

Z2016-040- AMENDMENT TO PD-68
 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.

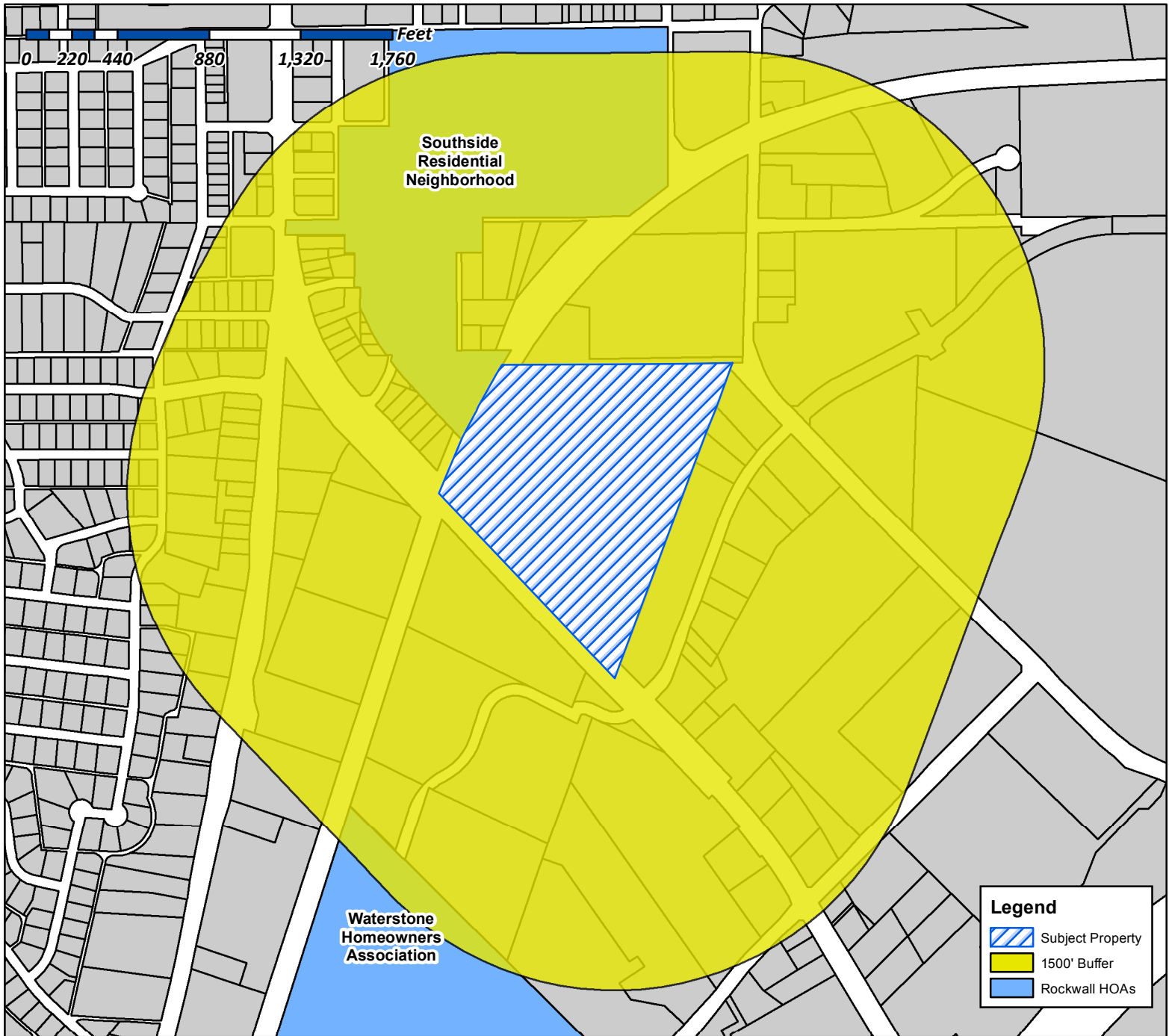
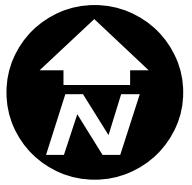




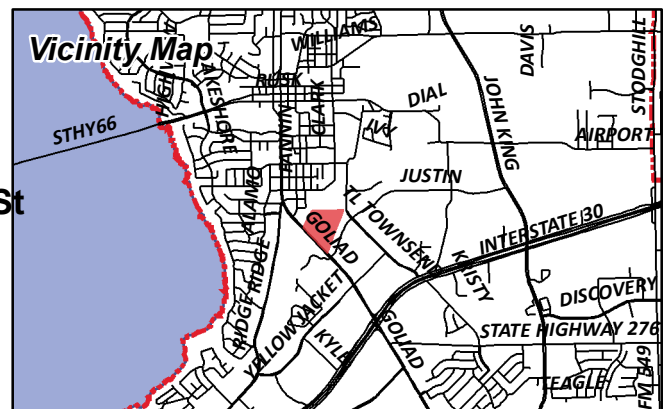
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385 S. Goliad Street
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Case Number: Z2016-040
Case Name: Fireside Village
Case Type: Amendment to PD-68
Zoning: Zoning
Case Address: North of the intersection of S. Goliad St and Justin Road



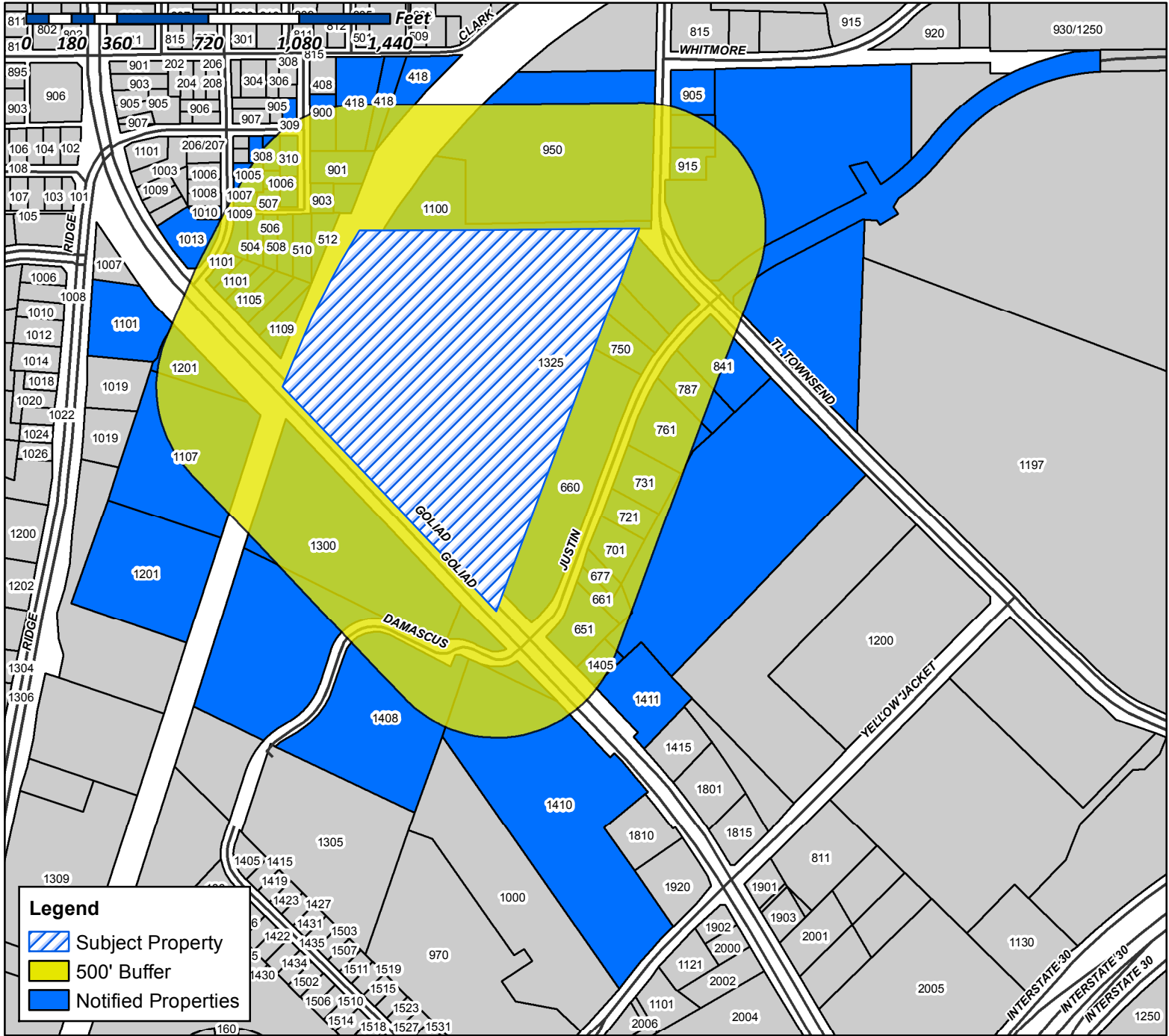
Date Created: 11/18/2016
 For Questions on this Case Call (972) 771-7745



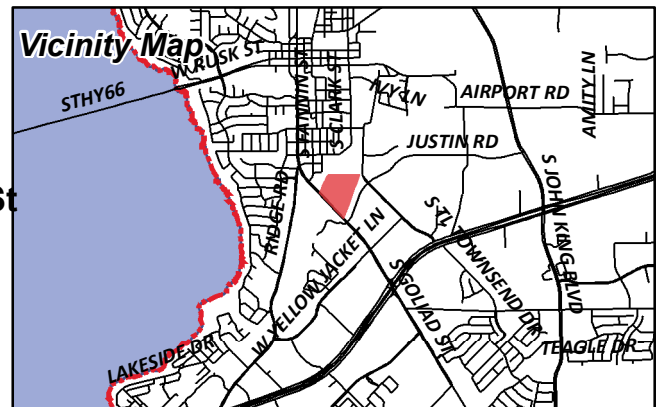
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SMARTT LOFLAND & J BOND PTNRS
1 CARMARTHEN CT
DALLAS, TX 75225

CURRENT RESIDENT
1005 SAM HOUSTON
ROCKWALL, TX 75087

PRICE ALVIN
1006 DAVY CROCKETT ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1007 SAM HOUSTON
ROCKWALL, TX 75087

JONES EVELYN
1008 DAVY CROCKETT ST
ROCKWALL, TX 75087

CASTILLO PEDRO
1009 SAM HOUSTON ST
ROCKWALL, TX 75087

ROCKWALL COUNTY
C/O COUNTY TREASURER
101 W RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1012 SAM HOUSTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1013 GOLIAD
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET
ROCKWALL, TX 75087

POTTS DANNY & VONDA
1100 T L TOWNSEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1101 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1105 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1107 RIDGE RD
ROCKWALL, TX 75087

LUKE LINDA FAYE
1109 S GOLIAD ST
ROCKWALL, TX 75087

BENBROOKE RIDGE PARTNERS LP
C/O PRETIUM PROPERTY MANAGEMENT, LLC
115 W 7TH ST
FORT WORTH, TX 76102

LOSANES LOU & RUBY G
1180 CRESTCOVE DR
ROCKWALL, TX 75087

CURRENT RESIDENT
1201 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1300 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1325 GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC
13400 BISHOP'S LANE
BROOKFIELD, WI 53005

ROGERS FAMILY LIVING TRUST INNIS WAYNE
ROGERS
AND WANDA MAY TRUSTEES
1404 RIDGE RD
ROCKWALL, TX 75087

ROGERS MICHAEL W
1404 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1405 GOLIAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1410 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1411 GOLIAD
ROCKWALL, TX 75087

ADV ROCKWALL PROPERTY OWNER LLC
2600 ELDORADO PKWY
MCKINNEY, TX 75070

WAFFER JULIUS
3002 WELDON LN
ROYSE CITY, TX 75189

CURRENT RESIDENT
304 EMMA JANE
ROCKWALL, TX 75087

ELLERD TERESA
308 EMMA JANE ST
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

CURRENT RESIDENT
310 EMMA JANE
ROCKWALL, TX 75087

HAMANN KRISTIE
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

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

JONES LENA EST
C/O CHARLES R HUMPHREY
405 ER ELLIS
ROCKWALL, TX 75087

CAMERON & CAMERON
4090 EAST FM 552
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

MATHIS MICHAEL L & DEBRA L
504 DICKEY ST
ROCKWALL, TX 75087

SIMS VERNA MAE
506 DICKEY ST
ROCKWALL, TX 75087

RODRIGUEZ ROGELO & MARIA
507 DICKEY ST
ROCKWALL, TX 75087

BROWN GEORGIA
508 DICKEY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
510 DICKEY ST
ROCKWALL, TX 75087

CURRENT RESIDENT
512 DICKEY ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR 0
DALLAS, TX 75231

ROCKWALL SENIOR COMMUNITY LP
C/O LIFENET COMMUNITY BEHAVIORAL
HEALTHCARE
5605 N MACARTHUR BLVD SUITE 580
IRVING, TX 75038

CURRENT RESIDENT
651 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
660 JUSTIN RD
ROCKWALL, TX 75087

BREEN & MCKEON LLP
661 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
677 JUSTIN RD
ROCKWALL, TX 75087

BRANNON ERMA LEE EST AND
MARVIN RAY BRANNON ETAL
6819 CLIFFWOOD DR
DALLAS, TX 75237

COUCH AND DAVIS PROPERTIES LLC
685 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
701 JUSTIN DR
ROCKWALL, TX 75087

FIRST FINANCIAL NETWORK
721 JUSTIN RD 0
ROCKWALL, TX 75087

CURRENT RESIDENT
731 JUSTIN DR
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE
7475 SANDY LAKE RD
QUINLAN, TX 75474

CURRENT RESIDENT
750 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
761 JUSTIN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
787 JUSTIN DR
ROCKWALL, TX 75087

CENTRAL APPRAISAL DISTRICT OF
ROCKWALL COUNTY THE
841 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
900 DAVY CROCKETT
ROCKWALL, TX 75087

HENRY PATRICK AND JOLENE C
901 DAVY CROCKETT ST
ROCKWALL, TX 75087

CURRENT RESIDENT
903 DAVY CROCKETT
ROCKWALL, TX 75087

CURRENT RESIDENT
905 T L TOWNSEND
ROCKWALL, TX 75087

FLETCHER DONNA
915 T L TOWNSEND DR
ROCKWALL, TX 75087

CURRENT RESIDENT
950 TOWNSEND RD
ROCKWALL, TX 75087

TEASDALE INVESTMENTS LLC
C/O RICHARD C GRANT
CULHANE MEADOWS PLLC O
DALLAS, TX 75201

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE O
ROCKWALL, TX 75087

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

1995 OSPREY LLC
PO BOX 1688
ROCKWALL, TX 75087

AUTO ZONE INC
DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

WHITFORD D R
PO BOX 307
PALMER, TX 75152

HEFLIN JERRY
PO BOX 518
ROCKWALL, TX 75087

MELTON JEFFREY G
PO BOX 884
ROCKWALL, TX 75087

**EXHIBIT C
FIRESIDE VILLAGE
DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARDS.

1. *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
2. *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed the 46 lots shown on the concept plan. All lots shall conform to the standards depicted in Table 1 below.

Table 1: Lot Dimensional Requirements

<i>Minimum Lot Width</i>	65'
<i>Minimum Lot Depth</i>	82'
<i>Minimum Lot Area</i>	5,330 SF
<i>Minimum Front Yard Setback</i>	20'
<i>Minimum Side Yard Setback</i>	6'
<i>Minimum Side Yard Setback (adjacent to a street)</i>	13'
<i>Minimum Length of Driveway Pavement</i>	20'
<i>Maximum Height</i>	20'
<i>Minimum Rear Yard Setback</i>	10'
<i>Minimum Area/Dwelling Unit (SF)</i>	1,352 SF
<i>Maximum Lot Coverage</i>	45%
<i>Minimum Distance Between Buildings</i>	12'

3. *Building Standards.* All development shall adhere to the following building standards:
 - (a) *Masonry Requirement.* The minimum masonry requirement for the exterior facades of all buildings shall be 100%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, cast stone, cementaceous fiberboard and horizontal lap-siding (e.g. HardiBoard or Hardy Plank). Cementaceous products (e.g. HardiBoard or Hardy Plank) shall be limited to 20% of the masonry requirement.
 - (b) *Roof Pitch.* A minimum of a 10:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.

EXHIBIT C
FIRESIDE VILLAGE
DEVELOPMENT STANDARDS

4. *Anti-Monotony Restrictions.* The development shall adhere to the following *Anti-Monotony Restrictions*:
 - (1) Exterior wall materials must comply with the Masonry Requirements listed in Section 3. (a).
 - (2) Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.
 - (3) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street.
 - (4) Crown molding will be installed in all living rooms, family rooms and master bedrooms, unless vaulted or pop-up ceilings are utilized. No Formica countertops may be installed in kitchens and/or bathrooms, and vinyl flooring and blown acoustic ceilings are prohibited.
 - (5) All roof shingles shall be weathered wood color and all rated at thirty (30) years.

 5. *Fencing Standards.* Fences are mandatory for any lot within this subdivision; and all must be four (4) foot wrought iron fencing.

 6. *Landscaping.* At the time of final inspection, all single-family lots shall be landscaped per the attached landscape plan.
 - (a) Two (2) minimum three (3) inch caliper trees, as measured six (6) inches above the root ball, shall be planted in the front and back yard of all interior lots per the landscape plan.
- Note: Any existing trees that are in conformance with the tree mitigation requirements stipulated by Article IX, Tree Preservation, of the Unified Development Code, which can be preserved, will be counted as credits towards all required landscaping requirements.*
7. *Lighting.* Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.

 8. *Streets.* The HOA shall be responsible for maintaining the area between edge of pavement and their property line.

EXHIBIT C
FIRESIDE VILLAGE
DEVELOPMENT STANDARDS

9. *Sidewalks.* Sidewalks shall be required to be located as shown on all streets and shall begin two (2') feet behind the right-of-way line and be a minimum of five (5') feet in width.

10. *Buried Utilities.* New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The *Developer* shall not be required to relocate existing overhead power-lines along the perimeter of the *Subject Property*.

11. *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the PD Site Plan.

12. *Homeowner's Association (HOA).* A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the *Municipal Code of Ordinances* of the City of Rockwall. The HOA shall also maintain all residents front and back yard, neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.

13. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

14. *Other.* This development is Deed Restricted to allow only residents 55 or older.

Fireside Custom Homes, LLC

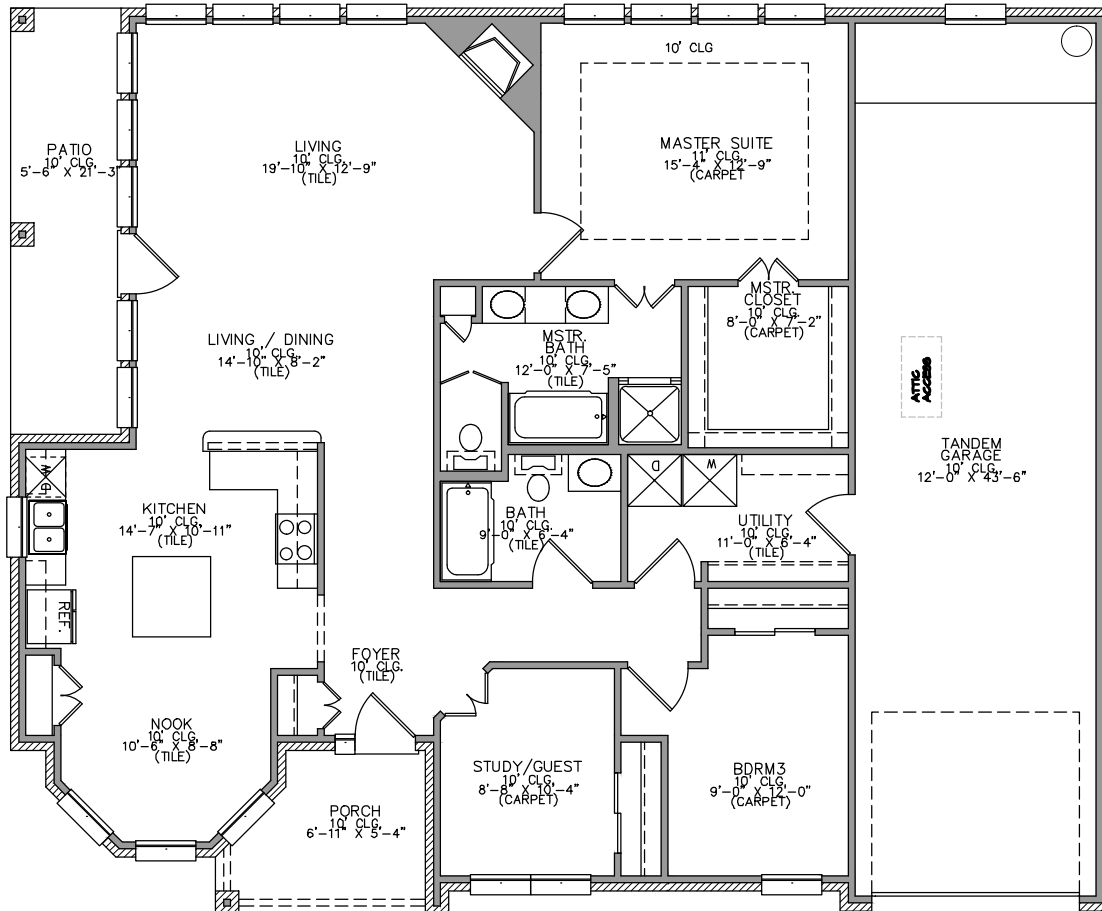
5220 Spring Valley Road Ste: 204
 Dallas, TX 75254-2489

(O) 214-338-0031 bill@firesidecustomhomesllc.com (F) 972-347-3867

TABULATIONS	
AREAS	SQ. FT.
TOTAL A/C	1,641
GARAGE	561
PORCH	43
PATIO	117
TOTAL AREA	1362



1 FRONT ELEVATION
 SCALE: NTS



2 FLOOR PLAN
 SCALE: NTS

The Heritage Series
 The Lone Star (A)

Fireside Custom Homes, LLC

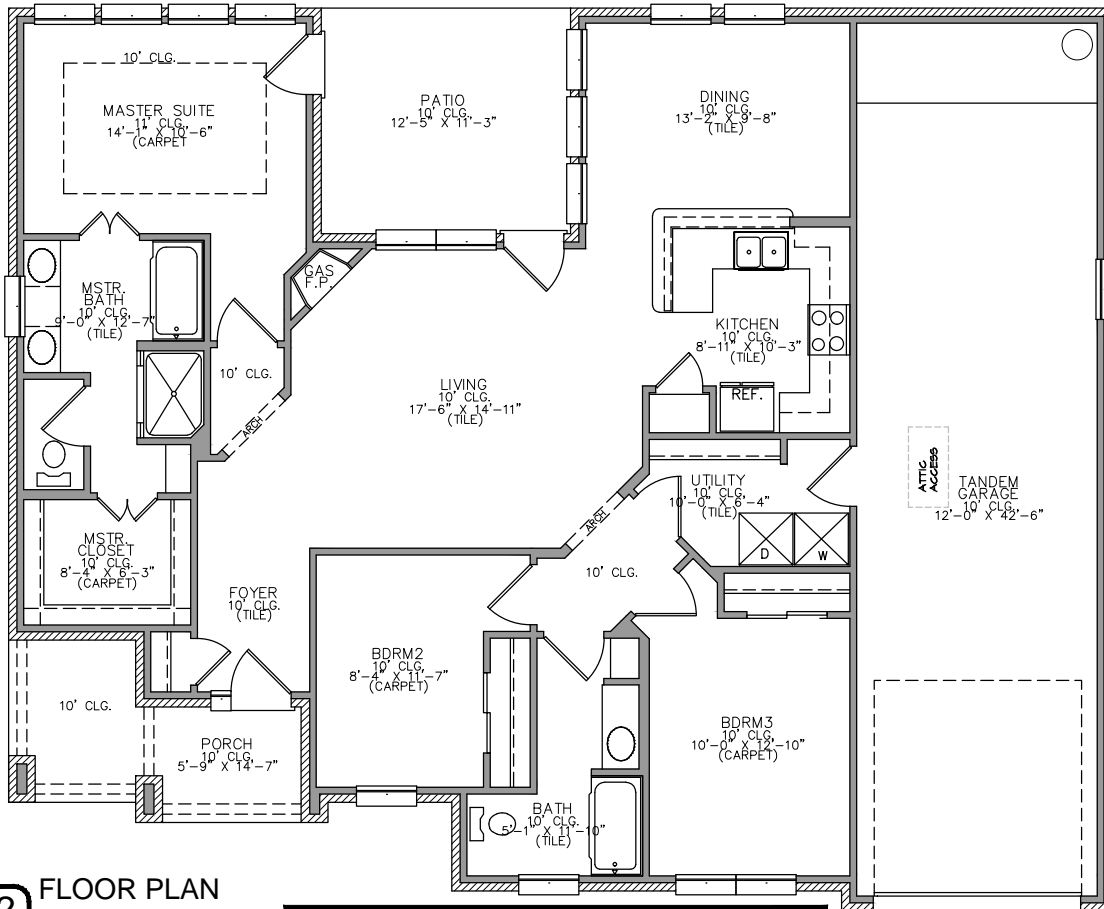
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TABULATIONS	
AREAS	SQ. FT.
TOTAL A/C	1,531
GARAGE	561
PORCH	98
PATIO	140
TOTAL AREA	2,330



1 FRONT ELEVATION
 SCALE: NTS



2 FLOOR PLAN
 SCALE: NTS

The Heritage Series
The Blue Bonnet (A)

Fireside Custom Homes, LLC

5220 Spring Valley Road Ste: 204

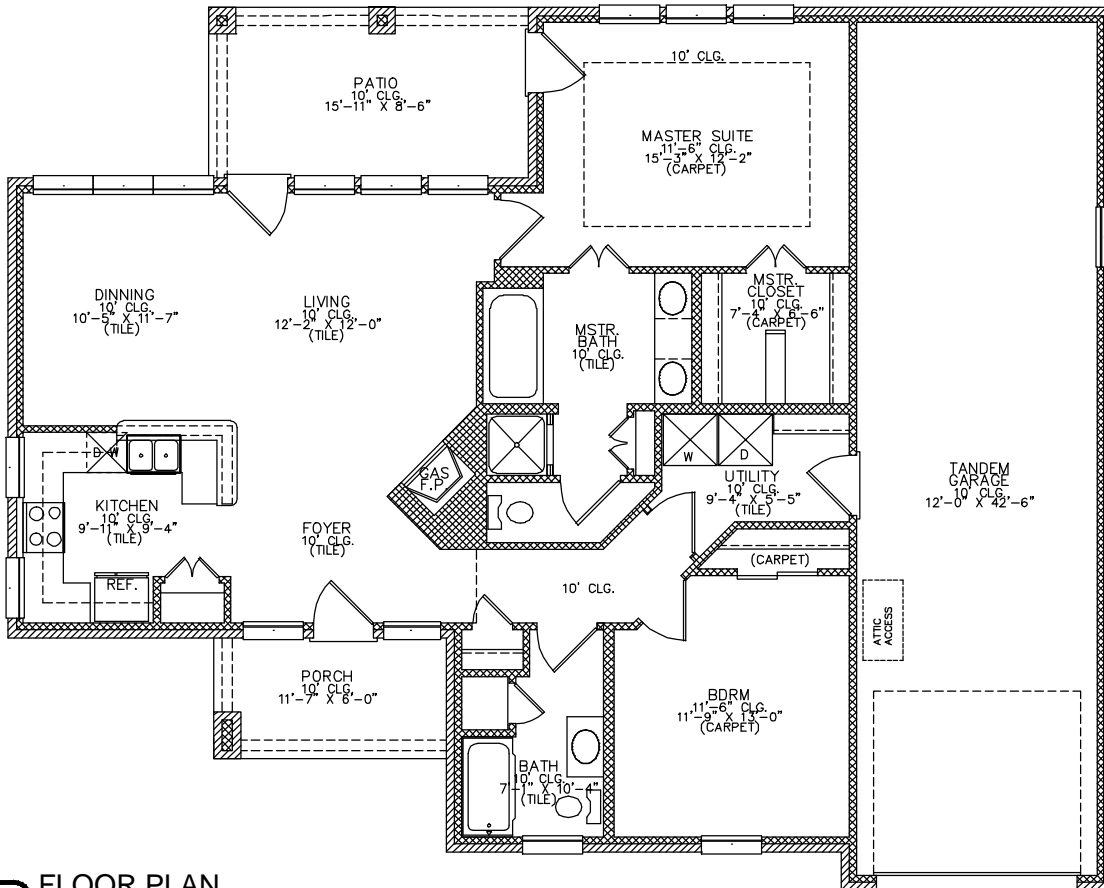
Dallas, TX 75254-2489

(O) 214-338-0031 bill@firesidecustomhomesllc.com (F) 972-347-3867

TABULATIONS	
AREAS	SQ. FT.
TOTAL A/C	1,325
GARAGE	562
PORCH	70
PATIO	135
TOTAL AREA	2,092



1 FRONT ELEVATION
SCALE: NTS



2 FLOOR PLAN
SCALE: NTS

The Heritage Series
The Yellow Rose (A)

Fireside Custom Homes, LLC

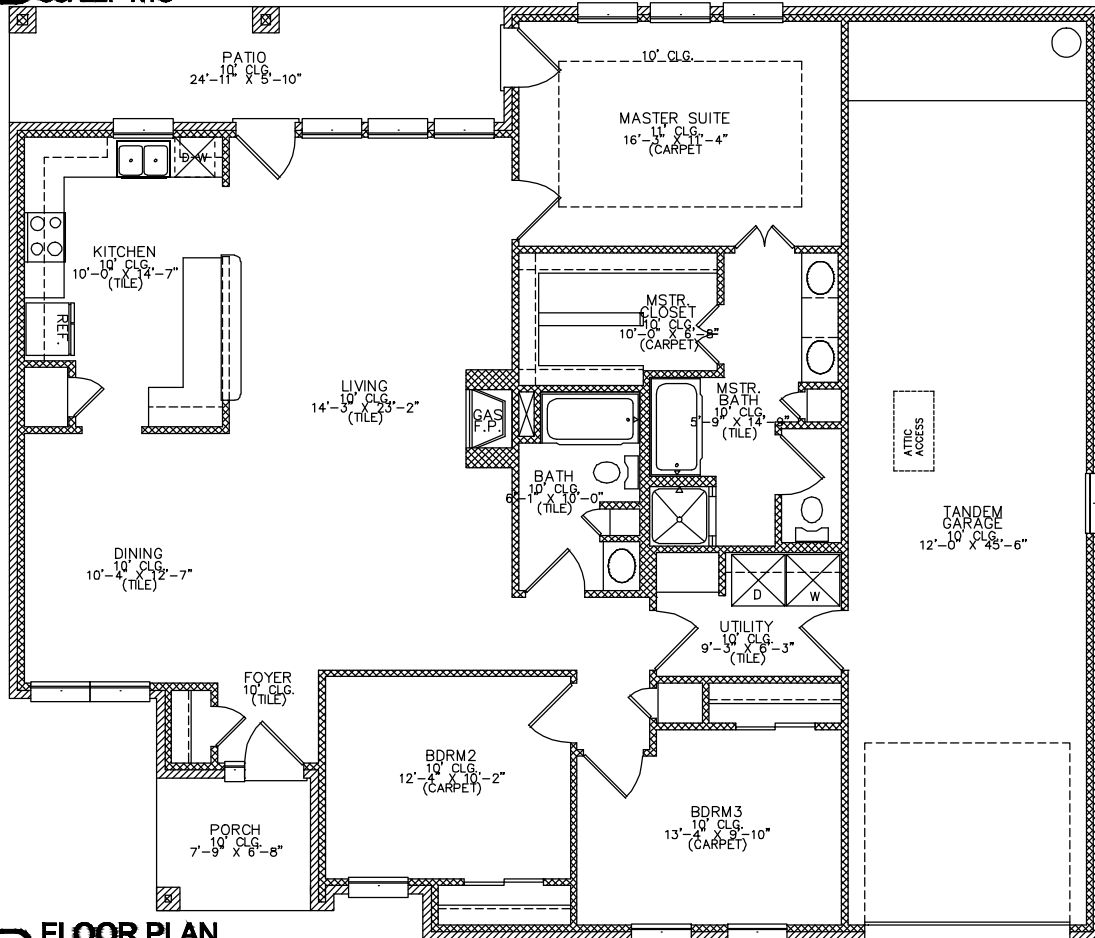
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 Dallas, TX 75254-2489

(O) 214-338-0031 bill@firesidecustomhomesllc.com (F) 972-347-3867

TABULATIONS	
AREAS	SQ. FT.
TOTAL A/C	1,675
GARAGE	599
PORCH	52
PATIO	145
TOTAL AREA	2,471



1 FRONT ELEVATION
 SCALE: NTS



2 FLOOR PLAN
 SCALE: NTS

The Heritage Series
 The Texan (A)