widths without revising the Revised Development Plan. The lots shown on the Development Plan with a (\*) can have less than 60' of frontage and 4,500 square foot lot area.
- \*\*\* The front yard setback at the garage doors will be 20 FT on front entry lots. In the case of swing in garages at the front or corner side yard, the setback at the front garage face at the street facing wall may be 10 foot.
- \*\*\*\* The depth of the drive will be 20 FT on rear loading lots; however, it may overlap 2 FT into the private alley easement.

### ■ Other Standards:

1. All private access utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association.
2. Two stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
3. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association.
4. Parking will be restricted to one side of the street where rear entry lots face each other.
5. All weather access will be provided to the lift station as indicated on the Revised Development Plan.
6. Private open space area will be maintained by the Homeowner's Association.
7. The take-line property along Lake Ray Hubbard will be mowed by the Homeowner's Association. Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association, nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the lake take-line property.
8. Sprinkler systems will be provided in private open space areas.
9. All lots will be above the flood level.
10. The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the Private Open Space maintained by the Homeowner's Association.
11. The lift station is currently surrounded by a chain link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.
12. A treescape plan will be submitted based on the tree ordinance requirements.

Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. exact location of access will be determined at the time that phase is platted



# TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

## Exhibit C

February 9, 1996

- **Allowed Uses:** Single Family Detached Dwellings  
Recreation Facilities  
Guard House and Related Facilities

- **Area Requirements:**

• Total Acreage.....	53.6337 Gross Acres
• Rezoning Area.....	52.7225 Net Acres*
• Total Quantity of Lots.....	231
• Occupied/Built Lots.....	8
• Quantity of Lots in Rezoning Area.....	223
• Rear Entry Lots.....	168
• Front Entry Lots.....	<del>55</del> 60 * - REVISED
• Overall Dwellings Per Acre.....	4.31 DU's/Gross Acre
• Minimum Lot Area.....	5,400 SF**
• Maximum Units Per Lot.....	1
• Minimum SF Per Unit.....	1,500 SF
• Minimum Lot Width.....	60 FT**
• Minimum Lot Width at ..... Cul-de-sac & Elbow Measured at Setback	50 FT
• Minimum Lot Depth.....	90 FT
• Minimum Front Yard Setback.....	10 FT ***
• Minimum Rear Yard Setback.....	10 FT
• Minimum Side Yard Setback.....	5 FT
• Minimum Side Yard Setback..... Adjoining a Street	10 FT
• Minimum Depth Rear Driveway.....	20 FT****
• Minimum Depth Front Driveway.....	20 FT***
• Maximum Height.....	2 Stories/34 FT
• Minimum Masonry Facade.....	75 Percent
• Parking:	
• At Cluster Areas.....	30
• At Recreation Center.....	20
• Private Open Space Area.....	192,193 SF
• Maximum Lot Coverage.....	60%

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 171.135-ACRE TRACT OF LAND SITUATED WITHIN THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; W. BLEVINS SURVEY, ABSTRACT NO. 9; AND THE E. P. G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Rockwall has initiated an amendment to the Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*]; and,

**WHEREAS**, Planned Development District 2 (PD-2) is a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and which is 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 2 (PD-2) [*Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*] 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.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*;

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

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF MARCH, 2024.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

*1<sup>st</sup> Reading: February 20, 2024*

*2<sup>nd</sup> Reading: March 4, 2024*

DRAFT  
ORDINANCE  
02.20.2024

**Exhibit 'A':**  
**Legal Description**

**BEING** 171.35 acres of land situated in Abstract 11, M.J. Barksdale Survey; Abstract 9, W. Blevins Survey; and Abstract 64, E.P.G. Chisum Survey; in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at the Northern-most corner of Lot 61-R, Block A, Turtle Cove Addition, also known as 751 Turtle Cove Boulevard, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,932.235, N 7,019,220.850 Feet);

- 1 **THENCE** South 28°-04'-33" East, a distance of 298.536 feet to a point;
- 2 **THENCE** South 19°-53'-34" East, along the Northern boundary of the Turtle Cove Addition, Phase 2, a distance of 48.058 feet to a point;
- 3 **THENCE** South 33°-49'-20" East, continuing along said boundary a distance of 41.997 feet to a point;
- 4 **THENCE** South 30°-38'-48" East, a distance of 94.589 feet to a point;
- 5 **THENCE** South 17°-09'-54" East, a distance of 50.648 feet to a point;
- 6 **THENCE** South 16°-26'-06" East, a distance of 38.222 feet to a point;
- 7 **THENCE** South 68°-30'-33" East, a distance of 114.234 feet to a point;
- 8 **THENCE** South 30°-33'-54" East, a distance of 128.763 feet to a point;
- 9 **THENCE** South 56°-17'-00" East, a distance of 90.585 feet to a point;
- 10 **THENCE** South 45°-15'-45" East, a distance of 87.089 feet to a point;
- 11 **THENCE** North 64°-05'-56" East, a distance of 63.772 feet to a point;
- 12 **THENCE** South 81°-23'-16" East, a distance of 81.904 feet to a point;
- 13 **THENCE** South 44°-11'-08" East, a distance of 118.226 feet to a point;
- 14 **THENCE** South 66°-49'-22" East, a distance of 79.686 feet to a point;
- 15 **THENCE** South 10°-43'-38" West, a distance of 48.493 feet to a point;
- 16 **THENCE** South 22°-31'-10" East, a distance of 150.684 feet for a corner in the centerline of the Union Pacific / Dallas Garland N.E. Railroad Right of Way;
- 17 **THENCE** South 49°-56'-57" West, continuing along the railroad centerline a distance of 1053.987 feet to a point;
- 18 **THENCE** South 50°-16'-50" West, a distance of 3562.512 feet to a point under the Village Drive bridge, also being a beginning of a curve;
- 19 **THENCE** along said curve to the right having an angle of 01°-11'-24" and a radius of 25,896.197 feet with a chord distance of 537.807 feet and a chord bearing of South 50°-15'-39" West, to a point;
- 20 **THENCE** continuing along a curve to the right having an angle of 01°-10'-58" and a radius of 10,382.552 feet with a chord distance of 214.344 feet and a chord bearing of South 50°-24'-19" West, to a point;
- 21 **THENCE** continuing along a curve to the right having an angle of 03°-54'-36" and a radius of 6,095.147 feet with a chord distance of 415.859 feet and a chord bearing of South 52°-08'-40" West, for a corner;
- 22 **THENCE** North 36°-49'-00" West, a distance of 51.633 feet to a point;
- 23 **THENCE** North 36°-49'-00" West, a distance of 83.707 feet for a corner also being a beginning of a curve;
- 24 **THENCE** along said curve to the right having an angle of 05°-38'-18" and a radius of 227.326 feet with a chord distance of 22.361 feet and a chord bearing of South 72°-42'-48" West, to a point;
- 25 **THENCE** continuing along a curve to the right having an angle of 32°-40'-49" and a radius of 287.233 feet with a chord distance of 161.619 feet and a chord bearing of North 84°-35'-37" West, for a corner;
- 26 **THENCE** North 05°-49'-29" West, along the City of Dallas Takeline, a distance of 472.973 feet to a point;
- 27 **THENCE** North 17°-14'-55" West, continuing along said Takeline, a distance of 299.793 feet to a point;
- 28 **THENCE** North 17°-07'-51" West, a distance of 570.975 feet to a point;
- 29 **THENCE** North 02°-49'-23" East, a distance of 331.697 feet to a point;
- 30 **THENCE** North 47°-45'-08" East, a distance of 168.275 feet to a point;
- 31 **THENCE** North 46°-42'-57" East, a distance of 151.498 feet for a corner;

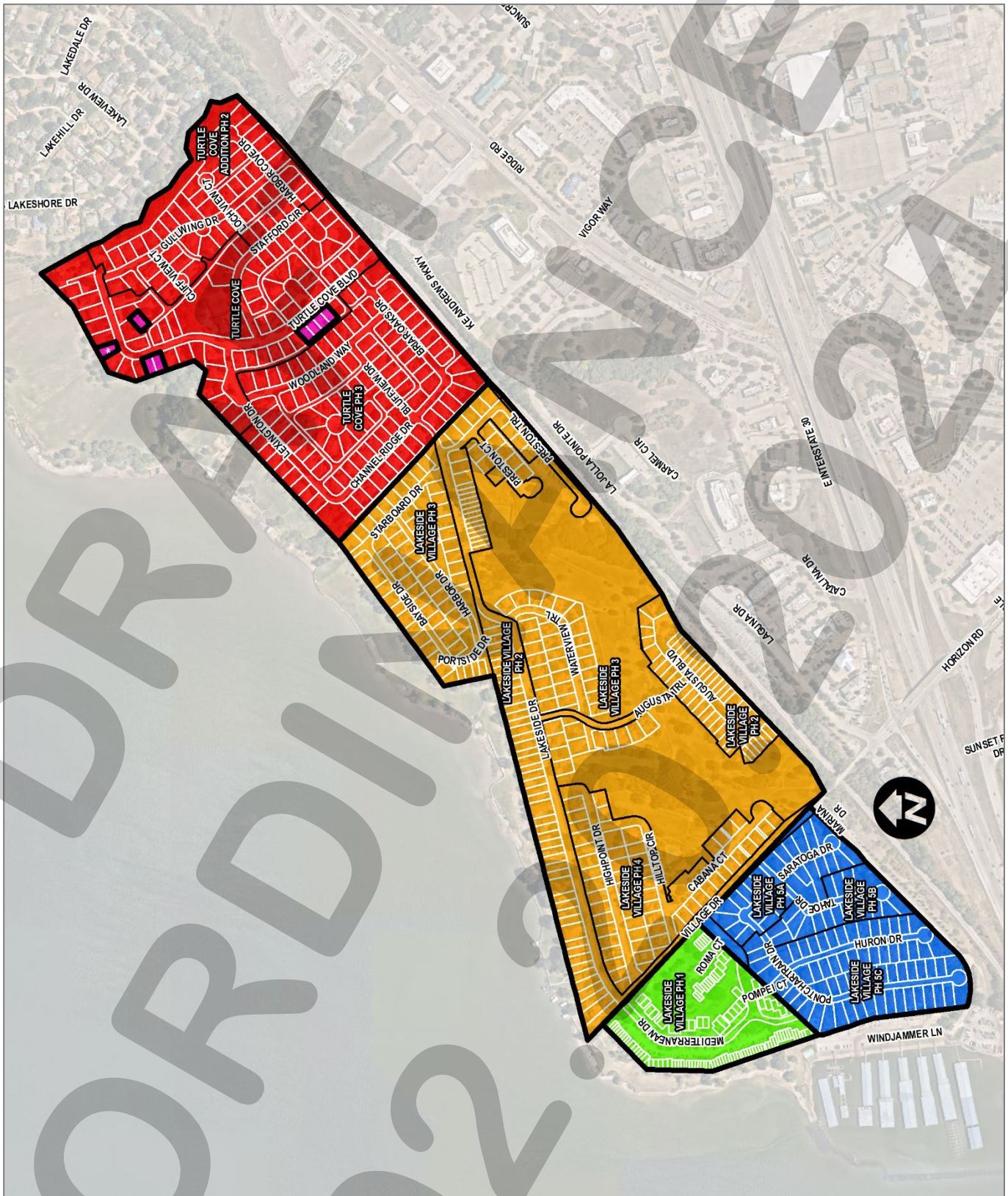
**Exhibit 'A':**  
**Legal Description**

- 32 **THENCE** North 44°-35'-17" West, along the boundary of Lakeside Village Addition, Phase 2, a distance of 113.077 feet to a point;
- 33 **THENCE** North 76°-40'-23" East, continuing along said boundary, a distance of 1913.515 feet for a corner;
- 34 **THENCE** North 11°-45'-32" West, a distance of 28.107 feet to a point;
- 35 **THENCE** North 10°-30'-30" West, a distance of 229.24 feet for a corner;
- 36 **THENCE** North 54°-55'-17" East, a distance of 796.571 feet to a point;
- 37 **THENCE** North 55°-50'-17" East, a distance of 30.069 feet to a point;
- 38 **THENCE** North 54°-51'-20" East, a distance of 78.036 feet to a point;
- 39 **THENCE** North 48°-00'-27" East, along the boundary of Turtle Cove Addition, Phase 3, a distance of 492.072 feet to a point;
- 40 **THENCE** North 47°-34'-00" East, continuing along said boundary, a distance of 543.559 feet for a corner;
- 41 **THENCE** South 71°-39'-19" East, a distance of 83.033 feet to a point;
- 42 **THENCE** South 73°-22'-20" East, a distance of 40.147 feet for a corner;
- 43 **THENCE** North 42°-27'-15" East, a distance of 73.707 feet to a point;
- 44 **THENCE** North 28°-45'-39" East, a distance of 5.496 feet for a corner;
- 45 **THENCE** North 18°-20'-56" West, a distance of 316.496 feet to a point;
- 46 **THENCE** North 18°-59'-26" East, a distance of 147.334 feet to a point;
- 47 **THENCE** North 62°-57'-16" East, a distance of 376.407 feet to a point;
- 48 **THENCE** North 46°-22'-24" East, a distance of 234.41 feet, to the **POINT OF BEGINNING AND CONTAINING 171.35 acres of land (7,464,084.07 square feet) more or less.**

Exhibit 'B':  
Survey



Exhibit 'C':  
Concept Plan



GREEN: TRACT 1; ORANGE: TRACT 2; PINK: TRACT 3; RED: TRACT 4; BLUE: TRACT 5



**Exhibit 'D':**  
*Density and Development Standards*

(A) TRACTS 1 & 2. (Phases I, II, III, & IV of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of Tracts 1 & 2 shall conform with the *Concept Plan* depicted in Figures 1 & 2.

FIGURE 1. CONCEPT PLAN FOR TRACT 1



**Exhibit 'D':  
Density and Development Standards**

**FIGURE 2. CONCEPT PLAN FOR TRACT 2**



- (2) **Permitted Land Uses.** Unless specifically provided by this Planned Development District ordinance, *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be developed with *Single-Family Detached, Single-Family Attached, and Townhouse*. In addition, *Tract 1* shall be permitted to establish a *Private Club* as an accessory use to a *Restaurant* in accordance with the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).
- (3) **Density and Development Standards.** Unless specifically provided by this Planned Development District, the development of *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 1 – Table 3*.

**Exhibit 'D':  
Density and Development Standards**

**TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED**

LOT TYPE (SEE CONCEPT PLAN) ►	SFD
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(1)</sup>	5'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(1)</sup>	10'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(2)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>2</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY ATTACHED**

LOT TYPE (SEE CONCEPT PLAN) ►	SFA
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	
LOTS L1 – L20	20'
ALL OTHER SINGLE-FAMILY ATTACHED LOTS	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(1)</sup>	5'
MINIMUM SIDE YARD SETBACK [ABUTTING A STRUCTURE] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(1)</sup>	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS <sup>(2)</sup>	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(3)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>2</sup>: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
- <sup>3</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**Exhibit 'D':  
Density and Development Standards**

**TABLE 3: LOT DIMENSIONAL REQUIREMENTS FOR TOWNHOUSE**

LOT TYPE (SEE CONCEPT PLAN) ▶	T
MINIMUM LOT AREA	750 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,200 SF
MINIMUM LOT DEPTH	50'
MINIMUM REAR YARD SETBACK <sup>(1)</sup>	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(2) &amp; (3)</sup>	5'
MINIMUM SIDE YARD SETBACK [ABUTTING A STRUCTURE] <sup>(2) &amp; (3)</sup>	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(2) &amp; (3)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(2) &amp; (3)</sup>	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS <sup>(4)</sup>	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(5)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: The minimum rear yard setback on Lots 63-70, Block D (i.e. Lots D63-D70) and Lots 1-5, Block F (i.e. Lots F1-F5) shall be 0-feet.
- <sup>2</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>3</sup>: Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.
- <sup>4</sup>: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
- <sup>5</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**Exhibit 'D':**  
**Density and Development Standards**

(B) TRACT 3. (Turtle Cove Subdivision; Eight [8] Owner Occupied Lots)

- (1) Concept Plan. All development of *Tract 3* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT 3



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 3* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be developed with *Single-Family Detached Patio Homes*.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 3* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated by *Table 4: Lot Dimensional Requirements*.

**Exhibit 'D':  
Density and Development Standards**

**TABLE 4: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	TRACT 3
MINIMUM LOT AREA <sup>(1)</sup>	4,500 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,400 SF
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	
REAR ENTRY	90'
FRONT ENTRY	100'
MINIMUM FRONT YARD SETBACK	
REAR ENTRY	10'
FRONT ENTRY	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	0' & 10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM LENGTH OF REAR YARD DRIVEWAY	18'
MINIMUM WIDTH OF REAR YARD DRIVEWAY	18'
MAXIMUM BUILDING HEIGHT	2 STORIES/28'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MINIMUM OFF-STREET PARKING IN ADDITION TO A GARAGE	2

**GENERAL NOTES:**

<sup>1</sup>: All lots will be above flood level.

- (4) **Building Standards.** All development shall adhere to the following building standards:
- (a) **Garage Orientation.** A total of five (5) of the eight (8) residential lots shall be constructed with rear entry garages. The remaining three (3) of the eight (8) residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.

**Exhibit 'D':  
Density and Development Standards**

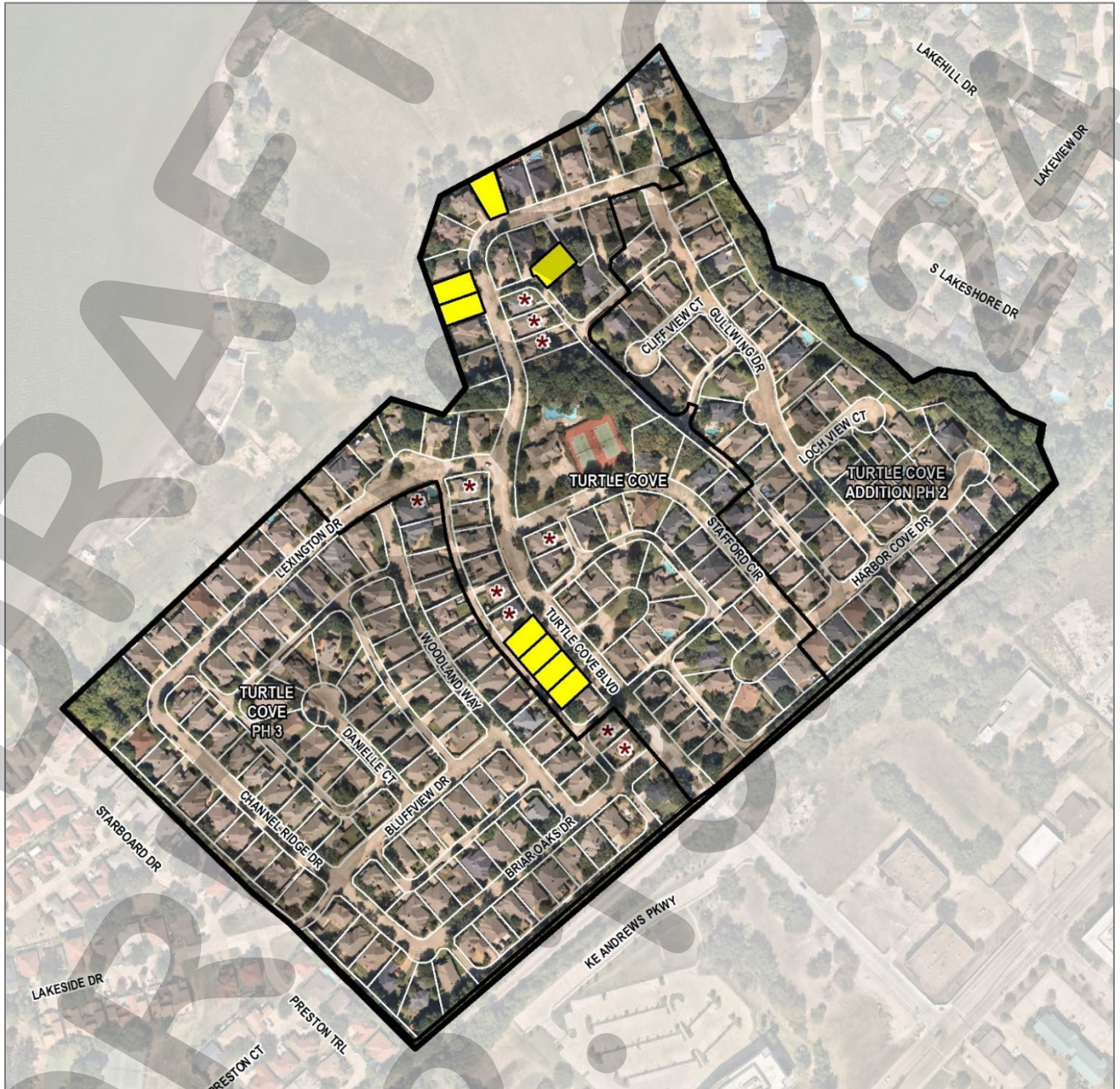
**(C) TRACT 4. (Turtle Cove Subdivision)**

- (1) **Concept Plan.** All development of Tract 4 shall conform with the Concept Plan depicted in Figure 4.

**FIGURE 4. CONCEPT PLAN FOR TRACT 4**

**TOTAL GROSS ACREAGE:** 53.6337-ACRES

**ZONING AREA (I.E. NET ACREAGE):** 52.7225-ACRES (I.E. LESS THE EIGHT [8] OWNER OCCUPIED DWELLINGS DEPCITED IN YELLOW)



- (2) **Permitted Land Uses.** Unless specifically provided by this Planned Development District ordinance, Tract 4 -- as depicted in Exhibit 'C' of this ordinance -- shall be developed with *Single-Family Detached Dwellings, Recreation Facilities, and a Guard House and Related Facilities.*

**Exhibit 'D':  
Density and Development Standards**

- (3) **Density and Development Standards.** Unless specifically provided by this Planned Development District, the development of *Tract 4 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 5: Lot Dimensional Requirements*. The maximum permissible density for *Tract 4* shall not exceed 4.31 dwelling units per gross acres of land (*i.e. including the eight [8] owner occupied lots*); however, in no case should the proposed development exceed 223 dwelling units (*i.e. 231 including the eight [8] owner occupied lots*).

**TABLE 5: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	TRACT 4
MINIMUM LOT AREA <sup>(1) &amp; (5)</sup>	5,400 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,500 SF
MINIMUM LOT WIDTH <sup>(1) &amp; (2)</sup>	60'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK <sup>(3)</sup>	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM DEPTH OF REAR YARD DRIVEWAY <sup>(4)</sup>	20'
MINIMUM DEPTH OF FRONT YARD DRIVEWAY <sup>(3)</sup>	20'
MAXIMUM BUILDING HEIGHT	2 STORIES/34'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MAXIMUM LOT COVERAGE	60%

**GENERAL NOTES:**

- <sup>1</sup>: The lot width may vary to allow flexibility of product widths without revising the *Concept Plan*. The lots shown on the *Concept Plan -- contained in Subsection (C)(1) of Exhibit 'D' this ordinance --* with a (\*) can have less than 60-feet of frontage and 4,500 SF of lot area.
- <sup>2</sup>: The minimum lot width at a cul-de-sac or elbow shall be 50-feet as measured at the front yard setback.
- <sup>3</sup>: The front yard setback at the garage doors will be 20-feet on front entry lots. In the case of a *J-Swing* or *Traditional Swing* garage, the setback at the front garage face at the street facing wall may be ten (10) feet.
- <sup>4</sup>: The depth of the driveway will be 20-feet on rear loaded lots; however, it may overlay two (2) feet into the private alleyway easement.
- <sup>5</sup>: All lots will be above flood level.

- (4) **Building Standards.** All development shall adhere to the following building standards:
- (b) **Garage Orientation.** A total of 168 of the 223 residential lots shall be constructed with rear entry garages. The remaining 60 of the 223 residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.
- (5) **Additional Community Parking.** The following additional parking shall be incorporated into *Tract 4*:
- (a) **Cluster Areas:** 30 Parking Spaces
- (b) **Recreation Center:** 20 Parking Spaces

**NOTE:** Parking will be restricted to one (1) side of the street where rear entry lots face each other.

- (6) **Open Space.** The development shall consist of a minimum of 192,193 SF of private open space that will be maintained by the Homeowner's Association (HOA). The private open space shall incorporate irrigation systems. Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. The exact location of the access will be determined at the time that a phase is platted.
- (7) **Takeline.** The takeline property along Lake Ray Hubbard will be mowed by the Homeowner's



**Exhibit 'D':**  
*Density and Development Standards*

Association (HOA). Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association (HOA), nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the takeline property.

- (8) Emergency Access. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association (HOA).
- (9) Private Access and Utility Easements. All private access and utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association (HOA).
- (10) Guard Gate. Two (2) stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
- (11) Lift Station. The following shall apply to the lift station:
  - (a) A concrete access drive will be provided to the lift station as indicated on the *Concept Plan* contained in Subsection (C)(1) of *Exhibit 'D'* of this ordinance.
  - (b) The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the *Private Open Space* maintained by the Homeowner's Association (HOA).
  - (c) The lift station is currently surrounded by a chain-link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.

**Exhibit 'D':**  
*Density and Development Standards*

(D) TRACT 5. (Phase V of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of *Tract 5* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT 5



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 5* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Zero Lot Line (ZL-5) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 5* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Zero Lot Line (ZL-5) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. The maximum permissible density for *Tract 5* shall not exceed 5.90 dwelling units per gross acres of land; however, in no case should the proposed development exceed 112 dwelling units. In addition, all lots in *Tract 5* shall conform to the standards depicted in *Table 6*, which are as follows:

**Exhibit 'D':  
Density and Development Standards**

**TABLE 6: LOT DIMENSIONAL REQUIREMENTS**

<i>LOT TYPE (SEE CONCEPT PLAN) ►</i>	<b>TRACT 5</b>
MINIMUM LOT AREA	5,000 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH <sup>(1) &amp; (2)</sup>	50'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK <sup>(3)</sup>	20'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK <sup>(4)</sup>	0'/10' OR 5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET <sup>(5) &amp; (6)</sup>	15'
MAXIMUM BUILDING HEIGHT	30'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(7)</sup>	2
MAXIMUM LOT COVERAGE	50%

**GENERAL NOTES:**

- <sup>1</sup>: As measured from the front building setback.
- <sup>2</sup>: Lots on a cul-de-sac and/or eyebrow may be reduced to a minimum of 40-feet.
- <sup>3</sup>: As measured from the Access and Fire Lane Easement.
- <sup>4</sup>: If constructed as a zero-lot line lot, a minimum of a five (5) foot maintenance easement shall be established on the non-zero-lot line side. If constructed as a center loaded home lot, a five (5) foot setback shall be established on each side of the lot. Once a determination has been made regarding the zero or center loaded homes, all homes must comply with that determination.
- <sup>5</sup>: This shall be increased to 20-feet when abutting an arterial.
- <sup>6</sup>: Unless otherwise denoted on the approved subdivision plat.
- <sup>7</sup>: Plus, a two (2) car garage.

CITY OF ROCKWALL

ORDINANCE NO. 24-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 171.135-ACRE TRACT OF LAND SITUATED WITHIN THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; W. BLEVINS SURVEY, ABSTRACT NO. 9; AND THE E. P. G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Rockwall has initiated an amendment to the Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*]; and,

**WHEREAS**, Planned Development District 2 (PD-2) is a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and which is 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 2 (PD-2) [*Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*] 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.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*;

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

**SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

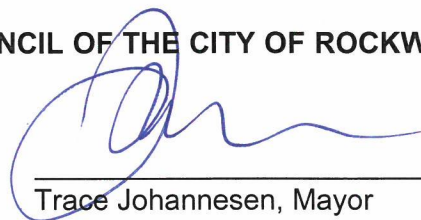
**SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4<sup>TH</sup> DAY OF MARCH, 2024.**

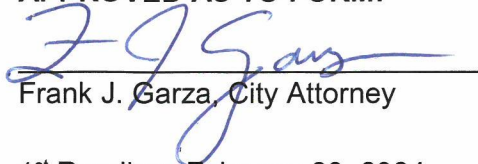
  
\_\_\_\_\_  
Trace Johannesen, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Teague, City Secretary



**APPROVED AS TO FORM:**

  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: February 20, 2024

2<sup>nd</sup> Reading: March 4, 2024

**Exhibit 'A':**  
*Legal Description*

**BEING** 171.35 acres of land situated in Abstract 11, M.J. Barksdale Survey; Abstract 9, W. Blevins Survey; and Abstract 64, E.P.G. Chisum Survey; in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** at the Northern-most corner of Lot 61-R, Block A, Turtle Cove Addition, also known as 751 Turtle Cove Boulevard, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,932.235, N 7,019,220.850 Feet);

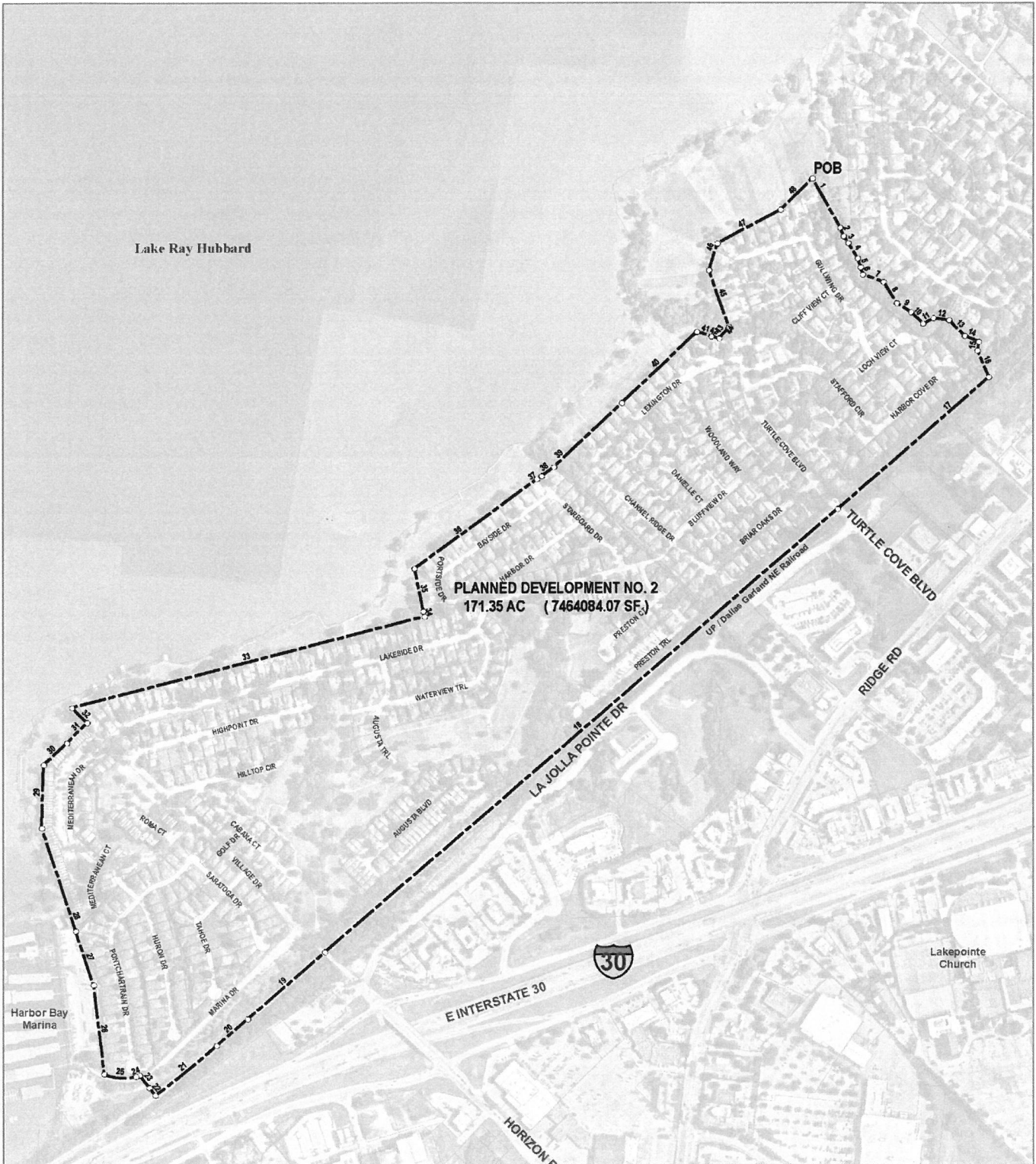
- 1       **THENCE** South 28°-04'-33" East, a distance of 298.536 feet to a point;
- 2       **THENCE** South 19°-53'-34" East, along the Northern boundary of the Turtle Cove Addition, Phase 2, a distance of 48.058 feet to a point;
- 3       **THENCE** South 33°-49'-20" East, continuing along said boundary a distance of 41.997 feet to a point;
- 4       **THENCE** South 30°-38'-48" East, a distance of 94.589 feet to a point;
- 5       **THENCE** South 17°-09'-54" East, a distance of 50.648 feet to a point;
- 6       **THENCE** South 16°-26'-06" East, a distance of 38.222 feet to a point;
- 7       **THENCE** South 68°-30'-33" East, a distance of 114.234 feet to a point;
- 8       **THENCE** South 30°-33'-54" East, a distance of 128.763 feet to a point;
- 9       **THENCE** South 56°-17'-00" East, a distance of 90.585 feet to a point;
- 10       **THENCE** South 45°-15'-45" East, a distance of 87.089 feet to a point;
- 11       **THENCE** North 64°-05'-56" East, a distance of 63.772 feet to a point;
- 12       **THENCE** South 81°-23'-16" East, a distance of 81.904 feet to a point;
- 13       **THENCE** South 44°-11'-08" East, a distance of 118.226 feet to a point;
- 14       **THENCE** South 66°-49'-22" East, a distance of 79.686 feet to a point;
- 15       **THENCE** South 10°-43'-38" West, a distance of 48.493 feet to a point;
- 16       **THENCE** South 22°-31'-10" East, a distance of 150.684 feet for a corner in the centerline of the Union Pacific / Dallas Garland N.E. Railroad Right of Way;
- 17       **THENCE** South 49°-56'-57" West, continuing along the railroad centerline a distance of 1053.987 feet to a point;
- 18       **THENCE** South 50°-16'-50" West, a distance of 3562.512 feet to a point under the Village Drive bridge, also being a beginning of a curve;
- 19       **THENCE** along said curve to the right having an angle of 01°-11'-24" and a radius of 25,896.197 feet with a chord distance of 537.807 feet and a chord bearing of South 50°-15'-39" West, to a point;
- 20       **THENCE** continuing along a curve to the right having an angle of 01°-10'-58" and a radius of 10,382.552 feet with a chord distance of 214.344 feet and a chord bearing of South 50°-24'-19" West, to a point;
- 21       **THENCE** continuing along a curve to the right having an angle of 03°-54'-36" and a radius of 6,095.147 feet with a chord distance of 415.859 feet and a chord bearing of South 52°-08'-40" West, for a corner;
- 22       **THENCE** North 36°-49'-00" West, a distance of 51.633 feet to a point;
- 23       **THENCE** North 36°-49'-00" West, a distance of 83.707 feet for a corner also being a beginning of a curve;
- 24       **THENCE** along said curve to the right having an angle of 05°-38'-18" and a radius of 227.326 feet with a chord distance of 22.361 feet and a chord bearing of South 72°-42'-48" West, to a point;
- 25       **THENCE** continuing along a curve to the right having an angle of 32°-40'-49" and a radius of 287.233 feet with a chord distance of 161.619 feet and a chord bearing of North 84°-35'-37" West, for a corner;
- 26       **THENCE** North 05°-49'-29" West, along the City of Dallas Takeline, a distance of 472.973 feet to a point;
- 27       **THENCE** North 17°-14'-55" West, continuing along said Takeline, a distance of 299.793 feet to a point;
- 28       **THENCE** North 17°-07'-51" West, a distance of 570.975 feet to a point;
- 29       **THENCE** North 02°-49'-23" East, a distance of 331.697 feet to a point;
- 30       **THENCE** North 47°-45'-08" East, a distance of 168.275 feet to a point;
- 31       **THENCE** North 46°-42'-57" East, a distance of 151.498 feet for a corner;

**Exhibit 'A':**  
*Legal Description*

- 32 **THENCE** North 44°-35'-17" West, along the boundary of Lakeside Village Addition, Phase 2, a distance of 113.077 feet to a point;
- 33 **THENCE** North 76°-40'-23" East, continuing along said boundary, a distance of 1913.515 feet for a corner;
- 34 **THENCE** North 11°-45'-32" West, a distance of 28.107 feet to a point;
- 35 **THENCE** North 10°-30'-30" West, a distance of 229.24 feet for a corner;
- 36 **THENCE** North 54°-55'-17" East, a distance of 796.571 feet to a point;
- 37 **THENCE** North 55°-50'-17" East, a distance of 30.069 feet to a point;
- 38 **THENCE** North 54°-51'-20" East, a distance of 78.036 feet to a point;
- 39 **THENCE** North 48°-00'-27" East, along the boundary of Turtle Cove Addition, Phase 3, a distance of 492.072 feet to a point;
- 40 **THENCE** North 47°-34'-00" East, continuing along said boundary, a distance of 543.559 feet for a corner;
- 41 **THENCE** South 71°-39'-19" East, a distance of 83.033 feet to a point;
- 42 **THENCE** South 73°-22'-20" East, a distance of 40.147 feet for a corner;
- 43 **THENCE** North 42°-27'-15" East, a distance of 73.707 feet to a point;
- 44 **THENCE** North 28°-45'-39" East, a distance of 5.496 feet for a corner;
- 45 **THENCE** North 18°-20'-56" West, a distance of 316.496 feet to a point;
- 46 **THENCE** North 18°-59'-26" East, a distance of 147.334 feet to a point;
- 47 **THENCE** North 62°-57'-16" East, a distance of 376.407 feet to a point;
- 48 **THENCE** North 46°-22'-24" East, a distance of 234.41 feet, to the *POINT OF BEGINNING AND CONTAINING* 171.35 acres of land (7,464,084.07 square feet) more or less.



Exhibit 'B':  
Survey





**Exhibit 'D':**  
*Density and Development Standards*

(A) TRACTS 1 & 2. (Phases I, II, III, & IV of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of Tracts 1 & 2 shall conform with the *Concept Plan* depicted in Figures 1 & 2.

FIGURE 1. CONCEPT PLAN FOR TRACT 1



**Exhibit 'D':**  
*Density and Development Standards*

**FIGURE 2. CONCEPT PLAN FOR TRACT 2**



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be developed with *Single-Family Detached, Single-Family Attached, and Townhouse*. In addition, *Tract 1* shall be permitted to establish a *Private Club* as an accessory use to a *Restaurant* in accordance with the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 1 – Table 3*.

**Exhibit 'D':**  
**Density and Development Standards**

**TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED**

LOT TYPE (SEE CONCEPT PLAN) ►	SFD
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(1)</sup>	5'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(1)</sup>	10'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(2)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.  
<sup>2</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY ATTACHED**

LOT TYPE (SEE CONCEPT PLAN) ►	SFA
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	
LOTS L1 – L20	20'
ALL OTHER SINGLE-FAMILY ATTACHED LOTS	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(1)</sup>	5'
MINIMUM SIDE YARD SETBACK [ABBUTTING A STRUCTURE] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(1)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(1)</sup>	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS <sup>(2)</sup>	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(3)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.  
<sup>2</sup>: Every 250-feet there shall be a minimum of ten (10) feet between buildings.  
<sup>3</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**Exhibit 'D':**  
*Density and Development Standards*

**TABLE 3: LOT DIMENSIONAL REQUIREMENTS FOR TOWNHOUSE**

LOT TYPE (SEE CONCEPT PLAN) ►	T
MINIMUM LOT AREA	750 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,200 SF
MINIMUM LOT DEPTH	50'
MINIMUM REAR YARD SETBACK <sup>(1)</sup>	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] <sup>(2) &amp; (3)</sup>	5'
MINIMUM SIDE YARD SETBACK [ABBUTING A STRUCTURE] <sup>(2) &amp; (3)</sup>	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] <sup>(2) &amp; (3)</sup>	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] <sup>(2) &amp; (3)</sup>	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS <sup>(4)</sup>	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(5)</sup>	2

**GENERAL NOTES:**

- <sup>1</sup>: The minimum rear yard setback on Lots 63-70, Block D (i.e. Lots D63-D70) and Lots 1-5, Block F (i.e. Lots F1-F5) shall be 0-feet.
- <sup>2</sup>: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- <sup>3</sup>: Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.
- <sup>4</sup>: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
- <sup>5</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**Exhibit 'D':**  
*Density and Development Standards*

(B) TRACT 3. (Turtle Cove Subdivision; Eight [8] Owner Occupied Lots)

- (1) Concept Plan. All development of *Tract 3* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT 3



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 3* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be developed with *Single-Family Detached Patio Homes*.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 3* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated by *Table 4: Lot Dimensional Requirements*.

**Exhibit 'D':**  
*Density and Development Standards*

**TABLE 4: LOT DIMENSIONAL REQUIREMENTS**

<i>LOT TYPE (SEE CONCEPT PLAN) ►</i>	<b>TRACT 3</b>
<i>MINIMUM LOT AREA <sup>(1)</sup></i>	4,500 SF
<i>SINGLE-FAMILY DWELLING UNITS PER LOT</i>	1
<i>MINIMUM SQUARE FOOTAGE PER DWELLING UNIT</i>	1,400 SF
<i>MINIMUM LOT WIDTH</i>	50'
<i>MINIMUM LOT DEPTH</i>	
<i>REAR ENTRY</i>	90'
<i>FRONT ENTRY</i>	100'
<i>MINIMUM FRONT YARD SETBACK</i>	
<i>REAR ENTRY</i>	10'
<i>FRONT ENTRY</i>	20'
<i>MINIMUM REAR YARD SETBACK</i>	10'
<i>MINIMUM SIDE YARD SETBACK</i>	0' & 10'
<i>MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET</i>	15'
<i>MINIMUM LENGTH OF REAR YARD DRIVEWAY</i>	18'
<i>MINIMUM WIDTH OF REAR YARD DRIVEWAY</i>	18'
<i>MAXIMUM BUILDING HEIGHT</i>	2 STORIES/28'
<i>MINIMUM MASONRY REQUIREMENT PER FAÇADE</i>	75%
<i>MINIMUM OFF-STREET PARKING IN ADDITION TO A GARAGE</i>	2

**GENERAL NOTES:**

<sup>1</sup>: All lots will be above flood level.

- (4) **Building Standards.** All development shall adhere to the following building standards:
- (a) **Garage Orientation.** A total of five (5) of the eight (8) residential lots shall be constructed with rear entry garages. The remaining three (3) of the eight (8) residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.



**Exhibit 'D':**  
*Density and Development Standards*

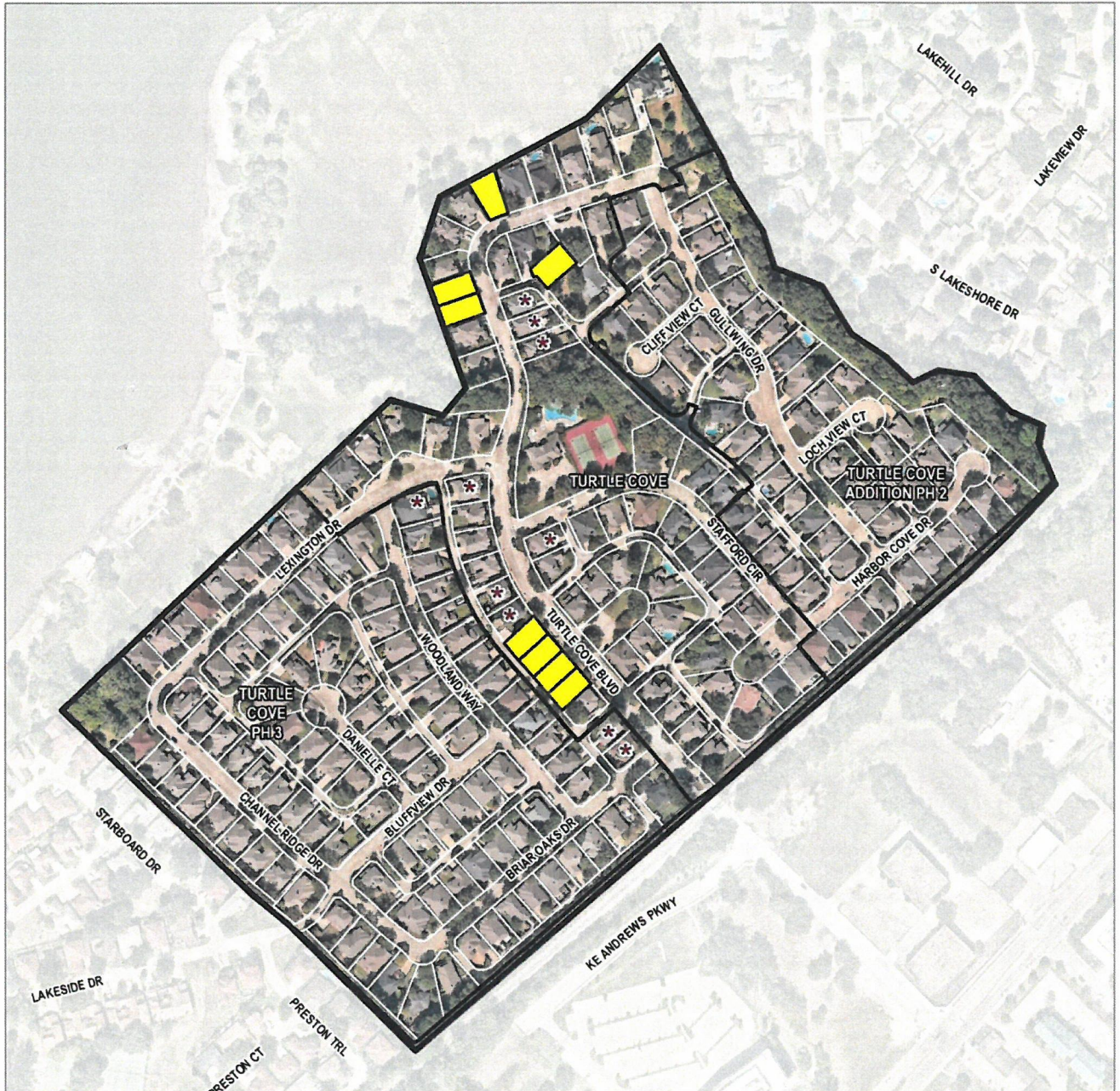
(C) TRACT 4. (Turtle Cove Subdivision)

- (1) Concept Plan. All development of Tract 4 shall conform with the Concept Plan depicted in Figure 4.

**FIGURE 4. CONCEPT PLAN FOR TRACT 4**

**TOTAL GROSS ACREAGE:** 53.6337-ACRES

**ZONING AREA (I.E. NET ACREAGE):** 52.7225-ACRES (I.E. LESS THE EIGHT [8] OWNER OCCUPIED DWELLINGS DEPCITED IN **YELLOW**)



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, Tract 4 -- as depicted in Exhibit 'C' of this ordinance -- shall be developed with Single-Family Detached Dwellings, Recreation Facilities, and a Guard House and Related Facilities.

**Exhibit 'D':**  
*Density and Development Standards*

- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 4 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 5: Lot Dimensional Requirements*. The maximum permissible density for *Tract 4* shall not exceed 4.31 dwelling units per gross acres of land (*i.e. including the eight [8] owner occupied lots*); however, in no case should the proposed development exceed 223 dwelling units (*i.e. 231 including the eight [8] owner occupied lots*).

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	TRACT 4
MINIMUM LOT AREA <sup>(1) &amp; (5)</sup>	5,400 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,500 SF
MINIMUM LOT WIDTH <sup>(1) &amp; (2)</sup>	60'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK <sup>(3)</sup>	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM DEPTH OF REAR YARD DRIVEWAY <sup>(4)</sup>	20'
MINIMUM DEPTH OF FRONT YARD DRIVEWAY <sup>(3)</sup>	20'
MAXIMUM BUILDING HEIGHT	2 STORIES/34'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MAXIMUM LOT COVERAGE	60%

GENERAL NOTES:

- <sup>1</sup>: The lot width may vary to allow flexibility of product widths without revising the *Concept Plan*. The lots shown on the *Concept Plan -- contained in Subsection (C)(1) of Exhibit 'D' this ordinance --* with a (\*) can have less than 60-feet of frontage and 4,500 SF of lot area.
- <sup>2</sup>: The minimum lot width at a cul-de-sac or elbow shall be 50-feet as measured at the front yard setback.
- <sup>3</sup>: The front yard setback at the garage doors will be 20-feet on front entry lots. In the case of a *J-Swing* or *Traditional Swing* garage, the setback at the front garage face at the street facing wall may be ten (10) feet.
- <sup>4</sup>: The depth of the driveway will be 20-feet on rear loaded lots; however, it may overlay two (2) feet into the private alleyway easement.
- <sup>5</sup>: All lots will be above flood level.

- (4) Building Standards. All development shall adhere to the following building standards:
- (b) Garage Orientation. A total of 168 of the 223 residential lots shall be constructed with rear entry garages. The remaining 60 of the 223 residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.
- (5) Additional Community Parking. The following additional parking shall be incorporated into *Tract 4*:
- (a) Cluster Areas: 30 Parking Spaces
- (b) Recreation Center: 20 Parking Spaces

NOTE: Parking will be restricted to one (1) side of the street where rear entry lots face each other.

- (6) Open Space. The development shall consist of a minimum of 192,193 SF of private open space that will be maintained by the Homeowner's Association (HOA). The private open space shall incorporate irrigation systems. Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. The exact location of the access will be determined at the time that a phase is platted.
- (7) Takeline. The takeline property along Lake Ray Hubbard will be mowed by the Homeowner's

**Exhibit 'D':**  
*Density and Development Standards*

Association (HOA). Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association (HOA), nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the takeline property.

- (8) Emergency Access. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association (HOA).
- (9) Private Access and Utility Easements. All private access and utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association (HOA).
- (10) Guard Gate. Two (2) stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
- (11) Lift Station. The following shall apply to the lift station:
  - (a) A concrete access drive will be provided to the lift station as indicated on the *Concept Plan* contained in Subsection (C)(1) of *Exhibit 'D'* of this ordinance.
  - (b) The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the *Private Open Space* maintained by the Homeowner's Association (HOA).
  - (c) The lift station is currently surrounded by a chain-link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.

**Exhibit 'D':**  
*Density and Development Standards*

(D) TRACT 5. (Phase V of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of *Tract 5* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT 5



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 5 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses permitted within the Zero Lot Line (ZL-5) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 5 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated for properties in a Zero Lot Line (ZL-5) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. The maximum permissible density for *Tract 5* shall not exceed 5.90 dwelling units per gross acres of land; however, in no case should the proposed development exceed 112 dwelling units. In addition, all lots in *Tract 5* shall conform to the standards depicted in *Table 6*, which are as follows:

**Exhibit 'D':**  
*Density and Development Standards*

**TABLE 6: LOT DIMENSIONAL REQUIREMENTS**

<i>LOT TYPE (SEE CONCEPT PLAN) ►</i>	<b>TRACT 5</b>
<i>MINIMUM LOT AREA</i>	5,000 SF
<i>SINGLE-FAMILY DWELLING UNITS PER LOT</i>	1
<i>MINIMUM SQUARE FOOTAGE PER DWELLING UNIT</i>	1,800 SF
<i>MINIMUM LOT WIDTH <sup>(1)</sup> &amp; <sup>(2)</sup></i>	50'
<i>MINIMUM LOT DEPTH</i>	90'
<i>MINIMUM FRONT YARD SETBACK <sup>(3)</sup></i>	20'
<i>MINIMUM REAR YARD SETBACK</i>	7½'
<i>MINIMUM SIDE YARD SETBACK <sup>(4)</sup></i>	0'/10' OR 5'
<i>MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET <sup>(5)</sup> &amp; <sup>(6)</sup></i>	15'
<i>MAXIMUM BUILDING HEIGHT</i>	30'
<i>MINIMUM NUMBER OF OFF-STREET PARKING SPACES <sup>(7)</sup></i>	2
<i>MAXIMUM LOT COVERAGE</i>	50%

**GENERAL NOTES:**

- <sup>1</sup>: As measured from the front building setback.
- <sup>2</sup>: Lots on a cul-de-sac and/or eyebrow may be reduced to a minimum of 40-feet.
- <sup>3</sup>: As measured from the Access and Fire Lane Easement.
- <sup>4</sup>: If constructed as a zero-lot line lot, a minimum of a five (5) foot maintenance easement shall be established on the non-zero-lot line side. If constructed as a center loaded home lot, a five (5) foot setback shall be established on each side of the lot. Once a determination has been made regarding the zero or center loaded homes, all homes must comply with that determination.
- <sup>5</sup>: This shall be increased to 20-feet when abutting an arterial.
- <sup>6</sup>: Unless otherwise denoted on the approved subdivision plat.
- <sup>7</sup>: Plus, a two (2) car garage.