



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032

SUBDIVISION Rainbow Acres

LOT 8R,9R,10,11 BLOCK

GENERAL LOCATION Site located across from County Club Drive, along FM 3097

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG (Agricultural District)

CURRENT USE Residential

PROPOSED ZONING PD (Planned Development District)

PROPOSED USE Commercial/Retail

ACREAGE 13.55± acres

LOTS [CURRENT] 4

LOTS [PROPOSED] 1

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

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

OWNER

APPLICANT CDC Equities, LLC and/or assigns

CONTACT PERSON

CONTACT PERSON Fred Gans

ADDRESS

ADDRESS 2323 Tarpley Rd., Suite 100

CITY, STATE & ZIP

CITY, STATE & ZIP Carrollton, TX 75006

PHONE

PHONE 866-379-3570

E-MAIL

E-MAIL fgans@cornerstonedev.com

NOTARY VERIFICATION [REQUIRED]

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

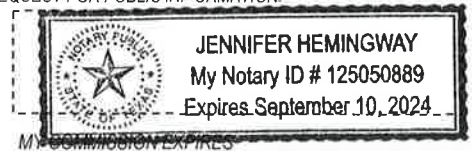
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 7th DAY OF April, 2022.

OWNER'S SIGNATURE

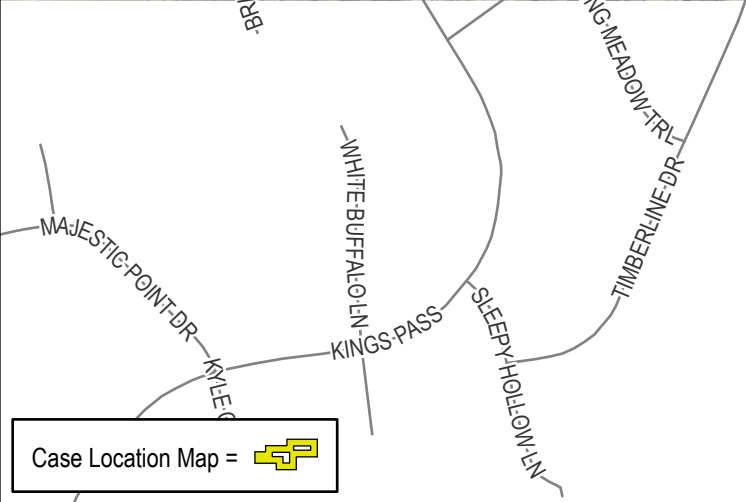
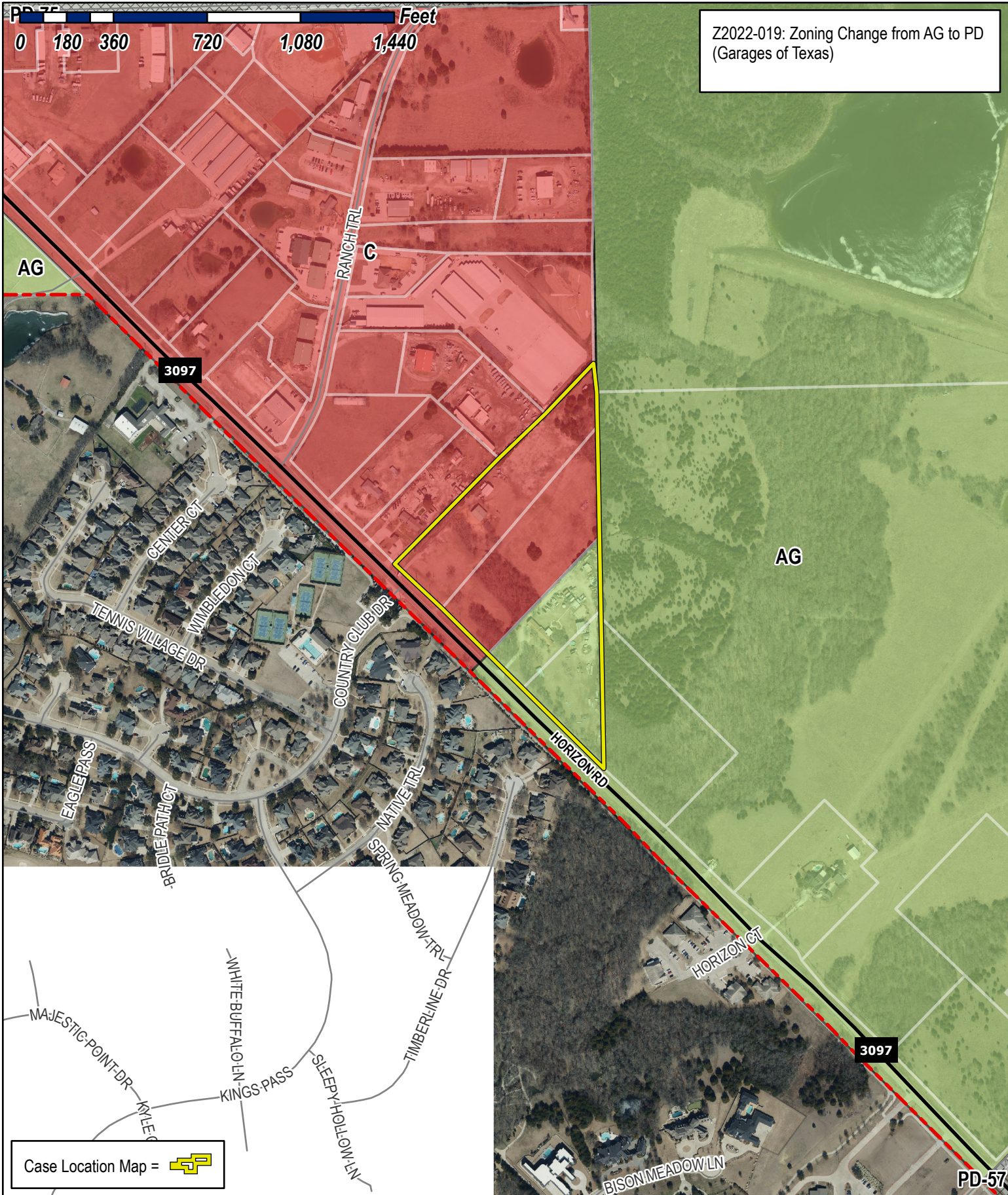
Fred A. Gans
Jennifer Hemingway


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PD 7E
0 180 360 720 1,080 1,440 Feet

Z2022-019: Zoning Change from AG to PD
(Garages of Texas)



Case 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.



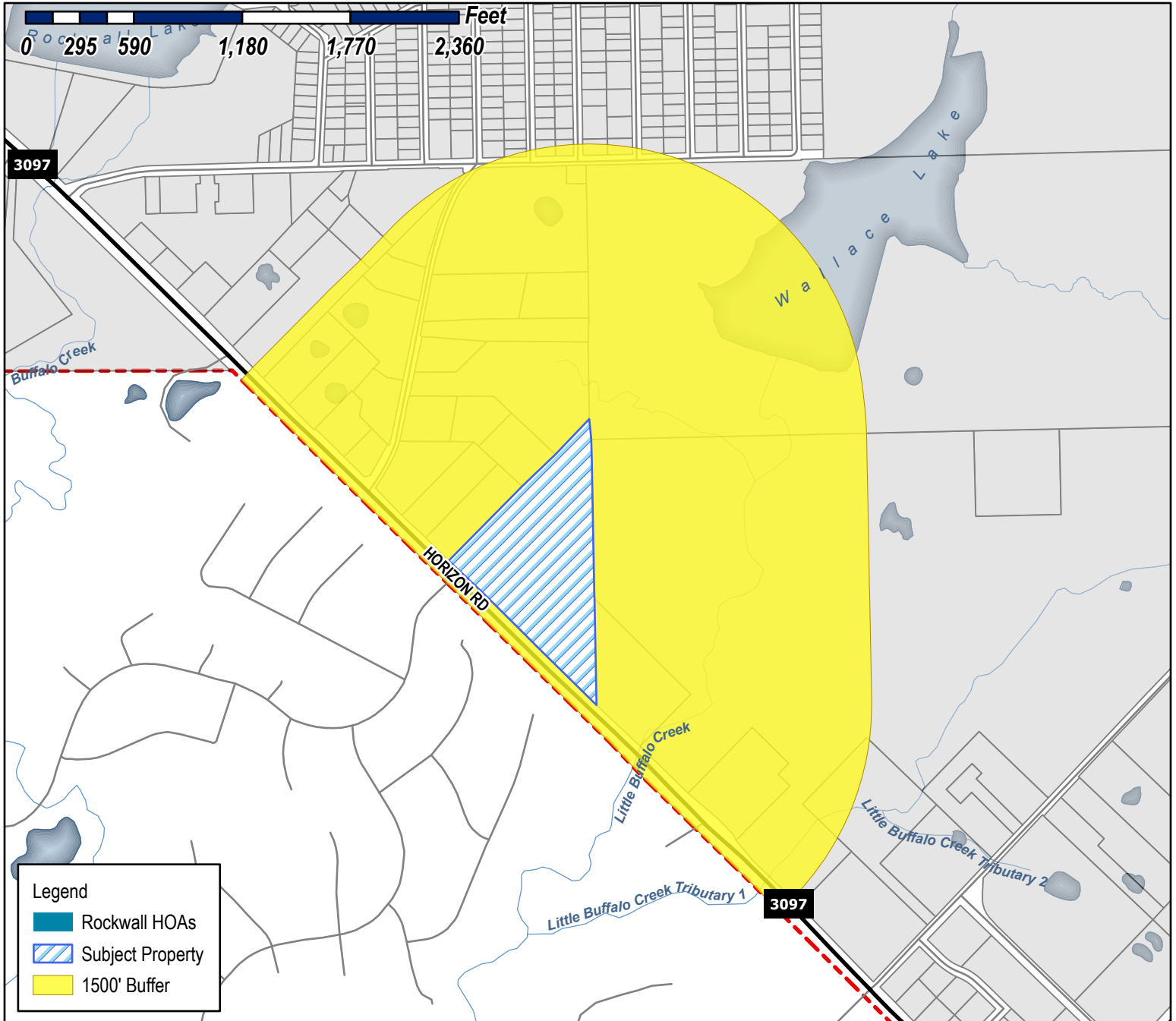
PD-57



City of Rockwall

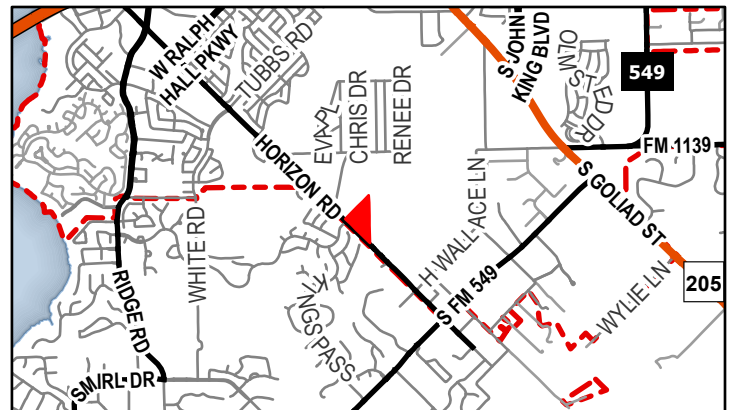
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Case Number: Z2022-019
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 5879, 5917, & 5981 FM 3097

Date Saved: 4/14/2022
 For Questions on this Case Call (972) 771-7745

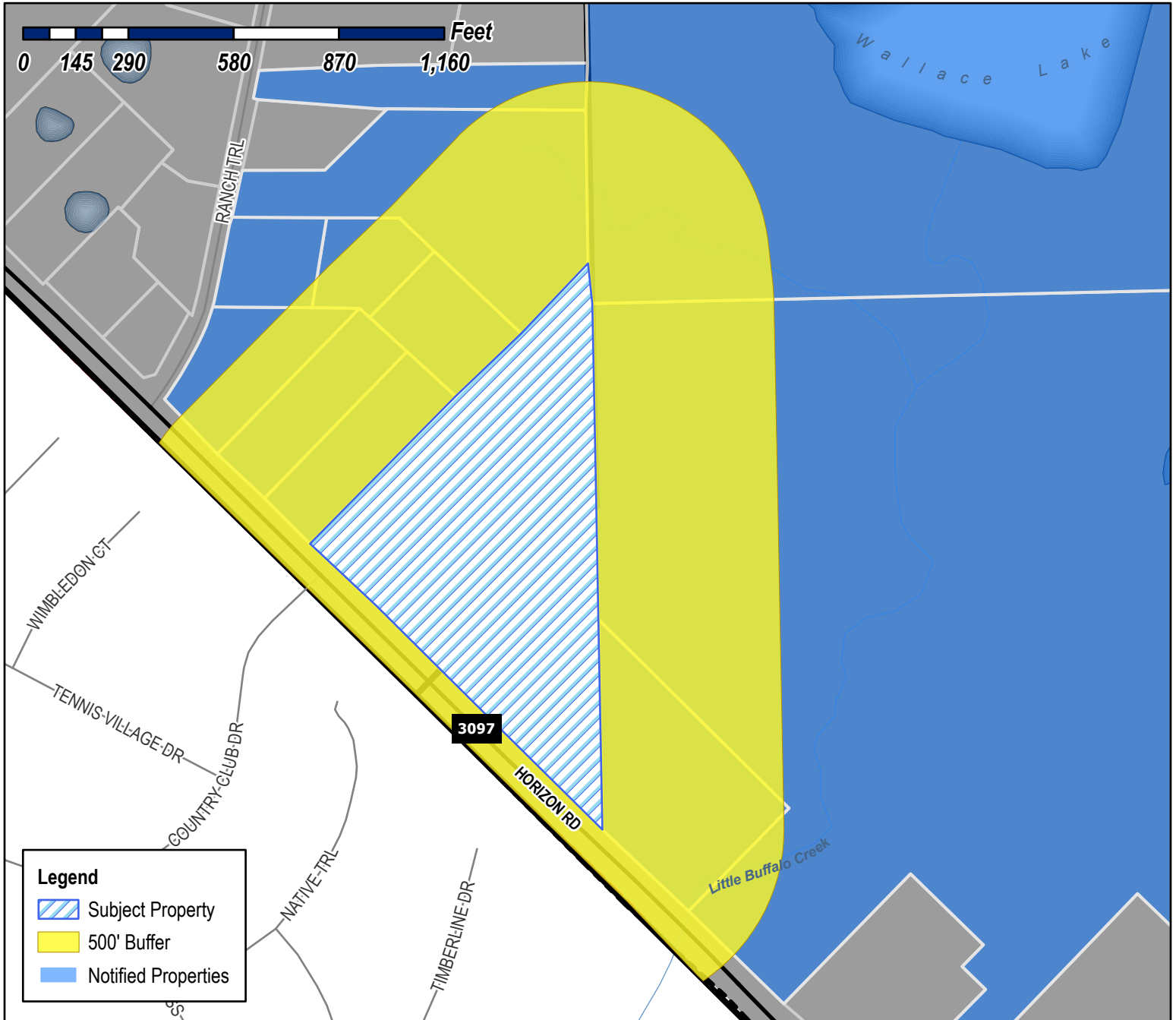




City of Rockwall

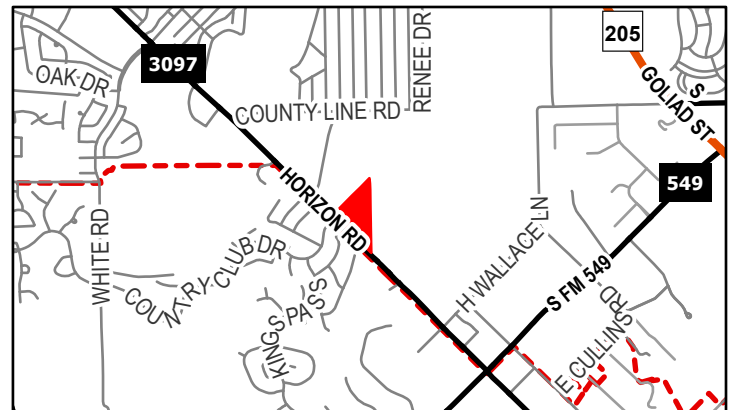
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 For Questions on this Case Call (972) 771-7745



LUECKE PATRICIA L MRS
1110 OAKMONT DR
RICHARDSON, TX 75081

TTI MANAGEMENT GROUP LLC
1435 QUAIL RUN RD
ROCKWALL, TX 75087

2-W BROTHERS LLC
207 RANCH TRL
ROCKWALL, TX 75032

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
209 RANCH TRL
ROCKWALL, TX 75032

EPIC ROCKWALL VENTURES LLC
315 RANCH TR
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
34 LAKEWAY DR
HEATH, TX 75032

KUMAR ATUL
3508 MCFARLIN BLVD
DALLAS, TX 75205

AGARWAL ASHWANI K & RACHNA
3508 MCFARLIN BLVD
DALLAS, TX 75205

DOMINGUEZ SALVADOR AND
DIANA DOMINGUEZ
420 LYNNE DR
ROCKWALL, TX 75032

HORIZON ROAD SELF STORAGE LLC
5763 S STATE HWY 205 #100
ROCKWALL, TX 75032

KUMAR ATUL
5811 FM 3097
ROCKWALL, TX 75032

HARDIN DENNIS & JOLYNN JONES
5853 FM 3097
ROCKWALL, TX 75032

MCCOY SHIREE DAY
5879 FM 3097
ROCKWALL, TX 75032

TTI MANAGEMENT GROUP LLC
5917 FM 3097
ROCKWALL, TX 75032

BINDER CARL JR
5981 FM 3097
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P
6271 HORIZON RD
ROCKWALL, TX 75032



DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items (failure to submit all of the items required shall constitute an incomplete application):
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

Concept Plan Informational Statement Planned Development Application

Submitted on behalf of:
Garages of Texas Rockwall
2323 Tarpley Rd., Suite 100
Carrollton, TX 75006
214-738-3958
Mr. Mark Scott
msscott@garagesoftexas.com

Submitted by:
Bohler Engineering TX, LLC
6017 Main Street
Frisco, TX 75034
469-458-7300
Mr. Mathias Haubert, P.E.
mhaubert@bohlereng.com

Submitted to:
The City of Rockwall, Texas
Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087
Attn: Henry Lee

April 12, 2022

The Garages of Texas Rockwall is pleased to submit this Concept Plan Informational Statement along with our application to The City of Rockwall in support of a Planned Development application. This application, if approved, will allow for a commercial development on approximately 13.55± acres, located 2,900± LF southeast of the intersection of FM-3097 and Country Line Rd.

The project parcel is currently zoned (AG) Agriculture District and (C) Commercial District. The proposed (PD) Planned Development Zoning would have a base zoning district of (C) Commercial. All adjacent properties are zoned (AG) Agriculture, (PD) Planned Development (Residential) District, or (C) Commercial District, so the proposed use will be compatible with the adjacent properties. The proposed development is intended to be completed in one phase.

The City's Comprehensive Plan calls for the project parcel to be (CR) Commercial/Retail future land use. The proposed land use would be directly in compliance with what The City of Rockwall envisions for future development. With an approved Planned Development Concept Plan, the 13.55± acre commercial development will provide stable jobs in a convenient location off of FM-3097 for the local residents in the area and travelers. Our team strongly believes that the Planned Development will assist with the growth of the City of Rockwall.

The entire development team looks forward to working with The City of Rockwall to make this vision for the parcel a reality and respectfully request support of Planned Development application.

Respectfully,

Mathias Haubert, P.E.





RAINBO ACRES
SURVEYED DESCRIPTION

Being a 13.541 acre tract of land situate in the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, and a portion of a 70.06 acre tract of land described by deed conveyed to J. A. Wilkerson, Jr. dated March 29, 1941, from J. H. Weddington, recorded in Vol. 36, Page 522, Deed Records, Rockwall County, Texas (D.R.R.C.T.), said 13.541 acre tract of land being more particularly described as follows:

Lots 8R & 9R, Replat of Rainbo Acres Addition, Lots 8 and 9, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slides 377 and 378, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Together with, Lots 10 and 11 of Rainbo Acres Subdivision as shown by Plat recorded in Cabinet A, Slide 20, Plat Records of Rockwall County, Texas (P.R.R.C.T.), and being further described by metes and bound as follows:

BEGINNING at a 1/2" iron rod found being common to the westerly corner of said Lot 8R Rainbo Acres Addition and the southerly corner of Lot 7 shown in said Cabinet A, Slide 20, said iron rod also being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence departing said right-of-way line, North 44°39'29" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of Lots 7 & 12 of said Rainbo Acres Subdivision, Cabinet A, Slide 20, 812.02 feet to a 1/2" iron rod found for the easterly corner of said Lot 12 and the southerly corner of Lot 25, in accordance with the Replat of Rainbo Acres, Inst.#2021000007850, Plat Records, Rockwall County, Texas (P.R.R.C.T.);

Thence North 44°10'42" East, along the line common with the northwesterly line of said Lot 8R and the southeasterly line of said Lot 25, 266.49 feet to a 1/2" iron rod found for the northerly corner of said Lot 8R and the easterly corner of said Lot 25, said point being on the westerly line of a tract of land described by deed to Wallace Land Partners, recorded in Vol. 2017, Page 76, Deed Records, Rockwall County, Texas (D.R.R.C.T.);

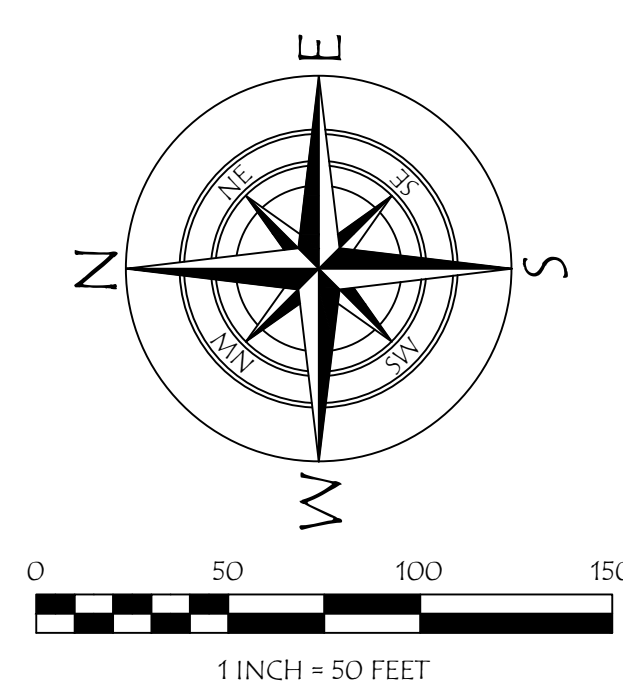
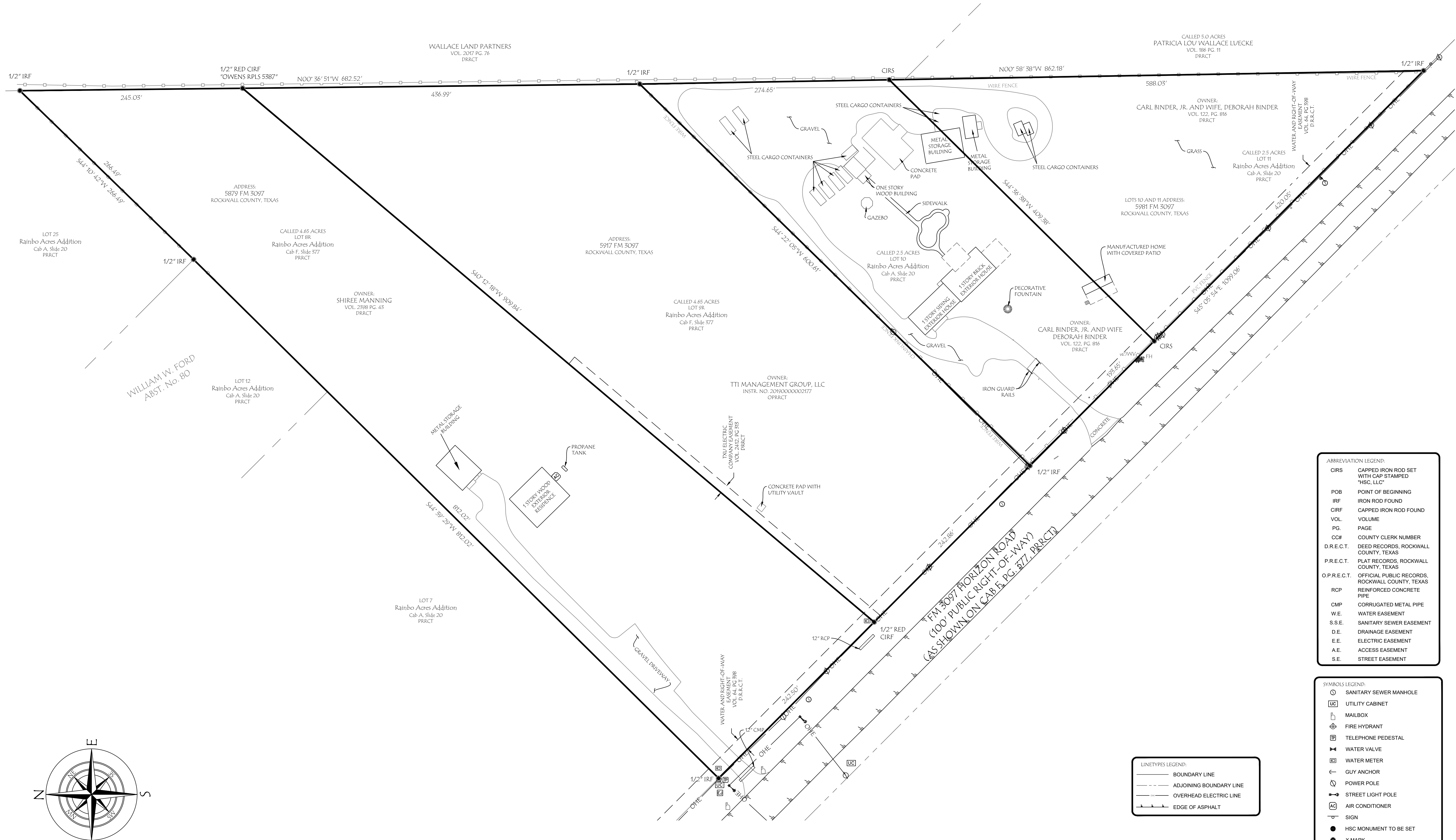
Thence South 00°36'51" East, along the line common with the westerly line of said Wallace Land Partners and the easterly line of said Lots 8R & 9R, 682.52 feet to a 1/2" iron rod found for the easterly corner of said Lot 9R and the northerly corner of said Lot 10, Rainbo Acres Subdivision, said point being on the westerly line of said Wallace Land Partners tract;

Thence South 00°58'38" East, along the line common with the westerly line of said Wallace Land Partners, the westerly line of a tract of land described by deed to Patricia Lou Wallace Luecke, recorded in Vol. 186, Page 11, Deed Records, Rockwall County, Texas (D.R.R.C.T.) and the easterly line of said Lots 10 & 11, Rainbo Acres Subdivision, 862.18 feet to a 1/2" iron rod found for the southerly corner of said Lot 11 and the westerly corner of said Patricia Lou Wallace Luecke tract, said point being on the northeasterly right-of-way line of F.M. 3097 Horizon Road (a 100 foot width public right-of-way);

Thence North 45°05'54" West, along the line common with said northeasterly right-of-way line and the southwesterly line of said Lots 11 & 10, Rainbo Acres Subdivision and said Lots 9R & 8R, Rainbo Acres Addition, 1099.06 feet to the **POINT OF BEGINNING** and containing 13.541 acres of land, more or less.

Reference bearing basis being grid north, Texas state plane coordinates, north central zone, NAD83 (adjustment 2011, epoch date 2010), determined by GPS observations.

FOR REVIEW ONLY



ABBREVIATION LEGEND:

CIRS	CAPPED IRON ROD SET WITH CAP STAMPED "HSC, LLC"
POB	POINT OF BEGINNING
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
VOL.	VOLUME
PG.	PAGE
CC#	COUNTY CLERK NUMBER
D.R.E.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.E.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.E.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
E.E.	ELECTRIC EASEMENT
A.E.	ACCESS EASEMENT
S.E.	STREET EASEMENT

SYMBOLS LEGEND:

	SANITARY SEWER MANHOLE
	UTILITY CABINET
	MAILBOX
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	WATER VALVE
	WATER METER
	GUY ANCHOR
	POWER POLE
	STREET LIGHT POLE
	AIR CONDITIONER
	SIGN
	HSC MONUMENT TO BE SET
	X MARK
	BOUNDARY MONUMENT
	MONUMENT FOUND FOR REFERENCE
	NO MONUMENT FOUND OR SET

LINETYPES LEGEND:

	BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	OVERHEAD ELECTRIC LINE
	EDGE OF ASPHALT

NUMBER	REVISIONS	DATE	BY

HUDSON SITE CONTROL, LLC
 LAND SURVEYING - CONSTRUCTION LAYOUT
 2384 HIGHWAY 287 N STE 224 MANSFIELD, TEXAS 76063
 OFFICE - 817.225.6700 FAX - 817.225.6701
 T.R.BELLS FIRM NO. 1019485

**LOTS 8R, 9R, 10 AND 11
 RAINBO ACRES
 ELLIS COUNTY, TEXAS
 ALTA/NSPS LAND TITLE SURVEY**

The drawings and all related records, whether in electronic or hard copy form, are the property of Hudson Site Control, LLC. The information herein is provided for the use of the client only and is not to be used for any other purpose without the written consent of Hudson Site Control, LLC. Hudson Site Control, LLC is not responsible for any errors or omissions in the drawings or related records. The client is responsible for the accuracy of the information provided to Hudson Site Control, LLC. Hudson Site Control, LLC is not responsible for any errors or omissions in the drawings or related records. The client is responsible for the accuracy of the information provided to Hudson Site Control, LLC. Hudson Site Control, LLC is not responsible for any errors or omissions in the drawings or related records. The client is responsible for the accuracy of the information provided to Hudson Site Control, LLC.

DATE:	APRIL 12, 2022
PROJECT MGR:	CH
PROJECT TECH:	LR
PROJECT NO.:	22-046

COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE A

LEGAL DESCRIPTION OF LAND:
LOT 8R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDES 377 AND 378, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-352837-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD.

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY W.D. WILKERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF J.A. WILKERSON TO RCH WATER SUPPLY CORPORATION, FILED 12/13/1961, RECORDED IN VOLUME 64, PAGE 398, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

H. MUNICIPAL UTILITY DISTRICT, WATER DISTRICT AND/OR PROPERTY IMPROVEMENT DISTRICT (PID) PLAN(S), IF ANY.

THIS DOCUMENT REFLECTS OBSERVED PERMANENT IMPROVEMENTS EXISTING ON THE SUBJECT PROPERTY AT TIME OF SURVEY.

CUMULATIVE LEGAL DESCRIPTION

BEING CALLED 14.3 ACRES OF LAND SITUATED IN THE W. W. FORD SURVEY, ABSTRACT NO. 80, AND BEING FURTHER DESCRIBED AS ALL OF LOTS 8R, 9R, 10, AND 11, RANBO ACRES, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS RECORDED IN CABINET A, SLIDE 20, AND CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE A - EXHIBIT "A"

LOT 9R, REPLAT OF RAINBO ACRES ADDITION, LOTS 8 AND 9, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 377, PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

COMMITMENT NUMBER 1001-350944-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN CABINET F, SLIDE 377, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY ROSE HOLLAND, EXECUTOR, TO TXU ELECTRIC COMPANY, FILED 02/04/2002, RECORDED IN VOLUME 2412, PAGE 313, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. AFFIDAVIT TO THE PUBLIC EXECUTED BY SHIREE MANNING FOR ON-SITE WASTE WATER SYSTEM, FILED 09/10/2002, RECORDED IN VOLUME 2658, PAGE 44, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOCUMENT DESCRIBES SUBJECT PROPERTY, BUT DOES NOT CONTAIN A DESCRIPTION, NOT SHOWN HEREON.

H. 10' TXU ELECTRIC ESMT AS SHOWN ON SURVEY OF OWENS LAND SURVEYING, CERTIFIED BY FRANK R OWENS, #5387, DATED MAY 29, 2018.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE A - EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN ROCKWALL COUNTY, TEXAS AND BEING IN THE W.W. FORD SURVEY, A PART OF A 70.06 ACRE TRACT CONVEYED TO J. A. WILKERSON, JR. BY DEED DATED MARCH 29, 1941, FROM J. H. WEDDINGTON, RECORDED IN VOL. 36, PAGE 522, DEED RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING TRACTS 10 AND 11 OF RAINBO ACRES SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOL. 1, PAGE 20, MAP RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF THE ORIGINAL 100 ACRE TRACT, THE SOUTH CORNER OF TRACT 11;

THENCE NORTH 45 DEG. 00 MIN. WEST, WITH THE CENTER LINE OF A COUNTY ROAD, 661.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 45 DEG. 00 MIN. EAST, WITH THE NORTH LINE OF TRACT 10, 649.56 FEET TO AN IRON ROD FOR CORNER; THENCE SOUTH 00 DEG. 30 MIN. EAST, 926.74 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 4.928 ACRES OF LAND, MORE OR LESS.

COMMITMENT NUMBER 1001-357550-RTT - SCHEDULE B - ITEM 10 (EXCEPTIONS FROM COVERAGE)

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY).

NOT A SURVEY MATTER.

B. RIGHTS, IF ANY, OF THIRD PARTIES WITH RESPECT TO ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROAD. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT A SURVEY MATTER.

C. ALL VISIBLE AND APPARENT EASEMENTS OR USES AND ALL UNDERGROUND EASEMENTS OR USES, THE EXISTENCE OF WHICH MAY ARISE BY UNRECORDED GRANT OR BY USE. (MAY BE AMENDED OR DELETED UPON APPROVAL OF SURVEY.)

NOT ADDRESSED BY SURVEYOR.

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

NOT A SURVEY MATTER.

E. ANY AND ALL EASEMENTS, BUILDING LINES, CONDITIONS, COVENANTS AND/OR RESTRICTIONS THAT MAY BE SET OUT OR SHOWN IN VOL 1, PAGE 20 AND CABINET A, SLIDE 20, MAP/PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

F. EASEMENT GRANTED BY W.D. WILKERSON, INDEPENDENT EXECUTOR OF THE ESTATE OF J.A. WILKERSON TO RCH WATER SUPPLY CORPORATION, FILED 12/13/1961, RECORDED IN VOLUME 64, PAGE 398, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES AFFECT SUBJECT TRACT, AS SHOWN HEREON.

G. EASEMENT GRANTED BY J.A. WILKERSON TO PRESENT AND FUTURE OWNERS, FILED 10/23/1962, RECORDED IN VOLUME 66, PAGE 270, REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS.

DOES NOT AFFECT SUBJECT TRACT, NOT SHOWN HEREON.

SURVEYOR'S NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE FOLLOWING COMMITMENTS FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY:

COMMITMENT NO. 1001-352837-RTT, EFFECTIVE DATE: NOVEMBER 3, 2021, ISSUED: NOVEMBER 22, 2021.

COMMITMENT NO. 1001-350944-RTT, EFFECTIVE DATE: OCTOBER 20, 2021, ISSUED: JANUARY 18, 2021.

COMMITMENT NO. 1001-357550-RTT, EFFECTIVE DATE: JANUARY 26, 2022, ISSUED: APRIL 05, 2022.

THE EASEMENTS, RIGHTS-OF-WAY OR OTHER EXCEPTIONS NOTED HEREON ARE ACCORDING TO SCHEDULE "B" THEREIN. THE SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

2. REFERENCE BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (ADJUSTMENT 2011, EPOCH DATE 2010), DETERMINED BY GPS OBSERVATIONS.

3. ALL SUBJECT PROPERTY CORNERS FOUND AS DESCRIBED, UNLESS OTHERWISE NOTED AS SET.

4. CORNERS CALLED "CIRS" ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "HSC, LLC" IF NOTED.

5. ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

7. AT THE TIME OF THE ON-THE-GROUND SURVEY, NO CONSTRUCTION WAS OBSERVED ON THE SUBJECT PROPERTIES (TABLE "A" ITEM #16).

8. THE USE OF THE WORD "CERTIFY OR CERTIFICATE" USED HEREON CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

9. UTILITIES SHOWN WERE OBSERVED ABOVE GROUND AT THE TIME OF SURVEY.

SURVEYOR'S CERTIFICATE

TO: REPUBLIC TITLE OF TEXAS, INC., FIRST AMERICAN TITLE GUARANTY COMPANY, CDC EQUITIES, LLC, CDC EQUITIES, LLC, A TEXAS NON-PROFIT CORPORATION, SHIREE MANNING, TTI MANAGEMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND CARL BINDER, JR. & WIFE, DEBORAH BINDER.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 13, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 14, 2022.

DATE OF MAP OR PLAT: APRIL 12, 2022

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

RICHARD M. CUMMOCK
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6416

DATE:

REVISIONS table with columns for DATE and BY.

HUDSON SITE CONTROL, LLC LAND SURVEYING - CONSTRUCTION LAYOUT
2584 HIGHWAY 287 N, STE 224, MANSFIELD, TEXAS 76065
OFFICE TEL: 817-525-0701
FIRM NO. 1039485

LOTS 8R, 9R, 10 AND 11
RAINBO ACRES
ELLIS COUNTY, TEXAS
ALTA/NSPS LAND TITLE SURVEY

DATE: APRIL 12, 2022
PROJECT: RCH
PROJECT TECH: MC
PROJECT GHP: GHP
PROJECT NO.: 22-048

MATCHLINE (SEE THIS SHEET)

MATCHLINE (SEE THIS SHEET)

PD CONCEPT PLAN

ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO.
SUBMITTED: 04-14-2022

OWNER/APPLICANT: GARAGES OF TEXAS @ TARPLEY, LLC
2323 TARPLEY RD., STE 100
CARROLLTON, TX 75006
PHONE: 966-379-3570
CONTACT: FRED GANS

ENGINEER: BOHLER
6017 MAIN STREET
FRISCO, TX 75034
PHONE: 469-458-7300
CONTACT: MATHIAS HAUBERT

SURVEYOR: HUDSON SITE CONTROL, LLC
2384 HIGHWAY 287 N STE 224
MANSFIELD, TX 76063
PHONE: 817-225-6700
CONTACT: RICHARD CUMMOCK

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
3. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
4. THE REQUIRED SIDEWALK ALONG SH-121 SHALL BE IN ACCORDANCE WITH TxDOT STANDARDS.
5. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED "ZONE X" AREA, AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



LOCATION MAP

SCALE: N.T.S.

LEGEND

	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EXST. EASEMENTS
	EXST. MONUMENT SIGNS
	PROP. BUILDING SETBACK
	PROP. LANDSCAPE BUFFER
	PROP. CONCRETE CURB

HATCH LEGEND

	FIRE ACCESS & UTILITY EASEMENT
	BUILDING
	SIDEWALK

SITE DATA SUMMARY TABLE

LEGAL	
GROSS ACREAGE	13.55 ACRES
EXISTING ZONING	AG - AGRICULTURAL DISTRICT
PROPOSED ZONING	PD - PLANNED DEVELOPMENT DISTRICT
PROPOSED BASE ZONING DISTRICT	C - COMMERCIAL DISTRICT
EXISTING LAND USE	RESIDENTIAL
PROPOSED LAND USE	MINI-WAREHOUSE & FLEX OFFICE
PARKING	
REQUIRED PARKING (FLEX OFFICE)	(3 SPACES/1,000 SF) = 97 SPACES
PROVIDED PARKING (FLEX OFFICE)	97 SPACES
REQUIRED ADA PARKING (FLEX OFFICE)	4 SPACES (1 VAN, 3 STANDARD)
PROVIDED ADA PARKING (FLEX OFFICE)	4 SPACES (1 VAN, 3 STANDARD)
REQUIRED PARKING (MINI-WAREHOUSES)	(1 SPACE/1,500 SF) = 90 SPACES
PROVIDED PARKING (MINI-WAREHOUSES)	181 SPACES
REQUIRED ADA PARKING (MINI-WAREHOUSES)	6 SPACES (1 VAN, 5 STANDARD)
PROVIDED ADA PARKING (MINI-WAREHOUSES OFFICE)	6 SPACES (1 VAN, 5 STANDARD)
SETBACKS	
FRONT YARD SETBACK	15'
REAR YARD SETBACK	10'
REAR YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
SIDE YARD SETBACK	10'
SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL)	20'
BUILDING	
MINIMUM DISTANCE BETWEEN BUILDINGS	10'
MAXIMUM BUILDING COVERAGE	60%
MAXIMUM FLOOR-AREA-RATIO (FAR)	4:1
MAXIMUM HEIGHT	MAX. 60'
LANDSCAPING	
LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.)	10'
LANDSCAPE BUFFER (ABUTTING RESIDENTIAL)	10'
MAXIMUM IMPERVIOUS PARKING (%)	85%-90%
MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS	20%

REVISIONS

REV	DATE	COMMENT	DRAWN BY



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ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA220027.00
DRAWN BY: MVP
CHECKED BY: MJH
DATE: 04/14/2022
CAD ID: SDD

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR



ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

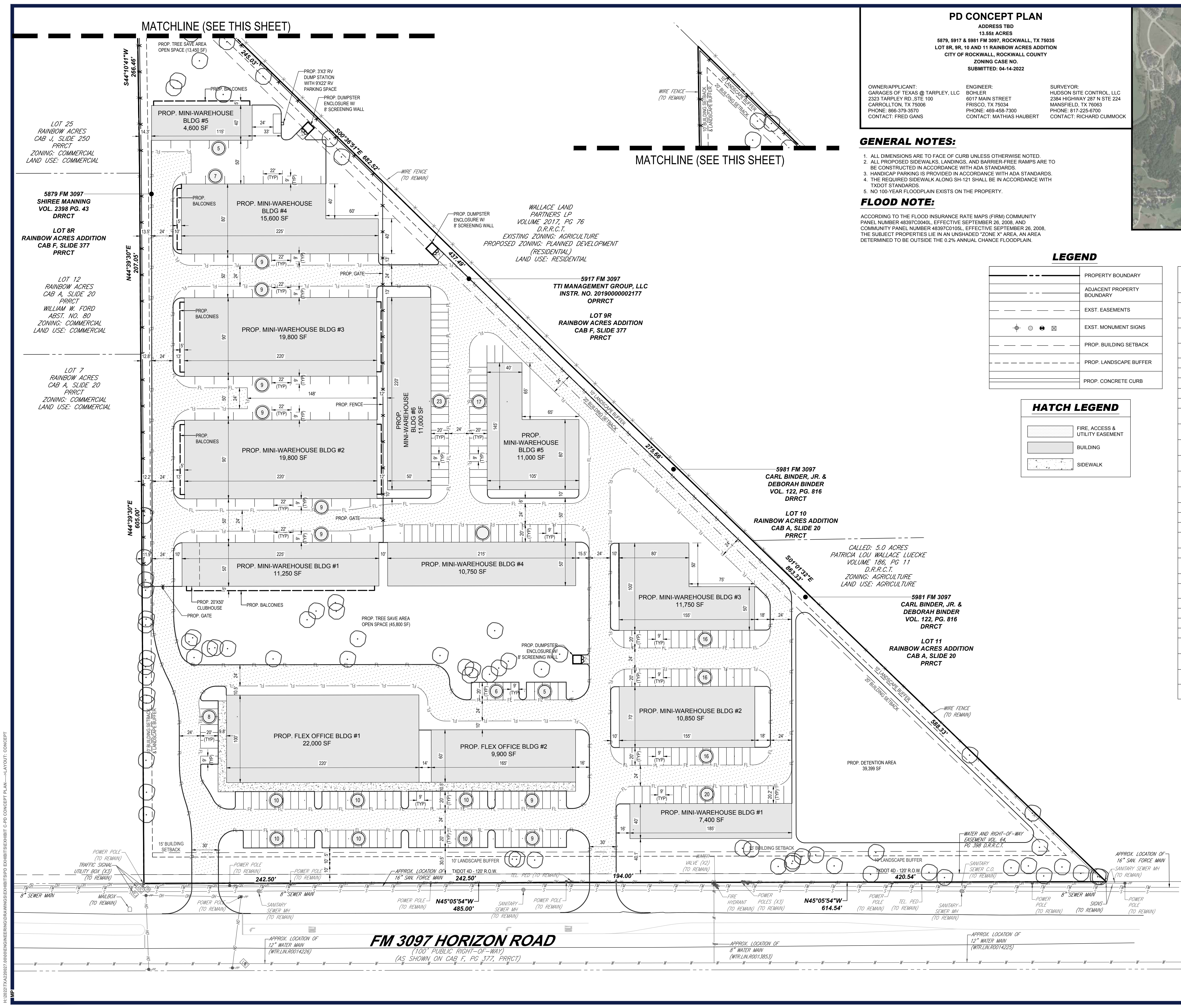
SHEET TITLE:

PD CONCEPT PLAN

SHEET NUMBER:

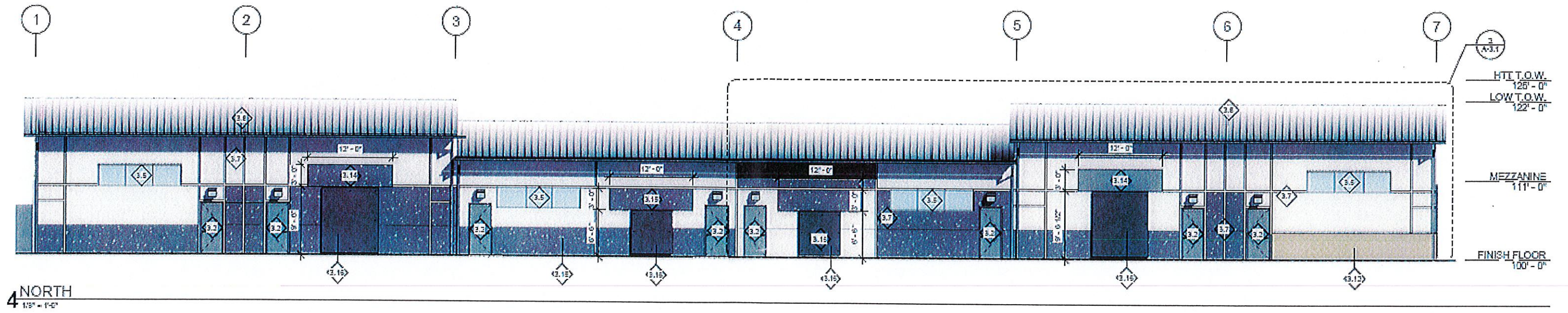
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ORG. DATE - 04-14-2022

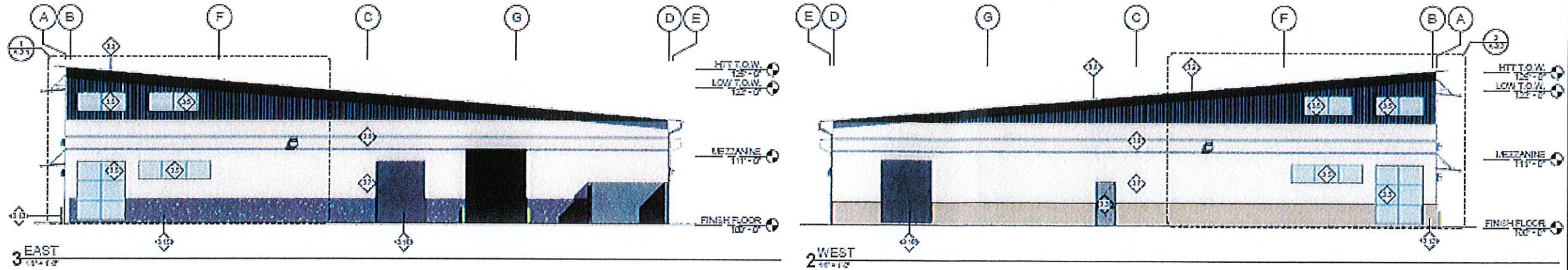
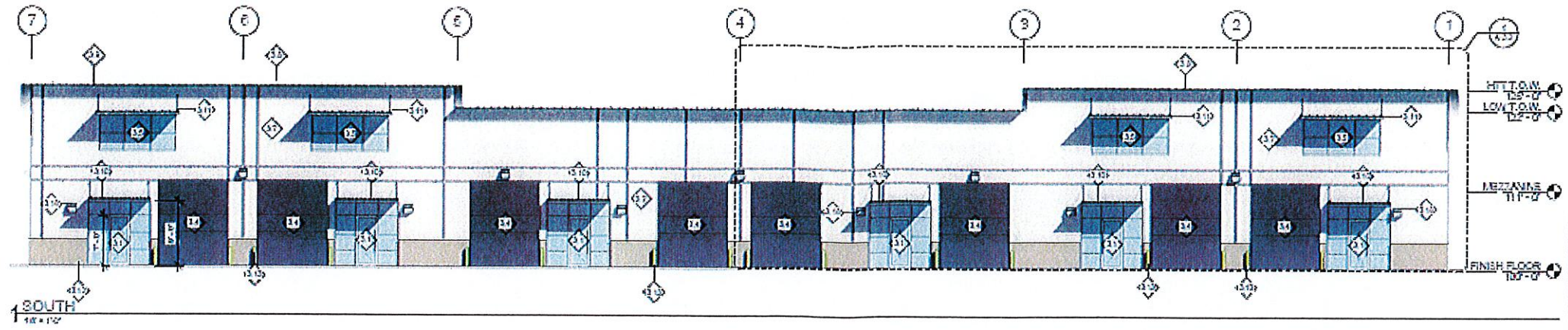


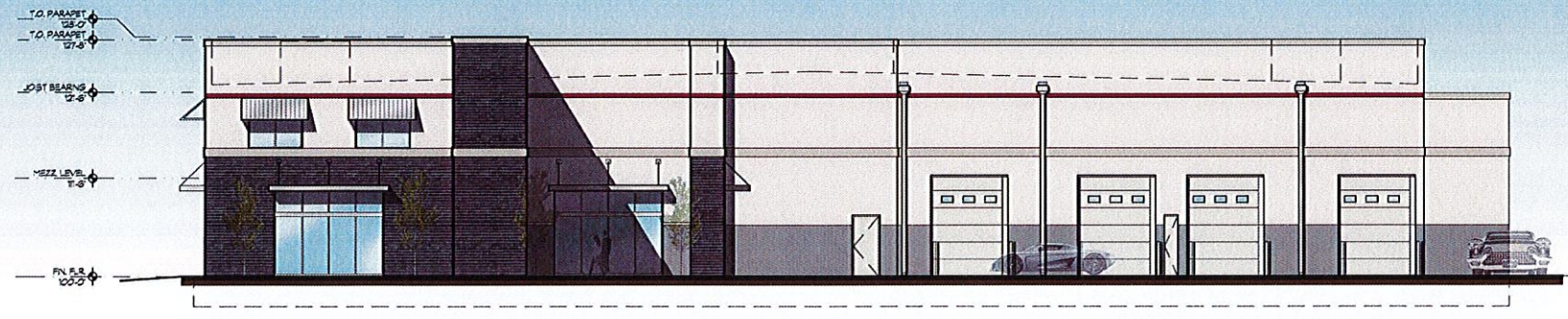
H:\2022\TXA220027.00\000ENGINEERING\DRAWINGS\EXHIBITS\EXHIBIT C-PD CONCEPT PLAN...LAYOUT: CONCEPT

3.12	STONE VENEER BASE
3.13	CONCRETE FILLED STEEL BOLLARD
3.14	LARGE REVEAL, PAINTED, REFER TO 3/A-4.3
3.15	PAINTED PORTION OF HIT WALL
3.16	METAL TRELLIS, "GREENSCREEN" OR APPROVED EQ.
3.17	EXTERIOR WALL-PACK LIGHT, REFER TO ELECTRICAL DRAWINGS



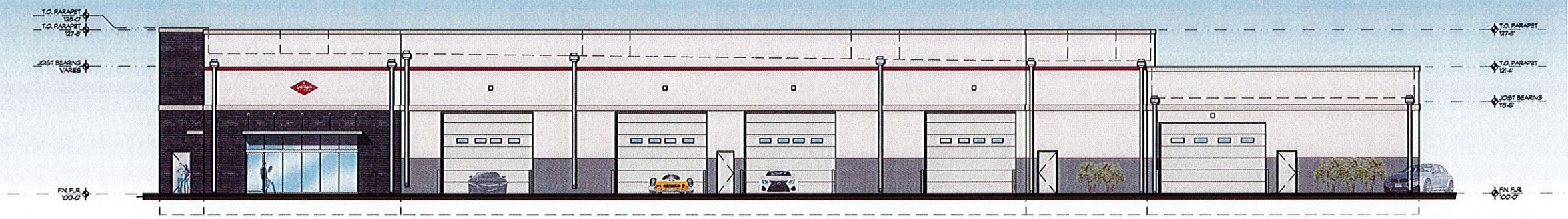
4 NORTH
1/8" = 1'-0"





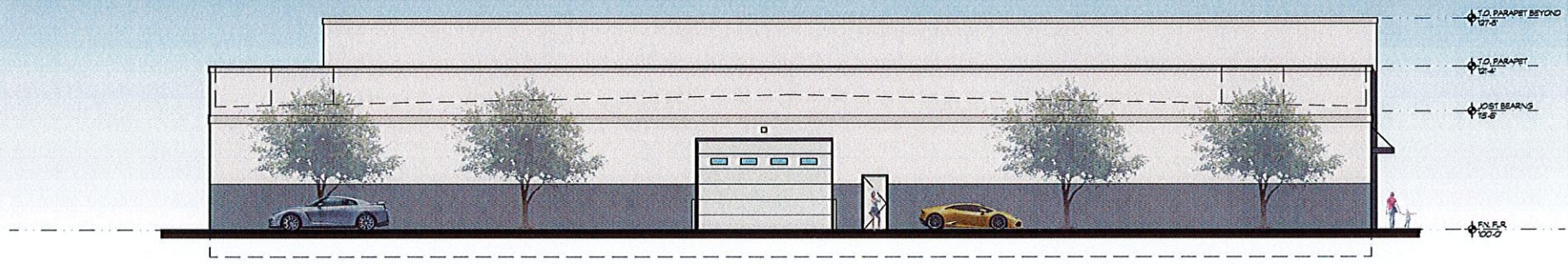
Building "A" North Elevation

Scale: 1/8" = 1'-0"



Building "A" West Elevation

Scale: 1/8" = 1'-0"



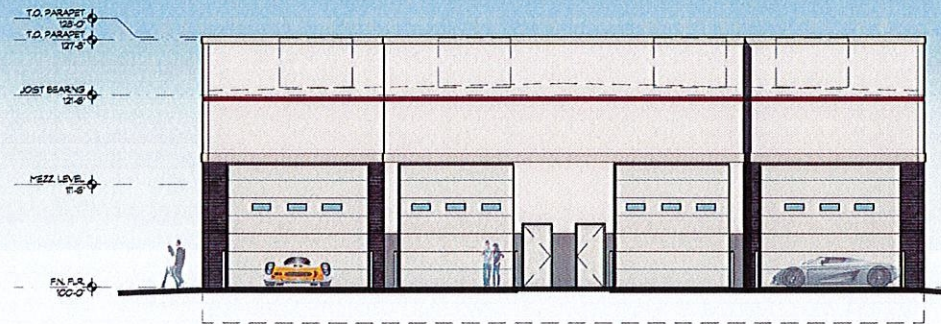
Building "A" South Elevation

Scale: 1/8" = 1'-0"

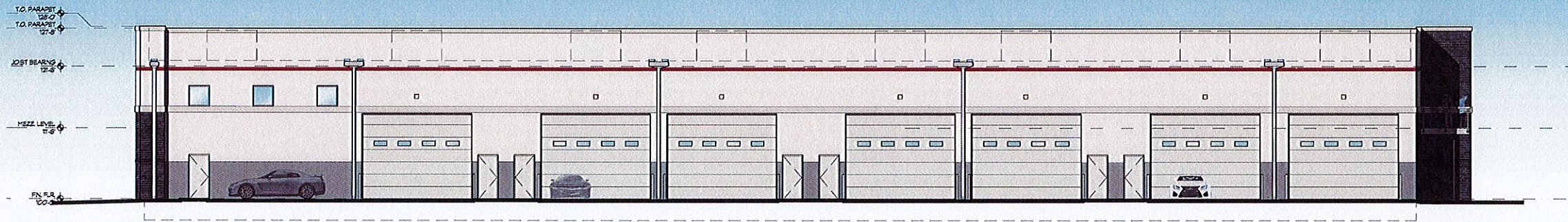


Building "A" East Elevation

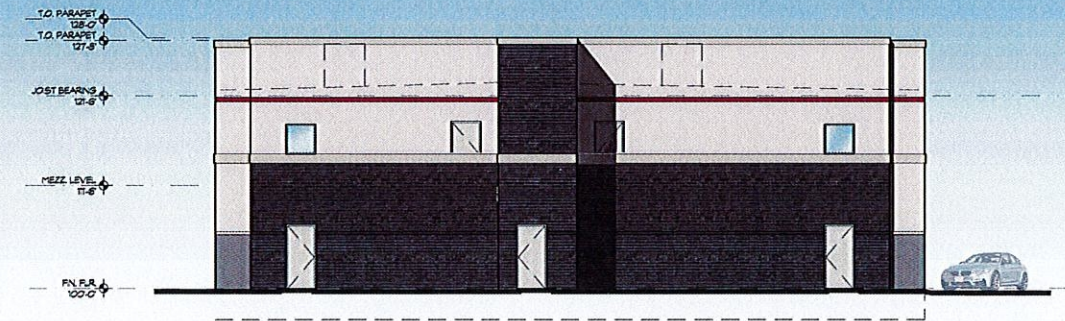
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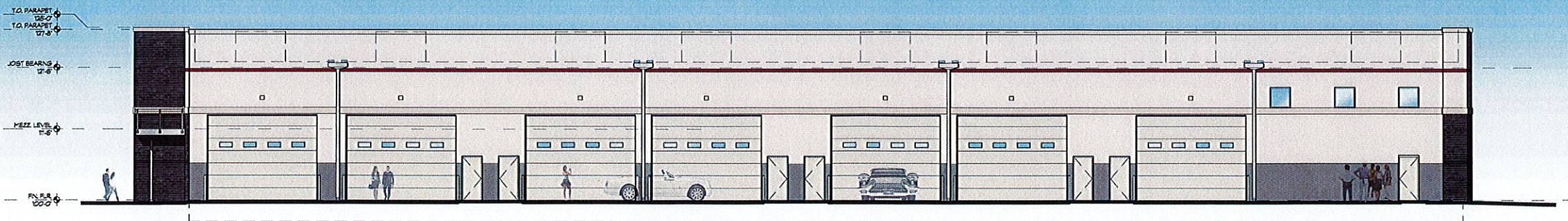
Building "C" North Elevation
Scale: 1/8" = 1'-0"



Building "C" West Elevation
Scale: 1/8" = 1'-0"



Building "C" South Elevation
Scale: 1/8" = 1'-0"



Building "C" East Elevation
Scale: 1/8" = 1'-0"



Exhibit B
Planned Development Standards
Zoning Case No. Z22-XXXX

SECTION 1. The City of Rockwall Unified Development Code Zoning Regulations and the Zoning Map of the City of Rockwall (“the City”), Rockwall County, Texas, be amended relating to the use and development of 13.55± acres of land in the William W. Ford Survey, Abstract No. 80 described in the Legal Description attached hereto as Exhibit “A,” and incorporated herein by reference, (“the Property”) which is presently zoned “AG” Agriculture District and “C” Commercial District by changing the zoning to create a “PD” Planned Development with a base zoning of “C” Commercial District subject to the use and development regulations set forth in Section 2 of this Ordinance.

SECTION 2. The Property shall be developed and used in accordance with the applicable provisions of the City of Rockwall Unified Development Code (“UDC”) except to the extent modified by the Development Regulations set forth below:

- A. BASE ZONING DISTRICT:** The Property shall be developed and used in accordance with “C” Commercial District zoning regulations except as provided herein.
- B. CONCEPT PLAN:** The Property shall be developed in general conformance with the PD Concept Plan attached hereto as Exhibit “C” and incorporated herein by reference (“the PD Concept Plan”). Minor modifications to private streets and building locations that do not alter the general alignment shown on the Concept Plan may be made at the time of Site Plan approval.
- C. LANDSCAPING:** Landscaping shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code (“UDC”) except as follows:
 - (1) The required landscape buffer abutting a residential land use shall be 10’.
 - (2) The screening requirement shall be met by providing natural screening in place of a screening wall via landscape plantings.
- D. BUILDING ELEVATIONS:** The buildings constructed and/or reconstructed on the Property shall be developed in general conformance with the Building Elevations (style and materials) attached hereto as Exhibit “E” and incorporated herein by reference.
- E. SETBACKS:** Setbacks shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code (“UDC”) except as follows:
 - (1) The minimum provided building separation for sprinklered buildings shall be 10’.
- F. PARKING:** Parking shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code (“UDC”) except as follows:
 - (1) The required parking for the Flex Office land use shall be 3 parking spaces per every 1,000 SF of gross floor area.
 - (2) The required parking for the Mini-Warehouse land use shall be 1 parking space per every 1,500 SF of gross floor area.

G. PERMITTED USES: Permitted uses shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code (“UDC”) except as follows:

- (1) The Mini-Warehouse use shall be a permitted use, including for rent and for sale garage storage facilities.
- (2) The Outdoor Storage and/or Outside Display use shall be allowed in accordance with the City of Rockwall Unified Development Code standards as a permissible use.

H. OPEN SPACE: Open space shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code (“UDC”) except as follows:

- (1) Detention and retention ponds shall be counted towards open space requirements.

I. DESIGN REGULATIONS: Mini-warehouse design regulations shall be provided in accordance with the applicable provisions of the City of Rockwall Unified Development Code (“UDC”) except as follows:

- (1) The maximum site area shall be 14 acres.
- (2) The maximum unit height shall be 2-stories and no greater than 36 feet.
- (3) Direct access shall be allowed from FM-3097 Horizon Road.
- (4) Natural screening via tree plantings shall be allowed in place of perimeter screening walls.
- (5) Perimeter gates shall be incorporated that limit access to the garage storage facilities for the for-sale individually owned units only. Special access for fire and police personnel shall be provided as required in the City of Rockwall Unified Development Code.
- (6) Private businesses shall be allowed to operate in the individual garage storage facilities.
- (7) Outdoor storage shall be allowed in accordance with the City of Rockwall Unified Development Code Outdoor Storage standards.
- (8) The residential unit as an accessory to the permitted use shall have no minimum or maximum square footage.