

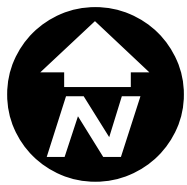
Z2016-019- JPI CONDOMINIUMS  
ZONING - LOCATION MAP = [icon]



# 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.



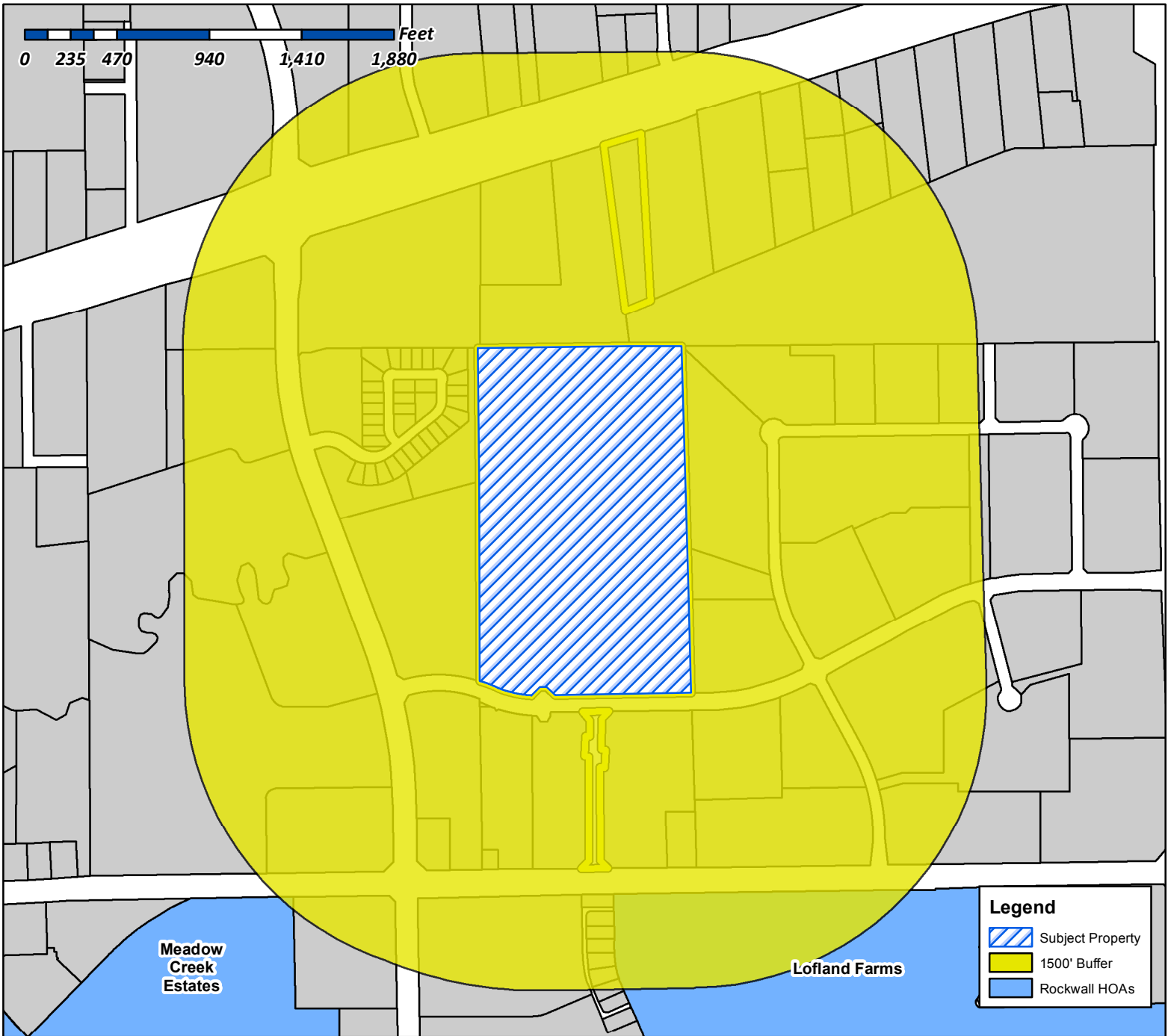
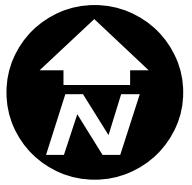




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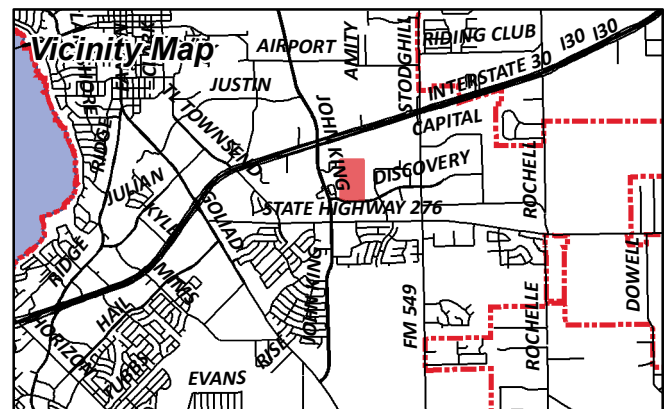
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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(W): www.rockwall.com

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**Case Number:** Z2016-019  
**Case Name:** JPI Condominiums  
**Case Type:** Zoning Change (LI to PD)  
**Zoning:** Light Industrial (LI) District  
**Case Address:** East of John King Blvd North of Discovery Blvd.

**Date Created:** 06/16/2016  
 For Questions on this Case Call (972) 771-7745

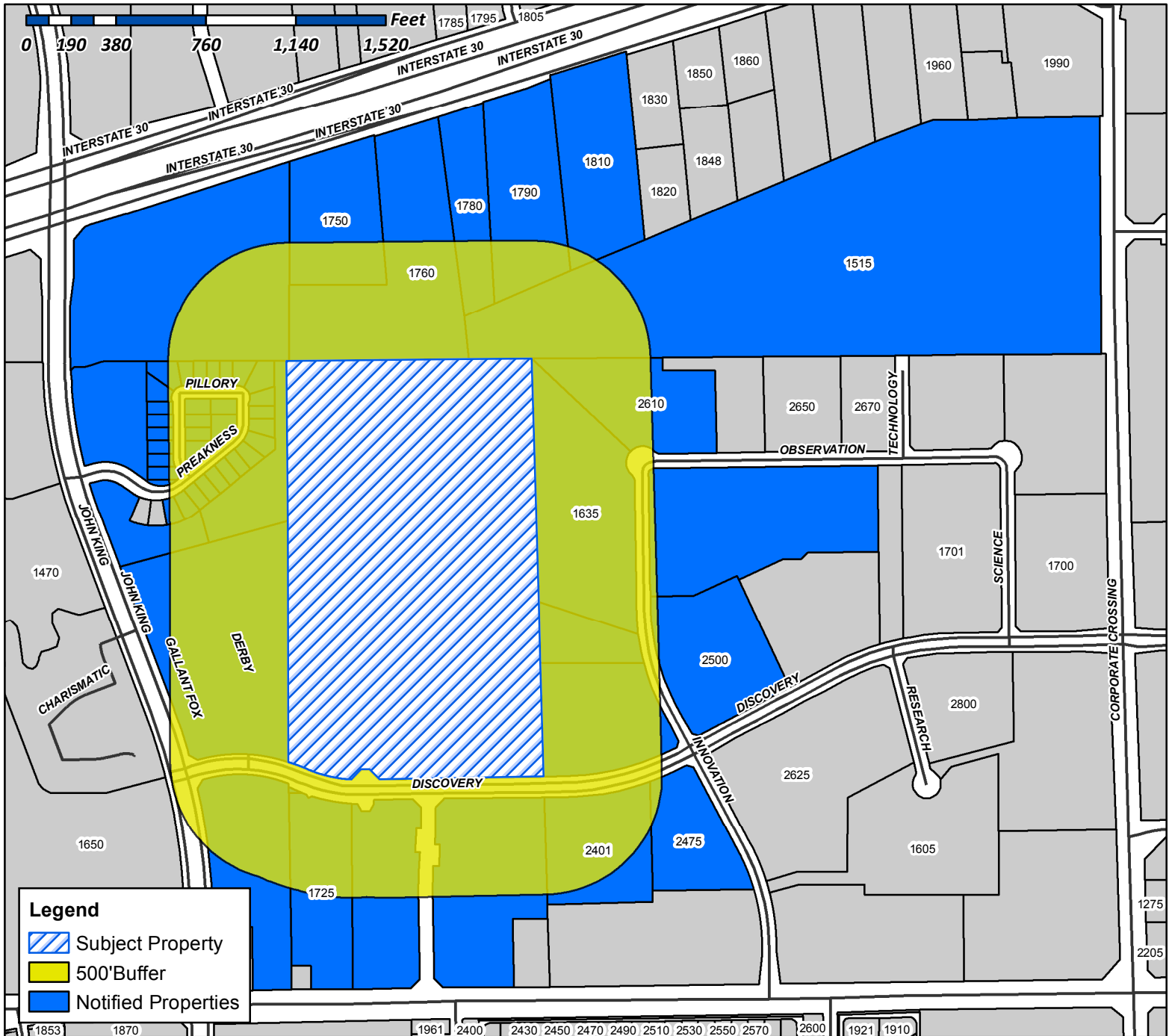




# City of Rockwall

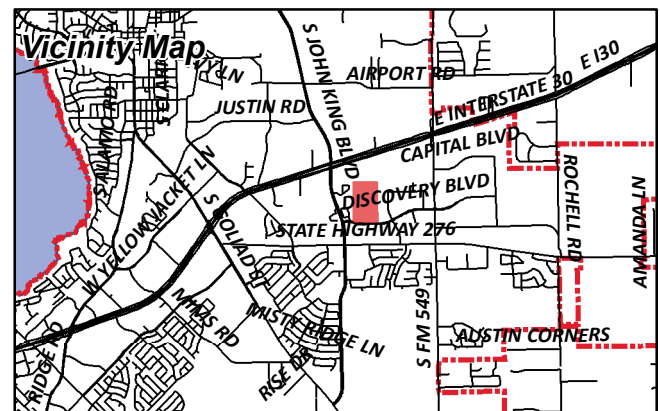
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2016-019  
**Case Name:** JPI Condominiums  
**Case Type:** Zoning Change (LI to PD)  
**Zoning:** Light Industrial (LI) District  
**Case Address:** East of John King Blvd. North of Discovery Blvd.

**Date Created:** 06/14/2016  
 For Questions on this Case Call (972) 771-7745



MLRP 1635 INNOVATON LP  
1 PIERCE PL STE 450  
ITASCA, IL 60143

DEN-MAR ENTERPRISES INC  
124 MONT BLANC DR  
HEATH, TX 75032

CURRENT RESIDENT  
1515 CORPORATE CROSSING  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1635 INNOVATION DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1725 HWY276  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1750 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1760 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1780 I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1790 E I30  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1810 S I30  
ROCKWALL, TX 75032

FALCON FINE WIRE & WIRE PRODUCTS  
2401 DISCOVERY BLVD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2475 DISCOVERY DR  
ROCKWALL, TX 75032

HATFIELD AND COMPANY INC  
2475 DISCOVERY BLVD  
ROCKWALL, TX 75032

Z06 PROPERTIES INC  
2500 DISCOVERY BLVD  
ROCKWALL, TX 75032

SECURITY HOLDINGS INC  
2601 NETWORK BLVD STE 202  
FRISCO, TX 75034

CURRENT RESIDENT  
2610 OBSERVATION TRL  
ROCKWALL, TX 75032

JBC LAND & CATTLE COMPANY LLC  
2905 DUBLIN  
PARKER, TX 75002

SALEHOUN FAMILY LIMITED PARTNERSHIP  
39650 LYNDON B JOHNSON FWY  
DALLAS, TX 75237

PNEUMA VENTURES LTD  
480 SMIRL DR  
HEATH, TX 75032

RFJ AUTO PROPERTIES LLC  
500 N CENTRAL EXPWY SUITE 440  
PLANO, TX 75074

HITT FAMILY LIMITED PARTNERSHIP  
7836 YAMINI DR  
DALLAS, TX 75230

U V REAL ESTATE LP  
8131 LYNDON B JOHNSON FWY SUITE 770  
DALLAS, TX 75251

CAMBRIDGE PROPERTIES INC  
8750 N CENTRAL EXPY SUITE 1735  
DALLAS, TX 75231

ROCKWALL DOWNES DEVELOPMENT LLC  
8750 N CENTRAL EXPY SUITE 1735  
DALLAS, TX 75231

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087

MCKEOWN REVOCABLE TRUST  
THOMAS L BELAUSTEGUI 1515 CUMBERLAND  
TYLER, TX 75703



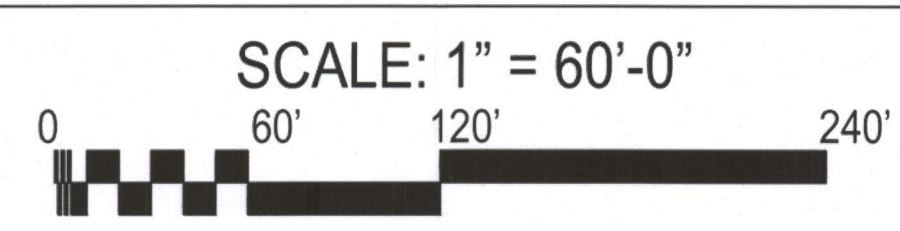


UNIT AREA TABULATION											
UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.	UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.	UNIT TYPE	Net S. F.	# OF Units	Total Net S. F.
A1	680	100	68000	B1	1125	41	46125	C1	1455	9	13095
A2	781	57	44517	B2	1223	26	31798	C2	1575	3	4725
A3	863	40	34520	B3	1143	9	10287	C3	1474	18	26532
A4	820	24	19680	B4	1241	3	3723	<b>TOTAL C</b>		30	44352
<b>TOTAL A</b>		221	166717	B5	1299	30	38970	<b>TOTAL NET S. F.</b>			341972
				<b>TOTAL B</b>		109	130903	<b>AVERAGE S. F.</b>			950
								<b>TOTAL UNIT COUNT</b>			360
								<b>CLUB</b>			8500

PARKING PROVIDED	
458	SURFACE PARKING
107	BUILDING GARAGES
565	TOTAL SPACES PROV.

**ROCKWALL MF**  
 ROCKWALL, TEXAS  
 JPI  
 ARCHITECTURE **DEMAREST**

### CONCEPTUAL SITE PLAN



07/14/2016







