

P2015-038 - AMENDMENT TO PD-52
 ZONING - LOCATION MAP =



City of Rockwall

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

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

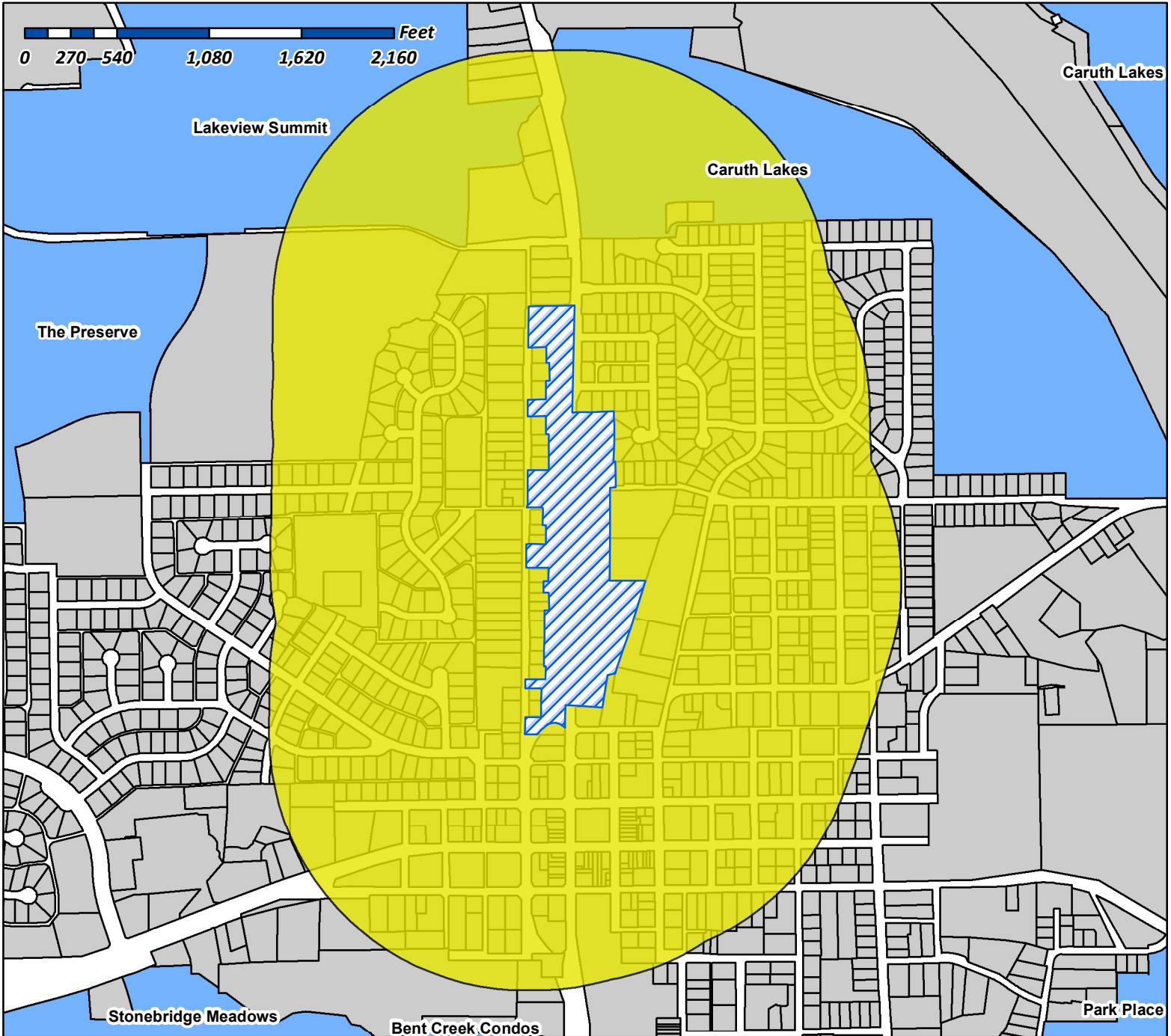
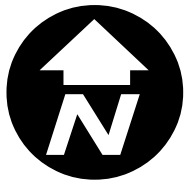




City of Rockwall

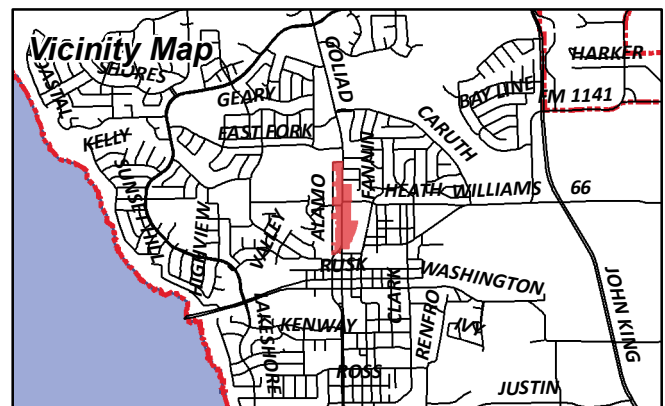
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2015-038
Case Name: Amendment to PD-50
Case Type: Zoning
Zoning: PD-50
Case Address: SH-205 Between East Fork Drive and Olive Street

Date Created: 12/21/2015
For Questions on this Case Call (972) 771-7745

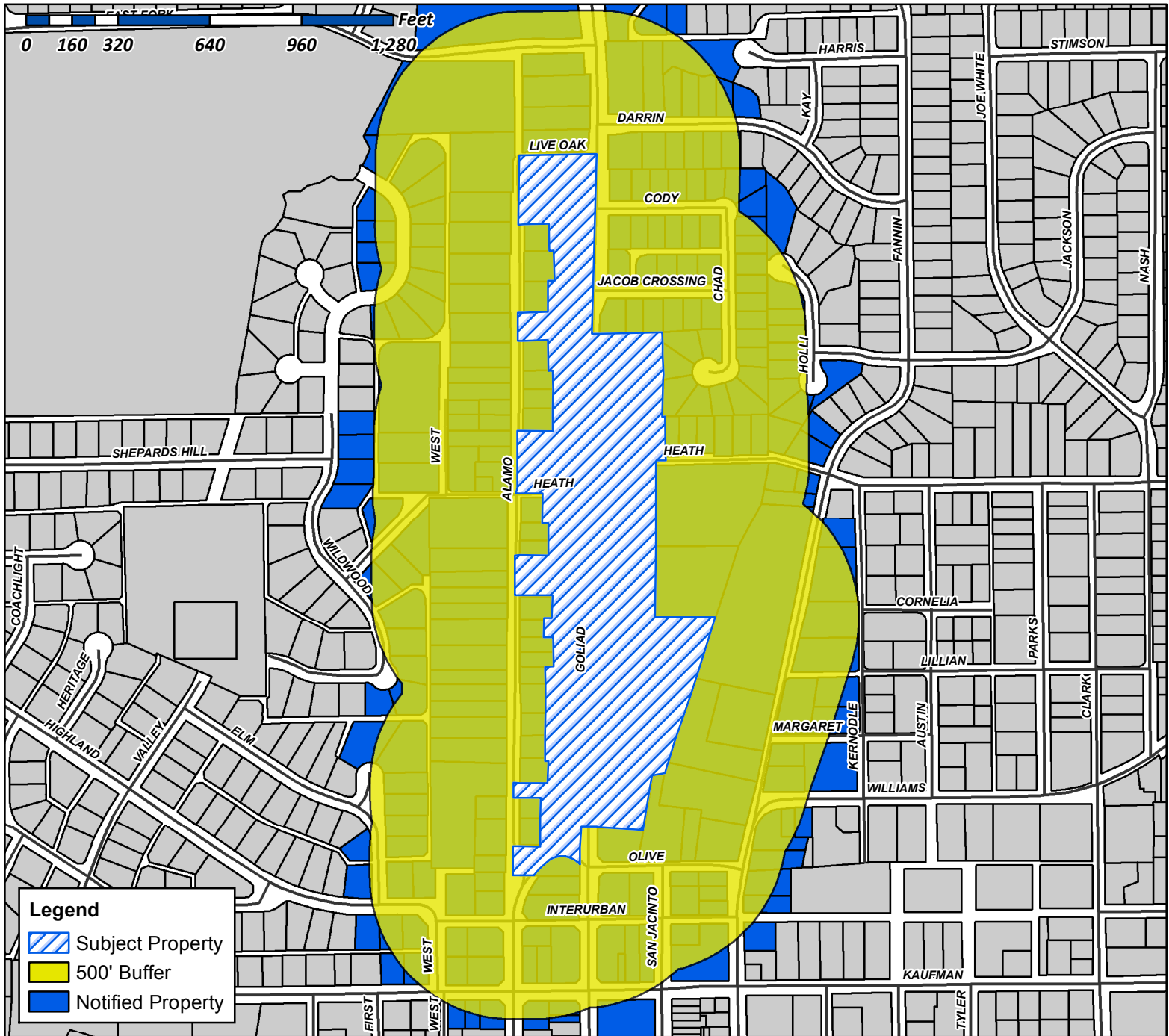




City of Rockwall

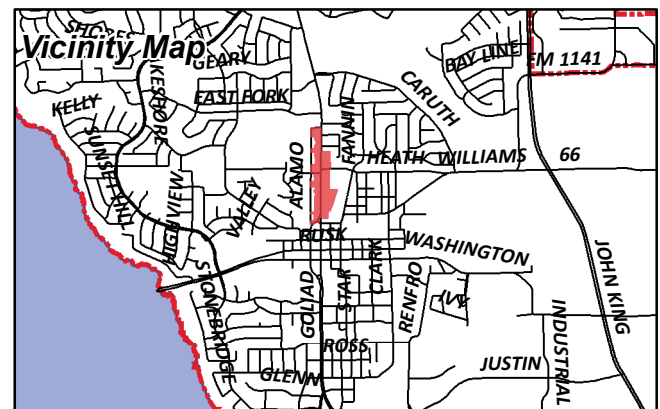
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2015-038
Case Name: Amendment to PD-50
Case Type: Zoning
Zoning: PD-50
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 For Questions on this Case Call (972) 771-7745





NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

Case No. Z2015-038: Amendment to PD-50

Hold a public hearing to discuss and consider a request by Scott and Leslie Milder for the approval of a zoning amendment to Ordinance No. 07-29 for the purpose of allowing a Banquet Facility land use to be a permitted use through a Specific Use Permit (SUP) for all properties within Planned Development District 50 (PD-50), being 21.266-acres of land in the S.S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, and generally located along N. Goliad Street [SH-205] north of Interurban Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 1/12/2016 at 6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday, 1/19/2016 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **1/19/2016** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP](http://www.rockwall.com/planning/planningdevcases.asp)

PLEASE RETURN THE BELOW FORM

Case No. Z2015-038: Amendment to PD-50

Please place a check mark on the appropriate line below:

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

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Grey bar for Name

Address:

Grey bar for Address

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

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

PETERSON ELAINE I
1001 HOLLI LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1005 HOLLI LN
ROCKWALL, TX 75087

HOWINGTON RACHEL ANN
101 AVERY LN
ROYSE CITY, TX 75189

BILLINGSLEY LAURA RENEE
C/O REX CARTER
101 AVERY LN
ROYSE CITY, TX 75189

MUMMEY MAURICE E ETUX
1010 HOLLI LN
ROCKWALL, TX 75087

ARISTA KAUFMAN LLC
1010 W RALPH HALL PARKWAY SUITE 100
ROCKWALL, TX 75032

CURRENT RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

BARKER PERRY H & ELIZABETH D
104 SCENIC DR
ROCKWALL, TX 75032

CURRENT RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

BLESSING BRIAN PC
104 W KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
105 OLIVE ST
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
105 N ALAMO
ROCKWALL, TX 75087

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

SKY ALAMO SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

CURRENT RESIDENT
106 W KAUFMAN
ROCKWALL, TX 75087

BASS JULIE AND
PAM NORRIS AND LISA HOEDEBECK AN DENNIS
MORROW
10620 SALEM
LUBBOCK, TX 79424

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

CURRENT RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

WHITEHEAD EMILY SUE ESTATE
DONALD R GAGE INDEPENDENT EXECUTOR
107 S SAN JACINTO
ROCKWALL, TX 75087

BIRLESON VINCENT R
1071 MIDNIGHT PASS
ROCKWALL, TX 75087

CURRENT RESIDENT
1079 MIDNIGHT PASS
ROCKWALL, TX 75087

CURRENT RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

CURRENT RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

K'S ADVERTISING DALLAS INC THE
109 N GOLIAD ST
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA
10925 ROCKSTONE DR
BALCH SPRINGS, TX 75180

CURRENT RESIDENT
111 N GOLIAD ST
ROCKWALL, TX 75087

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

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

CHISENHALL ROBERT
115 E HEATH ST
ROCKWALL, TX 75087

R & S OPERATING CO LP
11508 ROYALSHIRE DR
DALLAS, TX 75230

CHRISTENSEN CATHERINE
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA
119 E HEATH ST
ROCKWALL, TX 75087

MEDLIN ELTON LAKE
1222 MIDDLEBROOK PL
DALLAS, TX 75208

HANCE ROY & RANDA & LARRY
1244 E QUAIL RUN RD
ROCKWALL, TX 75087

STAINED GLASS CREATIONS INC
1391 ANNA CADE RD
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
1401 BAYLINE DR
ROCKWALL, TX 75087

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

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

FERNANDEZ JOSE
14291 STANLEY LN
FORNEY, TX 75126

CANO OSCAR & NANCY
1445 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

COLBERT MICHAEL DEVON & EMILY
1464 BRITTANY WAY
ROCKWALL, TX 75087

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

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

ROCKWALL RUSTIC RANCH LLC
1506 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DATAR CORPORATION
1508 BAY VALLEY CIRCLE
HEATH, TX 75032

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

HEAVENLY HANDS BIRTHING CENTER PLLC
161 KIRKHAVEN DR
ROCKWALL, TX 75087

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

105 N ALAMO LLC
1660 E FM 550
ROCKWALL, TX 75032

CRAWFORD STEVE
1709 GASLIGHT CT
SEABROOK, TX 77586

MCMILLAN BENJAMIN & TAYLOR
176 HAMPTON DR
ROCKWALL, TX 75087

DEUTSCHE BANK NTL TR CO
1761 EAST ST ANDREW PLACE
SANTA ANA, CA 94705

SER TEXAS LLC
DBA HYPERION HOMES TEXAS LLC
180 N STETSON AVE
CHICAGO, IL 60601

CRISWELL BARBARA
1890 AVONLEA DR
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

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

COLLINS AMBER R
194 CODY PL
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

CURRENT RESIDENT
196 JACOB CROSSING
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

MITCHELL CODY
196 JACOB CROSSING
ROCKWALL, TX 75087

CURRENT RESIDENT
197 DARRIN DR
ROCKWALL, TX 75087

RAYMOND TIFFANY M
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

KANSIER GAYLE L
198 DARRIN DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
199 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
199 JACOB CROSSING
ROCKWALL, TX 75087

YOUNG BARBARA NEUMANN
199 CODY PLACE
ROCKWALL, TX 75087

CURRENT RESIDENT
200 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

CAWTHON RICK
2000 E INTERSTATE 30
ROCKWALL, TX 75087

CURRENT RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
201 E KAUFMAN
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
201 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

WAY SAMMY J
202 BECKY LANE
ROCKWALL, TX 75087

CRAWFORD KELLI
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
202 E HEATH ST
ROCKWALL, TX 75087

HOLLIMAN ANDREA J &
DIANNE C HOLLIMAN
202 N WEST
ROCKWALL, TX 75087

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

CURRENT RESIDENT
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

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

CURRENT RESIDENT
203 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
203 W KAUFMAN
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

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

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

CURRENT RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

HOLLIMAN ANDREA
204 N. WEST ST
ROCKWALL, TX 75087

LEWIS JODI CHOTSIE
204 W HEATH STREET
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT
205 W KAUFMAN
ROCKWALL, TX 75087

SIENTY RYAN FAIN
206 CODY PL
ROCKWALL, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
207 JACOB CROSSING
ROCKWALL, TX 75087

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

GARY DENNIS AND DIANNE
207 DARRIN DR
ROCKWALL, TX 75087

WILDER SUSAN C
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

CONFIDENTIAL
210 CODY PL
ROCKWALL, TX 75087

REED TERESA
211 CODY PLACE
ROCKWALL, TX 75087

HALE GARY E AND MARY M
211 JACOB CROSSING
ROCKWALL, TX 75087

BOWEN JAMES A
2111 MEADOWVIEW DR
CADDO MILLS, TX 75135

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

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

CHAPMAN KEITH A & TONYA K
215 CODY PL
ROCKWALL, TX 75087

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

CURRENT RESIDENT
219 CODY PLACE
ROCKWALL, TX 75087

RNDI COMPANIES INC
2255 RIDGE ROAD SUITE 216
ROCKWALL, TX 75087

HUDSPETH F WARD
2304 RIDGE RD
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

MASTER DEVELOPERS SNB LLC
ATTN LORI WOLFE
2400 DALLAS PARKWAY SUITE 510
PLANO, TX 75093

MASTER DEVELOPERS SNB LLC
ATTN LORI WOLFE
2400 DALLAS PARKWAY SUITE 510
PLANO, TX 75093

KHAN NOOR U. & SHAHLA
2500 ST HWY 121 APT 925
EULESS, TX 76039

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

RAYWAY PROPERTIES LLC
3 GRANITE RIDGE
ROCKWALL, TX 75032

SMITH WENDY
301 HIGHLAND DR
ROCKWALL, TX 75087

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

BEDFORD AUSTIN J & TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

BULLOCK HAROLD G AND HEATHER E
301 WILDWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
302 ELM DR
ROCKWALL, TX 75087

CURRENT RESIDENT
302 WILLIAMS ST
ROCKWALL, TX 75087

ALBARRAN BRENDA
302 DREW LN
HEATH, TX 75032

CURRENT RESIDENT
302 E MARGARET ST
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

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

TCB CONSTRUCTION GROUP LLC
302 S FANNIN
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

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

ANDERSON DEREK S & JENNIFER L
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND
303 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
303 N GOLIAD
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

POINTER PRICE A AND TAYLOR A
303 WILLIAMS ST
ROCKWALL, TX 75087

POINTER TAYLOR & PRICE
303 WILLIAMS STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

CURRENT RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

CURRENT RESIDENT
304 W KAUFMAN ST
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND
ROCKWALL, TX 75087

FERGUSON PROPERTIES LLC
305 N FANNIN ST
ROCKWALL, TX 75087

KING BOBBY R ETUX
305 WILDWOOD LN
ROCKWALL, TX 75087

BELL MARY NELL
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

RADLEY LEE JAMES AND EMILY ASHTON
306 WILLIAMS ST
ROCKWALL, TX 75087

FERGUSON PROPERTIES LLC
307 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
308 FANNIN
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

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

CURRENT RESIDENT
312 ELM DR
ROCKWALL, TX 75087

CASTILLO PEDRO
3161 S FM 551
ROYSE CITY, TX 75189

SOLIDICE PROPERTIES LLC
3200 MAIN ST #23
DALLAS, TX 75226

HOLLIMAN ANDREA J
332 SHEPARDS HILL
ROCKWALL, TX 75087

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

FALLS DAVID C & TERRI L
3608 LAKESIDE DR
ROCKWALL, TX 75087

CURANOVIC JOHN
361 WILLOWCREST
ROCKWALL, TX 75032

CHURCH ROBERT & LESLIE
38 MEADOWCREEK DR
MELISSA, TX 75454

CURRENT RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

JONES CYNTHIA WALLACE & KENNETH LYNN
401 N FANNIN STREET
ROCKWALL, TX 75087

WILBURN MARK JR AND BREANNE
402 WILDWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

COOK CAROLINE D
404 WILDWOOD LN
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

ODOM JAY & ALISON
405 N FANNIN STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

4 ROSES ENTERPRISES LLC AND
TIMOTHY M & STACY M ROSE
436 WYNDEMERE BLVD
HEATH, TX 75032

KUMAR EESHAN & VANDANA KUMAR
4701 COPPER MOUNTAIN LN
RICHARDSON, TX 75082

BUTTGEN JAMES D
501 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
501.5 N GOLIAD ST
ROCKWALL, TX 75087

UDSTUEN STEVE
502 COLUMBIA DR
ROCKWALL, TX 75032

TAMEZ SILVINO & ARACELIA
502 N ALAMO RD
ROCKWALL, TX 75087

BLACK SHIRLEY M
502 N GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

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

CURRENT RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
503 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
504 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

ALSOBROOK DAVID
505 CARRIAGE TRL
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

DEAN GREG
505 SUNSET HILL DR
ROCKWALL, TX 75087

WRAY JOY
505 WILDWOOD TER
ROCKWALL, TX 75087

CURRENT RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

FLEMING HALLIE B
507 N GOLIAD
ROCKWALL, TX 75087

MORGAN RHONA L &
JACK HADLEY JR
508 N ALAMO RD
ROCKWALL, TX 75087

REDDEN POLLY AND
PEOPLES JANICE
509 E HEATH ST
ROCKWALL, TX 75087

PEOPLES DERYL W
5268 COUNTY ROAD 2648
ROYSE CITY, TX 75189

CURRENT RESIDENT
601 KERNODLE ST
ROCKWALL, TX 75087

SHIREY THOMAS E
601 N ALAMO ST
ROCKWALL, TX 75087

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

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

CURRENT RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

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

HUTTON SCOTT W & JOANN Y HAMILTON
603 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
C/O ELIZABETH BURKS
603 WOODED TRAIL
ROCKWALL, TX 75087

CURRENT RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
604 N ALAMO
ROCKWALL, TX 75087

KENDALL DANIEL & JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA
606 WILDWOOD LN
ROCKWALL, TX 75087

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

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

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

TIBBETTS JERROLD ET UX
703 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

IRBY DENNIS
703 N GOLIAD ST
ROCKWALL, TX 75087

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

ZIMMERMAN CAROLYN
705 KERNODLE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

COLEBAUGH JACOB AND MELISSA METZNER
708 N ALAMO
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
710 N ALAMO
ROCKWALL, TX 75087

CCAA INVESTMENT I, LP
750 N ST PAUL SUITE 1650
DALLAS, TX 75201

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

ELLIS MARY KATHRYN
8 CAMDEN
ROCKWALL, TX 75032

CURRENT RESIDENT
801 N GOLIAD ST
ROCKWALL, TX 75087

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

CURRENT RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

MCCARVER DUSTIN
803 KERNODLE STREET
ROCKWALL, TX 75087

CURRENT RESIDENT
803 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
804 N GOLIAD
ROCKWALL, TX 75087

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

FORGIONE JERILYN DENISE
805 N ALAMO RD
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
805 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
806 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
807 N ALAMO RD
ROCKWALL, TX 75087

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

CURRENT RESIDENT
807 N GOLIAD
ROCKWALL, TX 75087

WYLIE KIMBERLY
808 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
808 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
809 N GOLIAD
ROCKWALL, TX 75087

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
810 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
810 N GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
812 N GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

WAY FAMILY MANAGEMENT LLC
8441 S FM 549
ROCKWALL, TX 75032

CULLINS KENNETH L & HEATHER D
845 RAVENHURST DR
ROCKWALL, TX 75087

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75089

KILLION OLIN R & AGATHA
8709 DALROCK RD
ROWLETT, TX 75089

KILLION OLIN R
8709 DALROCK RD
ROWLETT, TX 75089

COOPER JAMES A & MICHELLE R
901 N ALAMO
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
902 N GOLIAD
ROCKWALL, TX 75087

AGUADO MARIA
903 N ALAMO RD
ROCKWALL, TX 75087

HEMPHILL REBECCA
903 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
904 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
905 N WEST ST
ROCKWALL, TX 75087

WILLIAMS ALEX R
906 N ALAMO RD
ROCKWALL, TX 75087

WILLIAMS ALEX RAY &
PATRICIA L WILLIAMS WILKERSON
906 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
906 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
906 N WEST ST
ROCKWALL, TX 75087

HARRIS JAMES SCOTT &
ANNETTE JANE NABORS
907 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN
908 N ALAMO RD
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

HAYNES GREGORY & AMANDA
909 N ALAMO
ROCKWALL, TX 75087

JAMESON DANIEL R
909 N WEST ST
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

HOLLOWAY LESLIE D
911 N ALAMO RD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

STACEY MARY A
912 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
915 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

SYFERD STACI ANN
917 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

FARMER BARBARA A
919 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

ALSUP ANGELA G AND DENNIS
921 N ALAMO RD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

CONFIDENTIAL
923 N ALAMO RD
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

MONK MARCELLE A LAZARE & PAUL
924 N ALAMO RD
ROCKWALL, TX 75087

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

DONAHOE JOHN M & KATHRINE E
925 N GOLIAD ST
ROCKWALL, TX 75087

DONAHOE JOHN M & KATHRINE E
925 N GOLIAD ST
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
947 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
952 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
955 CHAD WAY
ROCKWALL, TX 75087

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

HOLLAND JASON & ANNA
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

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

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

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

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

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

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

SCHMIDT STEVEN R
990 CHAD WAY
ROCKWALL, TX 75087

PANNELL JIM ESTATE
CHRYSTAL PANNELL INDEPENDENT EXECUTOR
990 CORNELIUS RD
ROCKWALL, TX 75087

MISER RALPH C
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

DOOLEY RHONDA N
995 HOLLI LN
ROCKWALL, TX 75087

MCCRARY HEATHER L
997 HOLLI LANE
ROCKWALL, TX 75087

ALLEN MARK, DONNA BOYD &
WILLIAM A ALLEN III
998 CHAD WAY
ROCKWALL, TX 75087

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

CURRENT RESIDENT
999 HOLLI LN
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE PO BOX 1119
ROCKWALL, TX 75087

M & D REAL ESTATE LP
P O BOX 2109
ROCKWALL, TX 75087

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155 3021 RIDGE RD
ROCKWALL, TX 75032

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155 3021 RIDGE RD
ROCKWALL, TX 75032

PANNELL SMITH PROPERTY MANAGEMENT LLC
PMB 155 3021 RIDGE RD
ROCKWALL, TX 75032

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

COMMUNITY BANK
PO BOX 580
GRANBURY, TX 76048

PRINGLE PHYLLIS M
PO BOX 584
ROCKWALL, TX 75087

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

BAESA MICHAEL H & PAIGE
PO BOX 814
ROCKWALL, TX 75087

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

DOWER YVONNE
PO BOX 871239
MESQUITE, TX 75187

LAYTON ERIC A
PO BOX 998
ROCKWALL, TX 75087

ROCKWALL RENTAL PROPERTIES LP
PO BOX B
TERRELL, TX 75160

December 18, 2015

Ryan Miller
City Planner
City of Rockwall
385 South Goliad Street
Rockwall, TX 75087

ZONING REQUEST
LETTER OF EXPLANATION
PROPERTY ADDRESS
803 N. Goliad
Rockwall, TX 75087

Dear Mr. Miller:

Please accept this letter of explanation to accompany our zoning change application. Leslie and I would like to pursue zoning that would allow for small events at 803 N. Goliad within PD-50 in addition to maintaining the current zoning for light retail / office. Following are the types of events we anticipate:

- Birthday parties
- Baby showers
- Bridal showers
- Team parties
- Graduation parties
- Family reunions and milestone celebrations
- Charitable organization fundraisers and meetings
- Business socials and meetings
- Holiday parties
- Seasonal parties
- Tea parties
- Youth activities
- Weddings
- Receptions
- Funeral meals

We fully intend to respect the neighboring properties and will not permit loud music and/or bands, and will not operate outside of the hours of 8:00am and 10:00pm. Small events are all this property can accommodate with a building capacity of 49 people.

Thank you for your assistance with this process.

Sincerely,

Handwritten signatures of Scott and Leslie Milder. The signature on the left is 'Scott Milder' and the signature on the right is 'Leslie Milder'.

Scott and Leslie Milder
830 Shores Blvd | Rockwall, TX 75087
214-497-6411 cell | smilder@fotps.org

CITY OF ROCKWALL

ORDINANCE NO. 16-XX

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

WHEREAS, the City has received a request by Scott & Leslie Milder requesting the approval of an amendment to Planned Development District 50 (PD-50) and the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall for the purpose of amending the permitted land uses to allow for the addition of a *Banquet Facility* land use to be permitted by a Specific Use Permit (SUP) for a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 50 (PD-50), and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 50 (PD-50) and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 01-53, 02-46, 04-24, 04-39, 05-03, 05-08, 05-18, 05-35 & 07-29*;

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

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Section 4.2, *Residential Office (RO) District*, of Article V, *District Development*

Standards, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

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

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2016.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 19, 2016

2nd Reading: February 1, 2016

EXHIBIT 'A':
Legal Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT 'A':
Legal Description

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

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

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

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

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

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

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

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

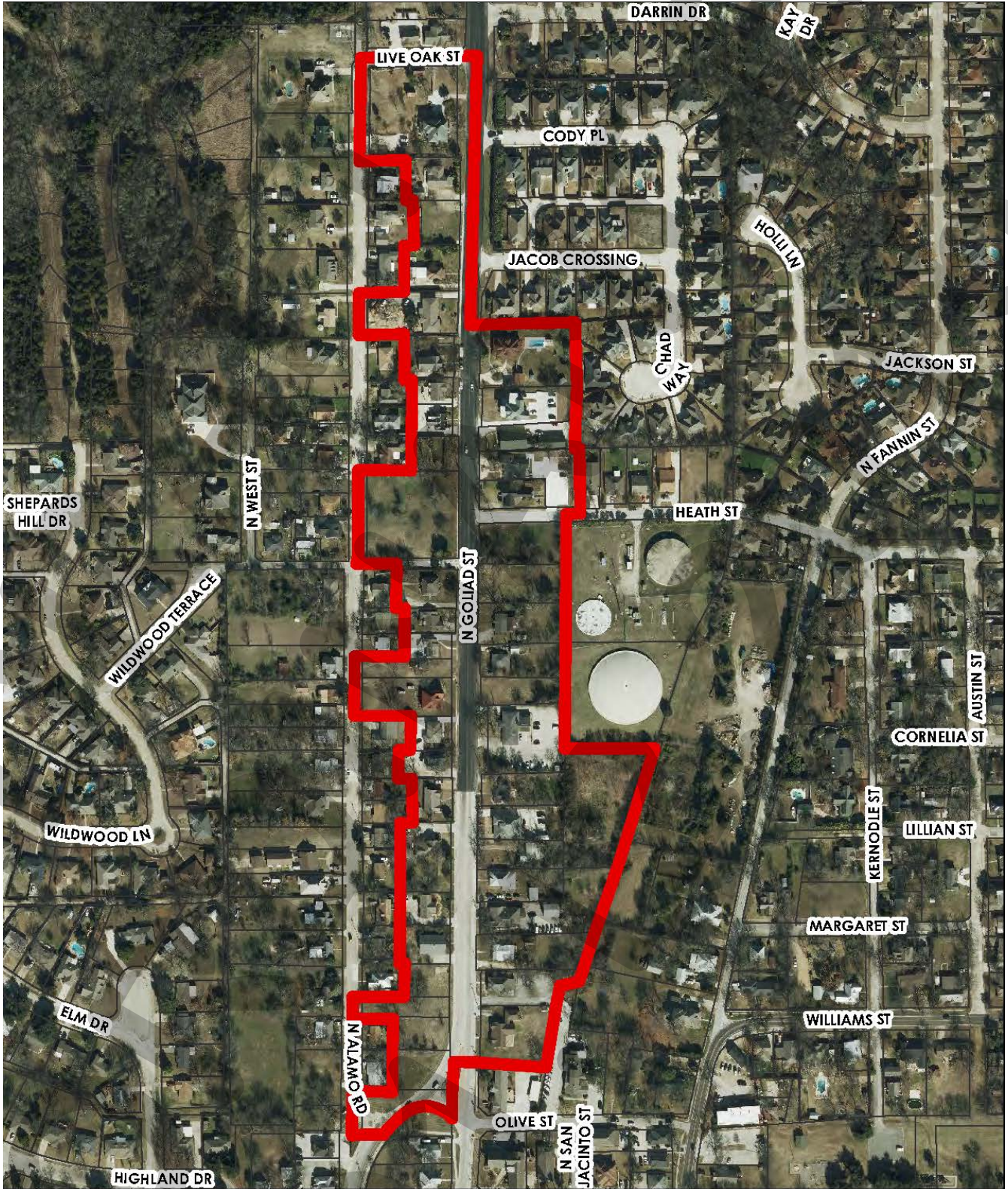
THENCE northerly 98.02' along the east right of way of Alamo Street for a point;

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

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

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

EXHIBIT 'B':
Location Map



**City of
Rockwall**



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

PD50

EXHIBIT 'C':
District Development Standards

Development Standards.

- 1) *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
 - (a) *Antique/Collectable Sales.* The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
 - i. *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
 - ii. *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
 - iii. The sale of new or used clothing and appliances shall be prohibited.
 - iv. The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
 - v. That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
 - (b) *Banquet Facility (Event Venue).* A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
 - i. *Banquet Facility* or *Event Venue* is defined as commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.
- 2) *Cross Access Easements.* Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- 3) *Parking.* That all non-residential land uses shall adhere to the following parking requirements:
 - (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
 - (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.
 - (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- 4) *Site Plan.* All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- 5) *Variances.* In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.