







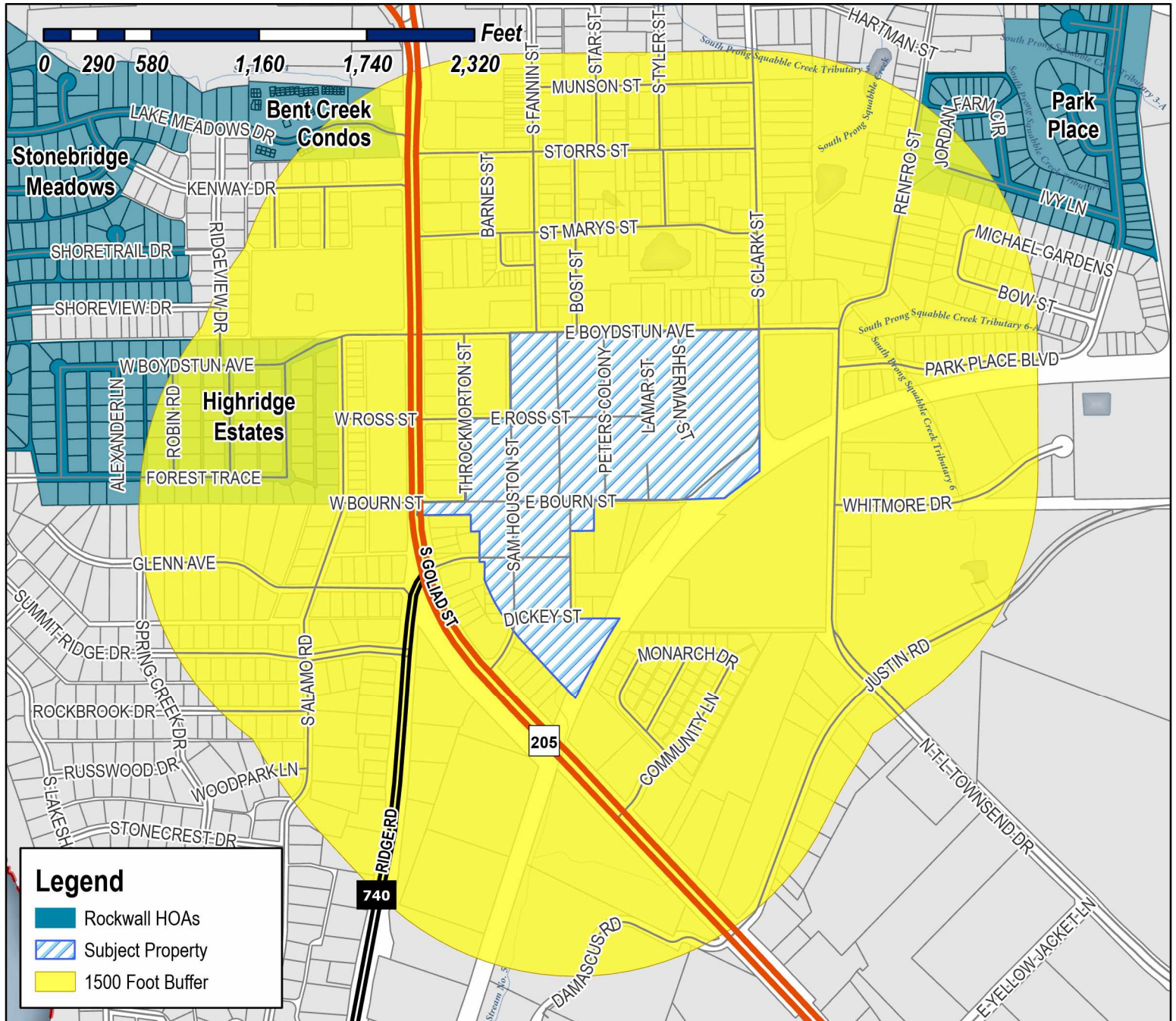
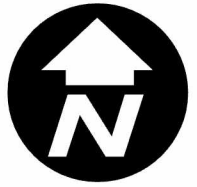




# City of Rockwall

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

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**Case Number:** Z2025-052  
**Case Name:** Text Amendment to Southside Residential Neighborhood (SRO) District  
**Case Type:** Zoning  
**Zoning:** Southside Residential Neighborhood (SRO) District  
**Case Address:** Southside Residential Neighborhood  
**Date Saved:** 8/19/2025  
For Questions on this Case Call (972) 771-7745



EDWARDS JASON  
10 DANCING WATERS  
ROCKWALL, TX 75032

RESIDENT  
1001 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1002 RIDGE RD  
ROCKWALL, TX 75087

PEREZ MARIA D  
1002 E WOODIN BLVD  
DALLAS, TX 75126

RESIDENT  
1003 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1005 SAM HOUSTON  
ROCKWALL, TX 75087

REEDER PERRY R AND JIMMIE  
1006 DAVY CROCKETT ST  
ROCKWALL, TX 75087

MALAVE BRENDA L  
1006 SAM HOUSTON ST  
ROCKWALL, TX 75087

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1007 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1007 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1008 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
1008 SAM HOUSTON  
ROCKWALL, TX 75087

LIVAY LLC  
1009 HOT SPRINGS DR  
ALLEN, TX 75013

LIVAY LLC  
1009 HOT SPRINGS DR  
ALLEN, TX 75013

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1009 S GOLIAD  
ROCKWALL, TX 75087

CASTILLO PEDRO  
1009 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
101 GLENN AVE  
ROCKWALL, TX 75087

ROCKWALL COUNTY  
C/O COUNTY TREASURER  
101 E Rusk St Ste 101  
Rockwall, TX 75087

RESIDENT  
1010 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
1011 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1011 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1012 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
102 E ROSS AVE  
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY  
102 GLENN AVE  
ROCKWALL, TX 75087

HOWARD DUSTIN AND  
JAMES R HOWARD  
103 GLENN AVENUE  
ROCKWALL, TX 75087

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

RESIDENT  
104 GLENN AVE  
ROCKWALL, TX 75087

RESIDENT  
104 E BOYDSTUN AVE  
ROCKWALL, TX 75087

GE QIQING AND  
JINGJING ZHANG  
105 COYOTE BRUSH  
IRVINE, CA 92618



FEAZELL DEANNE  
105 GLENN AVENUE  
ROCKWALL, TX 75087

WIMPEE JOE &  
CODY WIMPEE  
105 W Kaufman St  
Rockwall, TX 75087

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106 GLENN AVE  
ROCKWALL, TX 75087

RESIDENT  
106 ST MARY  
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP  
106 E Rusk St Ste 200  
Rockwall, TX 75087

FOWLKES BRETT  
107 Glenn Ave  
Rockwall, TX 75087

RESIDENT  
108 GLENN AVE  
ROCKWALL, TX 75087

ESTATE OF RHODA MAE HEARD  
ANDREW HEARD JR - INDEPENDENT EXECUTOR  
10800 MCCOMBS ST APT 102  
EL PASO, TX 79924

EGAN ASHLEY  
109 ST MARYS STREET  
ROCKWALL, TX 75087

RESIDENT  
110 GLENN AVE  
ROCKWALL, TX 75087

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

RESIDENT  
1101 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1101 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1105 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
1107 RIDGE RD  
ROCKWALL, TX 75087

RESIDENT  
1109 S GOLIAD  
ROCKWALL, TX 75087

WILLIAMS KATHY S  
112 GLENN AVE  
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC  
1155 W Wall St Ste 101  
Grapevine, TX 76051

RESIDENT  
1201 RIDGE RD  
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S  
1203 WYNDEN CREEK DR  
HOUSTON, TX 77056

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

ANDERSON ALLEN  
1208 S LAKESHORE DR  
ROCKWALL, TX 75087

WELCH CHRISTOPHER & HAZEL  
1212 Clifftop Ln  
Dallas, TX 75208

RESIDENT  
1275 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
1300 S GOLIAD  
ROCKWALL, TX 75087

LAKEPOINTE ENTERPRISES LLC  
1309 MORaine PL  
HEATH, TX 75032

HEATH RENTAL PROPERTIES LLC  
1309 MORaine PLACE  
HEATH, TX 75032

JOHNSON PAMELA  
1310 COLONY DR  
GARLAND, TX 75040

RSR CAPITAL LLC  
1321 CRESENT COVE DRIVE  
ROCKWALL, TX 75087

LUKE LINDA FAYE  
1325 S GOLIAD ST APT 5308  
ROCKWALL, TX 75087



MICHAEL WAYNE ROGERS GST TRUST DATED  
MAY 16TH, 2017  
MICHAEL WAYNE ROGERS- TRUSTEE  
1404 RIDGE ROAD  
ROCKWALL, TX 75087

EFENEY WILLIAM M  
1406 S LAKESHORE DR  
ROCKWALL, TX 75087

EFENEY WILLIAM M  
1406 S LAKESHORE DR  
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES, LLC - SERIES  
602 S CLARK  
143 STONELEIGH DRIVE  
HEATH, TX 75032

THURSTON-KAHLE CHERYL  
145 WESTWOOD DR  
ROCKWALL, TX 75032

THURSTON-KAHLE CHERYL  
145 WESTWOOD DR  
ROCKWALL, TX 75032

HOGUE MICHAEL & VICKY  
1498 HUBBARD DR  
FORNEY, TX 75126

PIERATT ALAN & MELODY  
1540 MEADOWS CIR  
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC  
C/O. TRICON AMERICAN HOMES LLC  
15771 RED HILL AVE  
TUSTN, CA 92780

RB CAPITAL LTD  
1602 Shadywood Ln  
Mt Pleasant, TX 75455

PLISKA KAREN  
1685 PLUMMER DR  
ROCKWALL, TX 75087

GEHRING CAROLYN S  
1745 LAKE BREEZE DR  
ROCKWALL, TX 75087

RERV ACQUISITIONS LLC  
1748 BAY WATCH DR  
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D  
1748 BISON MEADOW LANE  
HEATH, TX 75032

ROGERS JOE FRANK  
1829 KELLY LN  
ROCKWALL, TX 75087

HEAD TIM  
1884 TAHOE DRIVE  
ROCKWALL, TX 75087

NASUFI ZIKRI  
1885 HILLCROFT DR  
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D  
2000 Country Club Dr  
Plano, TX 75074

BATRES MARIA DELL REFUGIO  
202 BOURN STREET  
ROCKWALL, TX 75087

BARNHILL BARNEY M  
202 DARTBROOK  
ROCKWALL, TX 75087

LRG GROUP LLC  
202 E RUSK ST  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

KIM RENEE TIMPA MARITAL TRUST NO 1  
202 N San Jacinto St  
Rockwall, TX 75087

RICKARDS NATALIE  
202 ST MARY'S PL  
ROCKWALL, TX 75087

MOORE GLEN & JACKIE  
2026 SUNNY CIR  
ROCKWALL, TX 75032

RESIDENT  
203 E BOURN  
ROCKWALL, TX 75087

RIVERA JAIME & MARIA  
204 E BOURN ST  
ROCKWALL, TX 75087

FALONE MARY ELLEN  
204 ST MARYS PL  
ROCKWALL, TX 75087

HERNANDEZ ROSA ALBA  
2040 SHERWOOD DR  
GARLAND, TX 75041

MIMS KATHY  
206 E BOURN ST  
ROCKWALL, TX 75087



MORKEN PETER & GAY ANDERSON  
GILMA L MORKEN LIFE ESTATE  
206 SAINT MARYS PL  
ROCKWALL, TX 75087

RESIDENT  
206-207 EMMA JANE ST  
ROCKWALL, TX 75087

RESIDENT  
207 BOURN AVE  
ROCKWALL, TX 75087

RESIDENT  
208 EMMA JANE ST  
ROCKWALL, TX 75087

RESIDENT  
208 ST MARYS PL  
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE  
208 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
210 ST MARYS PL  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD HARRIS - TRUSTEE  
210 GLENN AVE  
ROCKWALL, TX 75087

RESIDENT  
212 ST MARYS PL  
ROCKWALL, TX 75087

RESIDENT  
214 ST MARYS PL  
ROCKWALL, TX 75087

BALL JUSTIN  
2155 CLUBVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
216 ST MARYS PL  
ROCKWALL, TX 75087

FRANCIS-BATTISTA BARRY &  
GILDA LETICIA HAM-BATTISTA  
218 SAINT MARYS PL  
ROCKWALL, TX 75087

RESIDENT  
219 ST MARYS PL  
ROCKWALL, TX 75087

MCGEE DWONE  
220 ST MARYS PL  
ROCKWALL, TX 75087

RESIDENT  
221 ST MARYS PL  
ROCKWALL, TX 75087

THOMPSON MAVIS Y  
222 ST MARYS PLACE  
ROCKWALL, TX 75087

DELGADILLO KIMBERLY  
2222 Medical District Dr Apt 1208  
Dallas, TX 75235

RESIDENT  
223 ST MARYS PL  
ROCKWALL, TX 75087

BENSLEY MARCO AND DARBY KATHRYN  
2255 GARDEN CREST DR  
ROCKWALL, TX 75087

VIZCAINO-LEPE SINUHE  
22710 1ST DRIVE SE  
BOTHELL, WA 98021

DENSON PATRICIA STRANGE  
2521 LOUDON ST W  
ROCKWALL, TX 75032

FRASER FAMILY REVOCABLE LIVING TRUST  
2631 White Rock Rd  
Dallas, TX 75214

HANEY W  
2824 MISTY RIDGE  
ROCKWALL, TX 75032

AMANDA WAY BUCHTA IRREVOCABLE TRUST  
AMANDA WAY BUCHTA - TRUSTEE  
2832 BEVERLY DR  
ROCKWALL, TX 75032

CRP/TH SFR PROGRAM TX OWNER LP  
2875 W RAY RD  
CHANDLER, AZ 85224

NEW CALDONIA BAPTIST CHURCH  
301 E BOURNE AVE  
ROCKWALL, TX 75087

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302 EMMA JANE  
ROCKWALL, TX 75087

CONFIA HOMES LLC  
302 BOURN  
ROCKWALL, TX 75087

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302 E BOYDSTUN AVE  
ROCKWALL, TX 75087



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302 E ROSS  
ROCKWALL, TX 75087

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3025 N GOLIAD ST  
ROCKWALL, TX 75087

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304 EMMA JANE  
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-  
HERNANDEZ  
304 E Bourn St  
Rockwall, TX 75087

ESTATE OF THE LANIER FAMILY TRUST  
TERRY LEE LANIER AND JEREMY ROBERT LANIER  
- TRUSTEES  
304 E BOYDSTUN AVE  
ROCKWALL, TX 75087

ESTATE OF THE LANIER FAMILY TRUST  
TERRY LEE LANIER AND JEREMY ROBERT LANIER  
- TRUSTEES  
304 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
304 E ROSS AVE  
ROCKWALL, TX 75087

HORTON DARJUAN CORTEZ AND NATALIE  
3042 LONGHORN LN  
ROCKWALL, TX 75087

RESIDENT  
305 E BOYDSTUN AVE  
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT COMPANY  
305 PARK PLACE BLVD  
ROCKWALL, TX 75087

RESIDENT  
306 BOURN AVE  
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES  
308 E BOURN ST  
ROCKWALL, TX 75087

ELLERD TERESA  
308 EMMA JANE ST  
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI  
308 STONEBRIDGE DR  
ROCKWALL, TX 75087

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

RESIDENT  
310 EMMA JANE  
ROCKWALL, TX 75087

PEOPLES J PHILIP AND  
BILLY W PEOPLES JR  
311 HIGHLAND DRIVE  
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK  
313 STONEBRIDGE DR  
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK  
313 STONEBRIDGE DR  
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK  
313 STONEBRIDGE DR  
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK  
313 STONEBRIDGE DR  
ROCKWALL, TX 75087

CULLINS JAMES &  
SHARON DAY  
315 S FANNIN  
ROCKWALL, TX 75087

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

BROBOANA BIANCA SINGEORZAN  
3948 SUNLEAF AVE  
MEDFORD, OR 97504

CG HOLDINGS LLC  
4 SUNSET TR  
HEATH, TX 75032

CLARK STREET VENTURES LLC  
401 COUNTRY RIDGE RD  
ROCKWALL, TX 75087

JORDAN ERICK DEAN AND LAKESHA  
401 E Boydston Ave  
Rockwall, TX 75087

RESIDENT  
402 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
403 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
403 E BOYDSTUN AVE  
ROCKWALL, TX 75087

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

WALTER MARY  
408 E BOURN ST  
ROCKWALL, TX 75087

BOSS MORRIS E AND  
DEBRA K BOSS  
408 RIDGEVIEW  
ROCKWALL, TX 75087

JONES MARGARINE ESTATE  
410 E BOYDSTUN AVE  
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA  
414 E. COACHLIGHT TRAIL  
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP  
418 E BOURN ST  
ROCKWALL, TX 75087

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

COCHRAN LIVING TRUST  
JOE B COCHRAN & SANDRA COCHRAN -  
TRUSTEES  
4405 VIA DEL NORTE  
MESQUITE, TX 75150

LIU HOWARD HEYUN  
4577 JAGUAR DR  
PLANO, TX 75024

LIU HOWARD HEYUN  
4577 JAGUAR DR  
PLANO, TX 75024

HECKARD ALLEN  
4906 FREEMAN DR  
ROWLETT, TX 75088

TEXAN MUTUAL LLC  
5000 Riverside Dr Ste 100W Bldg 5  
Irving, TX 75039

MARTIN HELEN  
501 E BOURN ST  
ROCKWALL, TX 75087

GRUBBS JOHN W  
501 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
504 ROSS  
ROCKWALL, TX 75087

MATHIS DEBRA L  
504 DICKEY ST  
ROCKWALL, TX 75087

RESIDENT  
505 E BOURN ST  
ROCKWALL, TX 75087

RESIDENT  
506 DICKEY ST  
ROCKWALL, TX 75087

RODRIGUEZ MARIA  
507 DICKEY ST  
ROCKWALL, TX 75087

RESIDENT  
507 E BOYDSTUN AVE  
ROCKWALL, TX 75087

BROWN GEORGIA  
508 DICKEY ST  
ROCKWALL, TX 75087

UNRUH JON CLINT AND SHANNON L  
508 ST MARY ST  
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE  
509 E BOURN STREET  
ROCKWALL, TX 75087

RESIDENT  
510 ST MARYS ST  
ROCKWALL, TX 75087

SALGADO HAROLD G  
510 DICKIE ST  
ROCKWALL, TX 75087

RESIDENT  
512 ST MARYS ST  
ROCKWALL, TX 75087

WAFFER JULIUS  
512 DICKEY ST  
ROCKWALL, TX 75087

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Amarillo, TX 79106

EAST SHORE J/V  
5499 Glen Lakes Dr Ste 110  
Dallas, TX 75231

HOOVER JERRY H  
5630 DEERFIELD LN  
MIDLOTHIAN, TX 76065



NUAMERICA PROPERTIES LLC  
5657 SOUTHERN FERN RD  
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP  
591 WEST PUTNAM AVE  
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND  
JACQUELINE YVETTE JACOBS AND JEFFREY  
DWAYNE JACOBS  
5961 CONNIE LANE  
ROCKWALL, TX 75032

RESIDENT  
601 PROSPERITY TR  
ROCKWALL, TX 75087

WALDON CHRYSTEEN & DAVID  
601 BOST ST  
ROCKWALL, TX 75087

RESIDENT  
601 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
601 S FANNIN ST  
ROCKWALL, TX 75087

NIX ROSALIA  
602 E BOYDSTUN AVE  
ROCKWALL, TX 75087

THOMAS LOU BERTHA  
602 JUBILEE STREET  
ROCKWALL, TX 75087

RESIDENT  
602 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
603 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
603 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
603 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
603 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
604 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
604 E BOYDSTUN AVE  
ROCKWALL, TX 75087

CAMELI CHAZ CRISTIAN NECOLA & LAUREN  
604 E ROSS ST  
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

GENTRY GENEVA  
605 BOST ST  
ROCKWALL, TX 75087

KRONLAGE HOLLIE  
605 E ROSS STREET  
ROCKWALL, TX 75087

MORGAN JERRY RAY & GABRIELA HANNI  
605 PROSPERITY TRL  
ROCKWALL, TX 75087

CASTILLO JUAN JAIME  
605 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
605 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
605 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
606 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
606 ROSS  
ROCKWALL, TX 75087

RESIDENT  
606 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
606 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
606 S CLARK ST  
ROCKWALL, TX 75087

WILKERSON CLAUDE JR  
606 SAINT MARY ST  
ROCKWALL, TX 75087

RESIDENT  
607 E BOYDSTUN AVE  
ROCKWALL, TX 75087

CATHEY OPAL A  
607 JUBILEE ST  
ROCKWALL, TX 75087

RESIDENT  
607 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
607 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
607 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
608 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
608 ST MARYS ST  
ROCKWALL, TX 75087

RESIDENT  
608 E BOYDSTUN AVE  
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES  
609 E ROSS ST  
ROCKWALL, TX 75087

MCCURRY JAMES M  
609 Prosperity Trl  
Rockwall, TX 75087

RESIDENT  
609 S FANNIN ST  
ROCKWALL, TX 75087

RESIDENT  
609 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
610 JUBILEE ST  
ROCKWALL, TX 75087

SCHUMANN LAURIE A  
610 E BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
610 S CLARK ST  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
610 S GOLIAD ST  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
610 S GOLIAD ST  
ROCKWALL, TX 75087

FARRELL KIMBERLY A  
610 SAINT MARY ST  
ROCKWALL, TX 75087

SMITH CHARLES ELLIOT  
611 E BOYDSTUN AVE  
ROCKWALL, TX

SMITH CHARLES ELLIOT  
611 E BOYDSTUN AVE  
ROCKWALL, TX

NONUS SHELLY REYNA AND THOMAS  
611 FANNIN STREET  
ROCKWALL, TX 75087

THE DAVID AND PATRICIA HENDRICKSON LIVING  
TRUST  
DAVID L HENDRICKSON & PATRICIA S  
HENDRICKSON - TRUSTEES  
611 JUBILEE ST  
ROCKWALL, TX 75087

ALFRED T WILLIAMS AND PATRICIA M WILLIAMS  
REVOCABLE LIVING TRUST  
PATRICIA M WILLIAMS - SURVIVOR TRUSTEE  
612 PROSPERITY TRL  
ROCKWALL, TX 75087

RESIDENT  
613 PROSPERITY TR  
ROCKWALL, TX 75087

CARPENTER KATHRYN ANN  
613 E BOYDSTUN AVE  
ROCKWALL, TX 75087

TANNER TRUDY LEANN  
613 S FANNIN  
ROCKWALL, TX 75087

GAMEZ DAVID  
614 E BOYDSTUN AVE  
ROCKWALL, TX 75087

GAMEZ DAVID  
614 E BOYDSTUN AVE  
ROCKWALL, TX 75087

GAMEZ DAVID  
614 E BOYDSTUN AVE  
ROCKWALL, TX 75087

MARET WENDY A  
614 JUBILEE STREET  
ROCKWALL, TX 75087



RESIDENT  
615 JUBILEE ST  
ROCKWALL, TX 75087

WOOD JORDAN AND ERIN  
615 E BOYDSTUN AVENUE  
ROCKWALL, TX 75032

WOOD JORDAN AND ERIN  
615 E BOYDSTUN AVENUE  
ROCKWALL, TX 75087

RESIDENT  
616 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
617 E BOYDSTUN AVE  
ROCKWALL, TX 75087

HAMMERLING CHRISTOPHER JOHN AND RONI  
PENBERTHY  
617 PROSPERITY TR  
ROCKWALL, TX 75087

RESIDENT  
618 MONARCH DR  
ROCKWALL, TX 75087

KENNEDY BLAKE  
619 E Boydston Ave  
Rockwall, TX 75087

WINCH TERRI L  
620 PROSPERITY TRAIL  
ROCKWALL, TX 75087

RESIDENT  
621 PROSPERITY TR  
ROCKWALL, TX 75087

RANDOLPH JAMES R JR  
621 E. BOYDSTUN AVE  
ROCKWALL, TX 75087

RESIDENT  
625 PROSPERITY TR  
ROCKWALL, TX 75087

DITO JAAP & ESTHER  
627 E Boydston Ave  
Rockwall, TX 75087

KAUFMANN PROPERTIES LLC  
% DOUGLAS A KAUFMANN  
627 SORITA CIR  
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN  
633 STILLMEADOW DR  
RICHARDSON, TX 75081

HONEA ADAM AND LAURIE  
670 COUNTY ROAD 3417  
LEESBURG, TX 75451

HONEA ADAM AND LAURIE  
670 COUNTY ROAD 3417  
LEESBURG, TX 75451

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

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

RESIDENT  
701 RENFRO  
ROCKWALL, TX 75087

DEATON SHELLEY MARIE AND  
BRIANNA ORNELAS  
701 SAM HOUSTON STREET  
ROCKWALL, TX 75087

KENNEDY BRENDA K  
701 T L TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
702 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
703 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
703 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
703 SHERMAN  
ROCKWALL, TX 75087

RESIDENT  
703 TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
703 E BOYSTUN AVE  
ROCKWALL, TX 75087

EBY JENNIFER  
703 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
703 S GOLIAD  
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR  
704 DAVY CROCKETT ST  
ROCKWALL, TX 75087

SCROGGINS MURRAY  
704 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
705 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
705 E BOYDSTUN AVE  
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D  
705 N SHERMAN  
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER  
705 PETERS COLONY  
ROCKWALL, TX 75087

MILLER ANNE  
705 SAM HOUSTON ST  
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI  
705 SOUTH GOLIAD STREET  
ROCKWALL, TX 75087

RESIDENT  
706 SHERMAN ST  
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL  
706 DAVY CROCKETT ST  
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY  
706 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
706 S CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
707 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
707 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
707 TOWNSEND  
ROCKWALL, TX 75087

CRENSHAW LORENZA  
707 DAVY CROCKETT ST  
ROCKWALL, TX 75087

RESIDENT  
707 S CLARK  
ROCKWALL, TX 75087

ABARCA JOANNE  
707 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
708 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
708 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
708 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
709 E BOYDSTUN AVE  
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN  
LEE  
709 PETERS COLONY  
ROCKWALL, TX 75087

SMITH PAMELA K  
709 SHERMAN STREET  
ROCKWALL, TX 75087

RESIDENT  
710 DAVY CROCKETT  
ROCKWALL, TX 75087

RESIDENT  
710 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
710 S GOLIAD ST  
ROCKWALL, TX 75087

SANCHEZ FATIMA L  
710 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
711 MONARCH DR  
ROCKWALL, TX 75087

MILLER FRANK R  
711 S GOLIAD ST  
ROCKWALL, TX 75087



MILLER FRANK  
711 S GOLIAD ST  
ROCKWALL, TX 75087

ALLEN ETHEL JEAN  
711 SHERMAN ST  
ROCKWALL, TX 75087

ALLEN ETHEL JEAN  
711 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
712 CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
712 SHERMAN ST  
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE  
712 PETERS COLONY  
ROCKWALL, TX 75087

BENNETT A L EST  
C/O OLIVER LINVELL  
712 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
713 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
713 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
714 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
715 SHERMAN ST  
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E  
715 PETERS COLONY  
ROCKWALL, TX 75087

RESIDENT  
716 SHERMAN ST  
ROCKWALL, TX 75087

RESIDENT  
725 PETERS COLONY  
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP  
A TEXAS NON-PROFIT CORP OF RW  
787 HAIL DR  
ROCKWALL, TX 75032

EMMANUEL TABERNACLE CHURCH  
7903 FERGUSON RD  
DALLAS, TX 75228

RESIDENT  
800 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
801 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
801 N T L TOWNSEND DR  
ROCKWALL, TX 75087

RESIDENT  
801 PETERS COLONY  
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL  
DISTRICT PUBLIC FACILITY CORP  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

MATHIS MALCOLM AND CHRISTIE  
801 LAMAR ST  
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN  
801 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
801 S GOLIAD  
ROCKWALL, TX 75087

LAFAYETTE ESTELLE  
801 THROCKMORTON ST  
ROCKWALL, TX 75087

U S HOUSING AUTHORITY  
802 N GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
802 S GOLIAD  
ROCKWALL, TX 75087

JACKSON CALVIN  
802 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
803 S T L TOWNSEND DR  
ROCKWALL, TX 75087

SHAW JERRY GAIL  
803 LAMAR ST  
ROCKWALL, TX 75087

FISHER JESSICA  
803 PETERS COLONY  
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S  
803 S ALAMO RD  
ROCKWALL, TX 75087

DANIELS ANNIE L  
803 THROCKMORTON ST  
ROCKWALL, TX 75087

DIXON ALMA  
804 SAM HOUSTON ST  
ROCKWALL, TX 75087

RESIDENT  
805 MONARCH DR  
ROCKWALL, TX 75087

RESIDENT  
805 SAM HOUSTON  
ROCKWALL, TX 75087

8661 S HAMPTON LLC  
805 Green Pond Dr  
Garland, TX 75040

ST PAUL AFRICAN METHODIST  
EPISCOPAL CHURCH  
805 PETERS COLONY  
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA  
805 S ALAMO RD  
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN  
805 THROCKMORTON  
ROCKWALL, TX 75087

RESIDENT  
806 SAM HOUSTON ST  
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST  
SHARON K FRENCH, TRUSTEE  
806 SOUTH ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
807 THROCKMORTON  
ROCKWALL, TX 75087

RESIDENT  
807 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
808 SAM HOUSTON ST  
ROCKWALL, TX 75087

KELLY RYAN AND  
LACEY WALLACE  
808 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
809 ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
809 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
809 SAM HOUSTON  
ROCKWALL, TX 75087

JOHNSON MELDRIA  
809 DAVY CROCKETT  
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA  
810 DAVY CROCKETT ST  
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE  
810 S ALAMO ROAD  
ROCKWALL, TX 75087

BARRON BLAKELEIGH  
811 DAVY CROCKETT ST  
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE  
811 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
811 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
812 PETERS COLONY  
ROCKWALL, TX 75087

RUSZKOWSKI SKYLER E  
8127 E COLUMBUS AVE  
SCOTTSDALE, AZ 85251

RESIDENT  
813 S ALAMO RD  
ROCKWALL, TX 75087

HALL WILLA O  
815 DAVY CROCKETT ST  
ROCKWALL, TX 75087

RAMSEY JUDY LYNN  
815 S ALAMO RD  
ROCKWALL, TX 75087

COX ROSALBA C  
815 T L TOWNSEND DR  
ROCKWALL, TX 75087

VARNER ROBERT R JR &  
GLEN COX  
815 T L Townsend Dr Ste 101  
Rockwall, TX 75087

COX GERALD GLEN & ROSALBA  
815 T L TOWNSEND SUITE 101  
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA  
815 THROCKMORTON ST  
ROCKWALL, TX 75087

RICHARD EXPO  
820 E HEATH ST  
ROCKWALL, TX 75087

THE STANDARD MCP LTD  
8226 Douglas Ave Ste 709  
Dallas, TX 75225

AUL PROPERTIES LLC  
8502 Huntington Dr  
Rowlett, TX 75089

WARDELL JOHN P & JULIE C  
880 IVY LN  
ROCKWALL, TX 75087

J&M WARDELL HOLDINGS LLC  
880 SHORES BLVD  
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L  
895 S ALAMO ROAD  
ROCKWALL, TX 75087

DENTON GLENDA K & LANCE  
900 DAVY CROCKETT  
ROCKWALL, TX 75087

JPH ROCKWALL LLC  
901 DAVY CROCKETT STREET  
ROCKWALL, TX 75087

THOMPSON JAMES LARRY AND SUSAN PRICE  
901 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
901 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
902 DAVY CROCKETT  
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN  
902 LAKE MEADOWS DR  
ROCKWALL, TX 75087

COLLINS LARRY SCOTT  
902 S Alamo Rd  
Rockwall, TX 75087

RESIDENT  
903 DAVY CROCKETT  
ROCKWALL, TX 75087

GOAT GENERAL CONTRACTING LLC  
KEVIN W. VICE  
903 DAVY CROCKETT ST  
ROCKWALL, TX 75087

COMPTON EARL D AND  
BETH C ROETHER  
903 S ALAMO  
ROCKWALL, TX 75087

RESIDENT  
903 S GOLIAD  
ROCKWALL, TX 75087

GATES TED AND SARAH  
904 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
905 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
905 T L TOWNSEND  
ROCKWALL, TX 75087

RESIDENT  
905 S GOLIAD  
ROCKWALL, TX 75087

RESIDENT  
906 S GOLIAD @ BOURN  
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO  
906 SAM HOUSTON  
ROCKWALL, TX 75087

RESIDENT  
907 SAM HOUSTON  
ROCKWALL, TX 75087

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

RESIDENT  
950 TOWNSEND RD  
ROCKWALL, TX 75087

HILLMAN HOUSING LLC  
9706 HEARTSTONE LANE  
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA  
9922 Donegal Dr  
Dallas, TX 75218

PAIGE RYAN PROPERTIES LLC  
P. O. BOX 853  
WYLIE, TX 75098

DATIBRAN HOLDINGS LLC  
PO Box 1137  
Rockwall, TX 75087

JCK CONCRETE INC  
PO BOX 311  
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH  
PO BOX 481  
ROCKWALL, TX 75087

HEFLIN JERRY  
PO BOX 518  
ROCKWALL, TX 75087

UNITED STATES POSTAL SERVICES  
PO BOX 667160  
DALLAS, TX 75266

D&A REAL ESTATE PARTNERS LTD  
PO BOX 850  
ROCKWALL, TX 75087

SMITH TIMOTHY  
PSC 3 BOX 5631  
APO, AP 96266

DALLAS-GARLAND & NORTHEASTERN RAILROAD  
ATTN: ACCOUNTS PAYABLE  
SUITE 300 200 MERIDIAN CENTRE BLVD  
ROCHESTER, NY 14618

OWENS RICHARD DUANE  
905 SAM HOUSTON  
ROCKWALL, TX 75087

HABITAT FOR HUMANITY  
PO BOX 4  
ROCKWALL, TX 75087



# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

Property Owner and/or Resident of the City of Rockwall:

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

## **Z2025-052: Text Amendment to Southside Residential Neighborhood Overlay (SRO) District**

*Hold a public hearing to discuss and consider a Text Amendment to Subsection 06.05, Southside Residential Neighborhood Overlay (SRO) District, of Article 05, District Development Standards, of the Unified Development Code (UDC) for the purpose of making changes to the boundary and development requirements of the Southside Residential Neighborhood Overlay (SRO) District, 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, September 9, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, September 15, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

— . . . PLEASE RETURN THE BELOW FORM — . . .

## **Case No. Z2025-052: Text Amendment to Southside Residential Neighborhood Overlay (SRO) District**

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.

Name:

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](#)



August 21, 2025

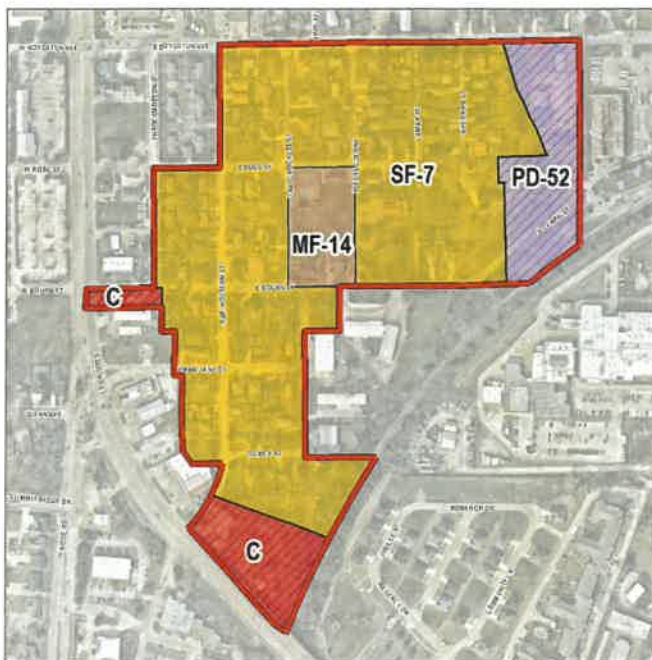
TO: Property Owners and Residents of the Southside Residential Neighborhood Overlay (SRO) District

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

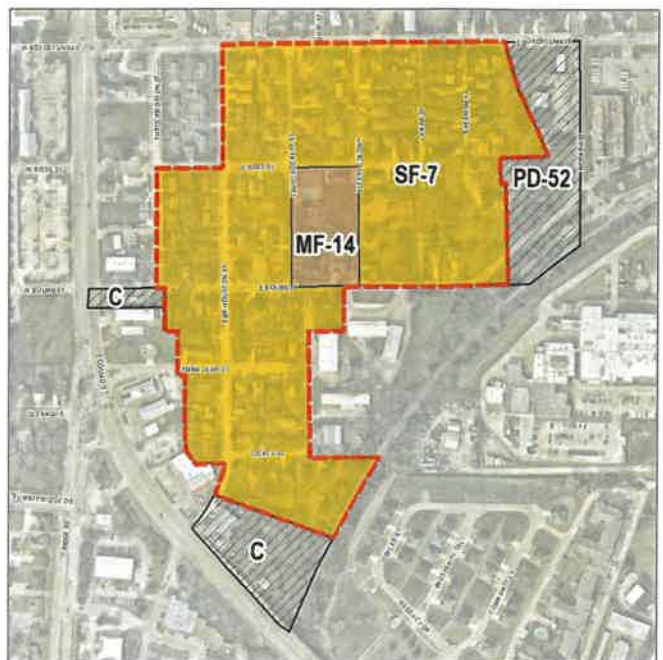
SUBJECT: CASE NO. Z2025-052; TEXT AMENDMENT TO THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT.

Property Owners and Residents,

You are receiving this letter because you are listed as a property owner (*or the owner's representative*) on the certified tax rolls by the Rockwall Central Appraisal District (RCAD) or you are a resident for property in the Southside Residential Neighborhood Overlay (SRO) District. On August 18, 2025, the City Council of the City of Rockwall approved a motion to direct staff to initiate boundary changes and changes to the requirements of the Southside Residential Neighborhood Overlay (SRO) District. Specifically, the City Council directed staff to: [1] remove all properties zoned for commercial land uses from the district, and [2] remove the reduced standards (e.g. *allowing smaller lots and smaller dwelling units*) currently permitted within the district and allow the base zoning -- *which is Single-Family 7 (SF-7) District* -- to regulate development within the district. A map showing the changes to the boundaries of the district is depicted below in *Map 1* and *Map 2*, and a table showing the proposed changes to the density and development standards is depicted in *Table 1*.



MAP 1. CURRENT SRO DISTRICT



MAP 2. PROPOSED SRO DISTRICT

**TABLE 1. ZONING ANALYSIS FOR SRO AND SF-7 DISTRICTS**

ZONING REQUIREMENTS	SRO	SF-7	DIFFERENCE
LOT AREA (SF)	5,000	7,000	+2,000
LOT WIDTH (FEET)	50	60	+10
LOT DEPTH (FEET)	100	100	0
DWELLING UNIT SIZE (SF)	900	1,100	+200
FRONT YARD SETBACK	20	20	0
REAR YARD SETBACK	10	10	0
SIDE YARD SETBACK			
INTERNAL	6	6	0
ABUTTING A STREET	15	20	+5
ABUTTING AN ARTERIAL	20	20	0
DISTANCE BETWEEN BUILDINGS	10	10	0
DRIVEWAY LENGTH	20	20	0
LOT COVERAGE	40%	45%	+5%
BUILDING HEIGHT	32	32	0
OFF STREET PARKING REQUIREMENTS	2	2	0

**WHAT THIS MEANS FOR THE SOUTHSIDE NEIGHBORHOOD?**

*It is important to stress that the adoption of these changes WILL NOT require you to change anything that currently exists on your property;* however, it may make certain properties that have single-family homes, duplexes, or multi-family structures, that do not meet the requirements of the Single-Family 7 (SF-7) District, *Legally Non-Conforming*. *Legally Non-Conforming* means your property may continue to be used, maintained, and sold in its current condition without penalty; however, any new development, redevelopment, or expansion of a property will be required to comply with the requirements of the Single-Family 7 (SF-7) District. In cases where a variance, exception, or other approval may be necessary, the Southside Residential Neighborhood Overlay (SRO) District provides the ability to request a *Special Request*. This section of the code states that, "(t)he City Council may consider special requests in the furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials, reductions in the building setbacks, or other requests submitted for consideration to the Planning and Zoning Department."

**PUBLIC PARTICIPATION AND SCHEDULE**

As with all zoning cases in the City of Rockwall, the proposed zoning change will include public hearings before the Planning and Zoning Commission and the City Council. Staff *strongly* encourages citizens to participate in this process by attending the public meetings listed below or by submitting written comments to the Planning and Zoning Department via email at [planning@rockwall.com](mailto:planning@rockwall.com) or by mail at 385 S. Goliad Street Rockwall, Texas 75087. The schedule for this zoning case is as follows:

**PLANNING & ZONING COMMISSION WORK SESSION:** August 26, 2025

**PLANNING & ZONING COMMISSION PUBLIC HEARING:** September 9, 2025

**CITY COUNCIL PUBLIC HEARING (1<sup>ST</sup> READING):** September 15, 2025

**CITY COUNCIL (2<sup>ND</sup> READING AND FINAL ADOPTION):** October 6, 2025

Should you have questions about the proposed zoning change or how this may affect your property, please contact the Planning and Zoning Department by phone at (972) 771-7745 or by email at [planning@rockwall.com](mailto:planning@rockwall.com). The City of Rockwall appreciates your attention to this matter.

Sincerely,



Ryan Miller, AICP  
Director of Planning and Zoning  
City of Rockwall, Texas



# CITY OF ROCKWALL

## CITY COUNCIL MEMORANDUM

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

**TO:** Mayor and City Council

**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*

**FROM:** Ryan Miller, *Director of Planning and Zoning*

**DATE:** August 18, 2025

**SUBJECT:** Southside Residential Neighborhood Overlay (SRO) District

On June 16, 2025, the City Council approved a motion to direct staff to review the Southside Residential Neighborhood Overlay (SRO) District and provide recommendations for updates to the district. This motion was approved by a vote of 6-0, with Council Member Campbell absent. Based on this direction staff has performed a comprehensive review of the overlay district, and has drafted three (3) recommendations that may address the City Council's direction. The following provides background on the district, the current conditions of the district, and detailed explanation of staff's recommendations.

## BACKGROUND

The Southside Residential Neighborhood Overlay (SRO) District was adopted by the City Council and consolidated into the 1983 *Comprehensive Zoning Ordinance* on June 3, 1996 by *Ordinance No. 96-12 [Case No. PZ1996-030-01]*. This was a City initiated zoning case that came in response to a request from representatives of the Southside Neighborhood, and was formed in conformance with the then newly approved *Neighborhood Preservation Ordinance (Ordinance No. 96-11)*. A copy of the language that was codified into the 1983 *Comprehensive Zoning Ordinance* is contained in the attached packet.

On June 7, 2004, the Unified Development Code (UDC) was established by the City Council through *Ordinance No. 04-38*. Under this newly adopted zoning code the *Purpose* and *Other Requirements* sections of the Southside Residential Neighborhood Overlay (SRO) District were shortened (see *attached excerpt from the 2004 Unified Development Code [UDC]*); however, the *Area Requirements* and overall standards of the overlay district remained unchanged.



FIGURE 1. CURRENT BOUNDARY OF THE SRO DISTRICT

In April 2016, the City Council directed staff to initiate amendments to the Southside Residential Neighborhood Overlay (SRO) District for the purpose of removing the City Council's ability to grant land use without a public process or a zoning change. In addition, the process under the original ordinance required special requests to be first brought to the City Council to initiate the request, then taken to the Planning and Zoning Commission for a recommendation, and finally returning to the City Council for action. This was changed to allow a property owner to initiate the request and take the case directly to the Planning and Zoning Commission for recommendation -- *first* -- prior to being brought to the City Council for action. These changes were adopted by the City Council through *Ordinance No. 16-40* on June 6, 2016. No other changes have been made to the district since the adoption of this ordinance. A copy of the current language for the Southside Residential Neighborhood Overlay (SRO) District has been provided in the attached packet.



## CURRENT CONDITIONS

Currently, the Southside Residential Neighborhood Overlay (SRO) District consists of 43.95-acres of land that is broken down into 145 tracts or parcels of land. Of the 43.95-acres of land within the district, 33.08-acres or 75.27% is zoned Single-Family 7 (SF-7) District, 4.85-acres or 11.04% is zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, 2.56-acres or 5.82% is zoned Multi-Family 14 (MF-14) District, and 3.46-acres or 7.87% is zoned Commercial (C) District. Of the 145 lots or tracts of land, 28 of these lots or tracts are currently vacant with the majority (*i.e. 21 lots or tracts*) of vacant land being zoned for Single-Family 7 (SF-7) District land uses (*see Table 1 for a complete breakdown of the district*).

**TABLE 1. COMPOSITION OF THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT**

ZONING DISTRICT	ACREAGE*	PERCENTAGE	BUILT LOTS	VACANT LOTS	TOTAL LOTS
COMMERCIAL (C) DISTRICT	3.46	07.87%	4	3	7
MULTI-FAMILY 14 (MF-14) DISTRICT	2.56	05.82%	8	2	10
PLANNED DEVELOPMENT DISTRICT 52 (PD-52)	4.85	11.04%	3	2	5
SINGLE-FAMILY 7 (SF-7) DISTRICT	33.08	75.27%	102	21	123
TOTAL:	43.95	100.00%	117	28	145

**NOTES:**

\* INCLUDES RIGHT-OF-WAY.

All of the property in the Southside Residential Neighborhood Overlay (SRO) District has been platted and are primarily a part of the Canup Addition, the Sanger Addition, the B. F. Boydston Addition, the Ridgell Addition, and the Robbins Addition; however, several smaller one (1) or two (2) lot subdivision plats also exist. The majority of these subdivision plats establish lots that have a 50-foot to 60-foot frontage and a 125-foot to 150-foot depth; however, some of the lots in the district are smaller than these dimensions and are considered to be legally non-conforming. Staff should note that these lots are also considered to be legally non-conforming by the reduced standards established by the SRO district. Staff has included a map of lot frontages and depths in the attached packet.

As of the date of this memorandum, there are 109 existing single-family homes situated within the Southside Residential Neighborhood Overlay (SRO) District. These homes were constructed between 1920 and 2024, and range in size from 420 SF to 3,748 SF. The market values of these homes -- *according to the Rockwall Central Appraisal District* -- range from \$13,476.00 to \$594,397.00 (*see the maps for year built and value in the attached packet*). Based on these numbers, the average housing size is 1,361 SF and the average value of a home in this area is \$274,805.03.

In 2019, the City Council approved *Ordinance No. 19-32 [Case No. Z2019-016]* creating requirements for *Residential Infill in or Adjacent to an Established Subdivision*. Under these requirements, any new residential homes proposed in the SRO District would require a Specific Use Permit (SUP). *Table 2 -- below --* shows a breakdown of the 12 SUP requests for *Residential Infill* that have been filed since these requirements were adopted by the City Council on September 3, 2019.

**TABLE 2. SPECIFIC USE PERMIT (SUP) REQUEST FOR RESIDENTIAL INFILL IN THE SRO DISTRICT SINCE SEPTEMBER 3, 2019**

ADDRESS	CASE NO.	APPROVED SF	STATUS
705 PETERS COLONY	Z2020-004	2,450 SF	BUILT
703 PETERS COLONY	Z2020-005	2,450 SF	BUILT
706 SHERMAN STREET	Z2020-012	2,424 SF	BUILT
304 BOURNE STREET	Z2020-049	2,823 SF	BUILT
511 BOURNE STREET	Z2022-025	1,989 SF	BUILT
512 DICKEY STREET	Z2023-014	1,662 SF	BUILT
715 SHERMAN STREET	Z2023-046	2,712 SF	BUILT
711 LAMAR STREET	Z2024-026	2,533 SF	BUILT
302 BOURNE STREET	Z2024-018	1,299 SF	APPROVED; NOT BUILT
614 BOYDSTON AVENUE	Z2025-012	1,031 SF *	APPROVED; NOT BUILT
803 SAM HOUSTON	Z2025-036	1,997 SF	IN PROCESS
805 SAM HOUSTON	Z2025-037	2,673 SF	IN PROCESS
AVERAGE:		2,170 SF	

**NOTES:**

\* CASES THAT MEET THE CURRENT SRO DISTRICT REQUIREMENTS, BUT DO NOT MEET THE UNDERLYING ZONING REQUIREMENTS.

All of these cases dealt with single-family homes, and all but one (1) of the requests proposed single-family homes that conformed to the square footage requirements of the base zoning district. There have been no changes in the commercially zoned properties in the district in the last five (5) years.

## RECOMMENDATIONS

Based on the information collected, staff has the following recommendations concerning the City Council's goals and direction for the Southside Residential Neighborhood Overlay (SRO) District:

- (1) **Recommendation #1.** Adjust the boundaries of the district and remove the commercial properties.

According to the *Purpose* statement for the Southside Residential Neighborhood Overlay (SRO) District, “(t)he purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.” Since the overlay district was primarily established to protect the existing residential land uses, the non-residentially zoned property in the district is effectively only regulated by the base zoning district requirements and the overlay has no effect on these properties. Based on this the overlay district's boundary should be adjusted to remove the non-residentially zoned properties from the district. This would better align the intent of the district with the properties it is intended to regulate. *Figures 2 & 3* below show the current district's boundaries and land use classifications and how the district could be changed in accordance with *Recommendation #1*.

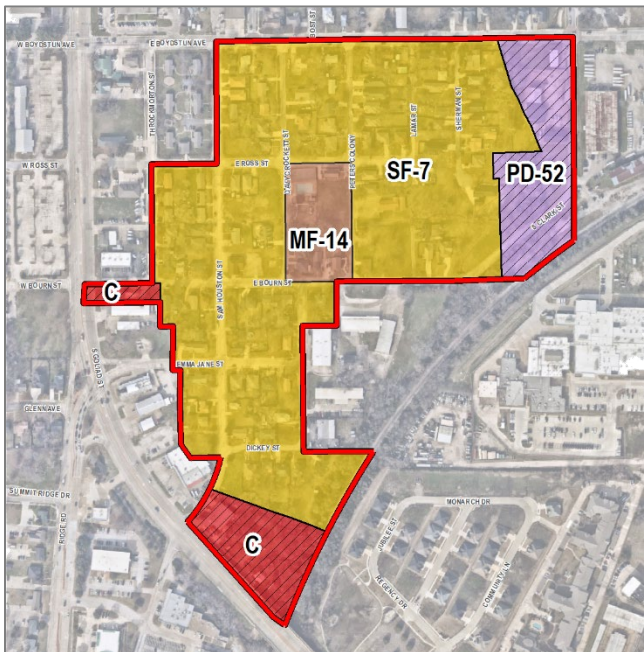


FIGURE 2. CURRENT SRO DISTRICT

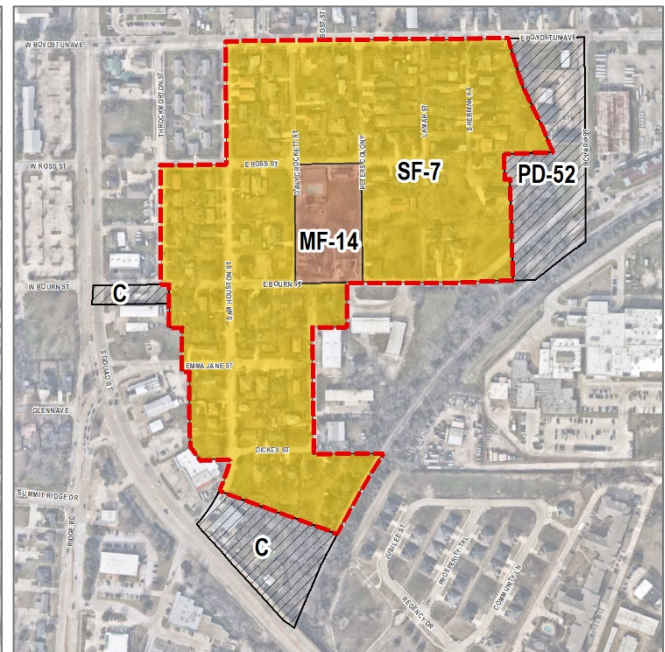


FIGURE 3. PROPOSED SRO DISTRICT UNDER RECOMMENDATION #1

NOTE: THE CROSS HATCH ON FIGURES 2 & 3 SHOWS THE NON-RESIDENTIALLY ZONED AREAS WITHIN THE SRO DISTRICT.

- (2) **Recommendation #2.** Remove the reduced standards contained within the overlay district and allow the underlying zoning to regulate the density and dimensional requirements for properties.

When looking at the *Area Requirements* listed in the Southside Residential Neighborhood Overlay (SRO) District, these requirements do not appear to deviate much from the base zoning requirements of the Single-Family 7 (SF-7) District (see *Table 3* below).

TABLE 3. ZONING ANALYSIS FOR SRO AND SF-7 DISTRICTS

ZONING REQUIREMENTS	SRO	SF-7	DIFFERENCE
LOT AREA (SF)	5,000	7,000	+2,000
LOT WIDTH (FEET)	50	60	+10
LOT DEPTH (FEET)	100	100	0
DWELLING UNIT SIZE (SF)	900	1,100	+200
FRONT YARD SETBACK	20	20	0
REAR YARD SETBACK	10	10	0
SIDE YARD SETBACK			
INTERNAL	6	6	0
ABUTTING A STREET	15	20	+5
ABUTTING AN ARTERIAL	20	20	0



DISTANCE BETWEEN BUILDINGS	10	10	0
DRIVEWAY LENGTH	20	20	0
LOT COVERAGE	40%	45%	+5%
BUILDING HEIGHT	32	32	0
OFF STREET PARKING REQUIREMENTS	2	2	0

Based on this, the base zoning district appears to be sufficient to regulating the properties in the district. Staff should note, that this will increase the number of legally non-conforming properties in the district in terms of dwelling unit size from 14 (*i.e. lots less than 900 SF*) to 30 (*i.e. lots less than 1,100 SF*); however, this should not affect these properties ability to continue to exist since they will be considered to be legally non-conforming. This will also increase the number of legally non-conforming lots with regard to lot area; however, these are platted lots and will also be considered legally non-conforming. In addition, the overlay district will still retain the ability for property owners to request *Special Requests* from the Planning and Zoning Commission and City Council. This will allow the City Council the ability to vary the density and dimensional requirements in certain circumstances where it is deemed a request will be "...in [the] furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district."

- (3) **Recommendation #3.** Initiate zoning to change the Multi-Family 14 (MF-14) District to Single-Family 7 (SF-7) District to make the zoning more uniform in the overlay district.

In reviewing the area zoned Multi-Family 14 (MF-14) District, staff was able to determine that this area was zoned Multi-Family 1 (MF-1) District since at least January 3, 1972. At some point between June 14, 1983 and July 11, 1985, this designation was changed from a Multi-Family 1 (MF-1) District to a Multi-Family 15 (MF-15) District, and finally changing to a Multi-Family 14 (MF-14) District between December 7, 1993 and April 5, 2005. Currently located within this 2.56-acre zoning district are ten (10) parcels of land with the following land uses: [1] two (2) vacant tracts of land, [2] four (4) single-family homes, [3] two (2) duplexes, [4] one (1) triplex, and [5] Gloria Williams Park/Pool.

Currently, the majority underlying zoning within the Southside Residential Neighborhood Overlay (SRO) District is Single-Family 7 (SF-7) District, which represents a total of 33.08-acres or 75.27% of the total district. In addition, the requirements for the district specifically state that "(a)ny requirements not specifically stated in this section [*i.e. the SRO District*] shall comply with the Single-Family 7 (SF-7) District requirements." If the City Council chooses to move forward with *Recommendations #1 & #2* above it may also be advisable to change the Multi-Family 14 (MF-14) District zoning -- *which currently represents a small portion of the district at 2.56-acres or 5.82% of the district* -- to Single-Family 7 (SF-7) District. This -- *coupled with the changes in Recommendation #1* -- would make the zoning within the overlay district consistent for all properties. Staff should also note, that this recommendation would be consistent with the *Future Land Use Map* contained in the OURHometown Vision 2040 Comprehensive Plan, which currently designates this area for *Medium Density Residential (MDR)* land use.

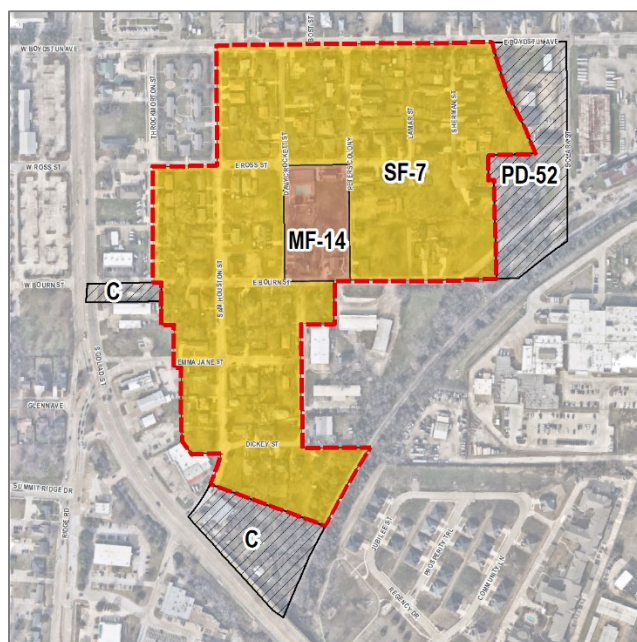


FIGURE 4. SRO DISTRICT WITH RECOMMENDATION #1

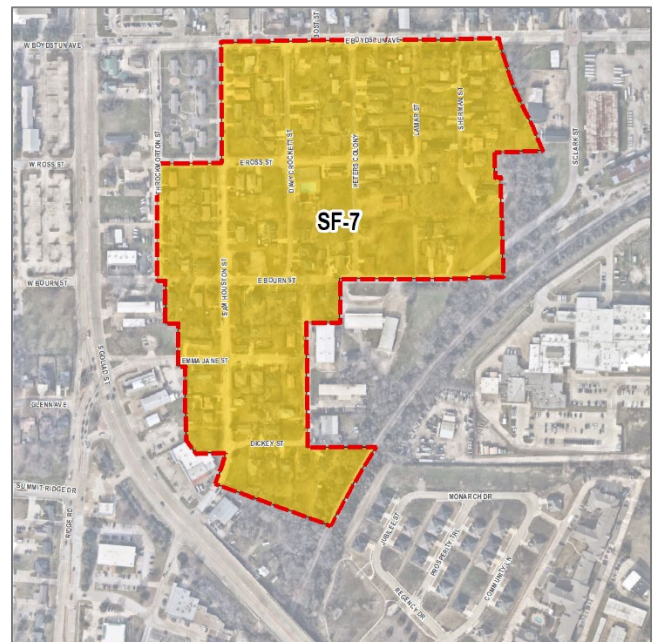


FIGURE 5. PROPOSED SRO DISTRICT AFTER RECOMMENDATIONS #1 & #3

## PROCESS AND IMPLEMENTATION

Since any change to the Southside Residential Neighborhood Overlay (SRO) District will require an amendment to *Ordinance No. 96-12* and to the Unified Development Code (UDC), all three (3) recommendations will require a zoning process (*i.e. public and newspaper notices and a recommendation from the Planning and Zoning Commission prior to the City Council taking action on changes*); however, all three (3) recommendations can be achieved in a single ordinance. Attached is a draft ordinance -- *for the City Council's consideration* -- that would implement the recommendations contained within this report. Should the City Council choose to direct staff to proceed with the changes, the schedule for this zoning case would be as follows:

Planning and Zoning Commission Work Session Meeting: August 26, 2025

Planning and Zoning Commission Public Hearing: September 9, 2025

City Council Public Hearing/1<sup>st</sup> Reading: September 15, 2025

City Council 2<sup>nd</sup> Reading: October 6, 2025

Should the City Council have any questions concerning the proposal, staff and the City Attorney will be present at the meeting on August 18, 2025.



ORDINANCE NO. 96-12

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL BY THE DESIGNATION OF THE SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY DISTRICT; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PURPOSE; PROVIDING FOR OTHER REQUIREMENTS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING THE LOCATION DESCRIBED HEREIN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with guidelines established in the City of Rockwall's Comprehensive Zoning Ordinance the City Council has considered amending the Comprehensive Zoning Ordinance and;

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the designation of the "The Southside Residential Neighborhood Overlay District" as set forth in Exhibits "A" and "B" attached hereto and made part of hereof.

Section 2. That the "The Southside Residential Neighborhood Overlay District" shall be used only in the manner and for the purposed provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as may be amended in the future.

Section 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.


Section 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. 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 Comprehensive Zoning Ordinance No.83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

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

DULY PASSED AND APPROVED this 3rd day of June, 1996.

  
ATTEST

  
APPROVED

1st Reading 5/20/96

2nd Reading 6/03/96

## EXHIBIT "A"

### SOUTHSIDE RESIDENTIAL NEIGHBORHOOD DISTRICT

#### A. Purpose:

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. This district is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on residential usage required by the allowed density.
3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.
4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

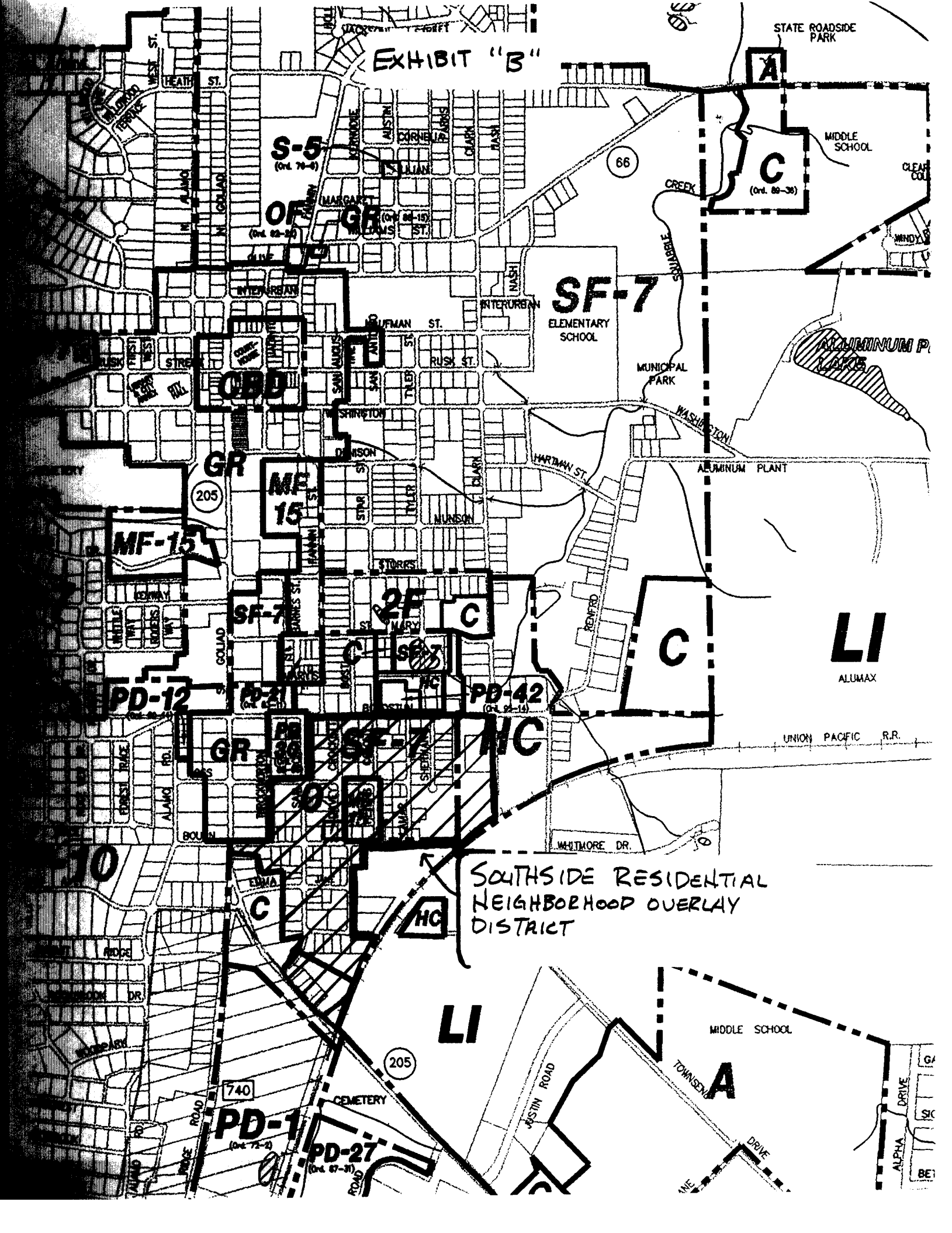
#### B. Other Requirements:

1. Any requirement not identified in this section shall comply with that requirement as described in the underlying zoning category.
2. The development of property in this district shall comply with either the overlay district restrictions or the underlying zoning restrictions.
3. Any requirements necessary for residential development or use not specifically stated in this section shall comply with the SF-7 district requirements.

#### C. Area Requirements:

1. Minimum lot area - 5,000 square feet
2. Maximum number of single-family detached dwellings units per lot - 1
3. Minimum square footage per dwelling unit - 900 square feet
4. Minimum lot frontage on a public street - 50 feet\*

EXHIBIT "B"





## SECTION 2.2

## SOUTHSIDE RESIDENTIAL NEIGHBORHOOD (SO) – (Ord. 96-12)

### A. Purpose:

1. This district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. This district is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.
2. Areas that are zoned for this use shall have or provide for water, wastewater, drainage and transportation capacities based on residential usage required by the allowed density.
3. It is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards or from high volume of non-single family traffic.
4. Developers wishing to restrict their subdivision to lot sizes in excess of what this ordinance requires shall use restrictive covenants.

### B. Other Requirements:

1. Any requirement not identified in this Section shall comply with that requirement as described in the underlying zoning category.
2. The development of property in this district shall comply with either the overlay district restrictions or the underlying zoning restrictions.
3. Any requirements necessary for residential development or use not specifically stated in this Section shall comply with the SF-7 district requirements.

### C. Area Requirements:

1. Minimum lot area – 5,000 square feet
2. Maximum number of single-family detached dwellings units per lot – 1
3. Minimum square footage per dwelling unit – 900 square feet
4. Minimum lot frontage on a public street – 50 feet\*
5. Minimum lot depth – 100 feet\*

## SECTION 2.2

## SOUTHSIDE RESIDENTIAL NEIGHBORHOOD (SO) – (Ord. 96-12)

6. Minimum depth of front setback – 20 feet\*
7. Minimum depth of rear setback – 10 feet\*
8. Minimum width of side setback –
  - (a) Internal lot – 6 feet\*
  - (b) Abutting street – 15 feet\*
  - (c) Abutting an arterial – 20 feet\*

\* These setbacks may be varied by the Planning and Zoning Commission and City Council upon request of the applicant.

9. Minimum distance between separate buildings on the same lot or parcel of land – 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear or side yards – 20 feet
11. Maximum building coverage as a percentage of lot area – 40 percent
12. Maximum height of structures – 32 feet
13. Minimum number of paved off-street parking spaces required for –
  - (a) One single-family dwelling unit – 2  
An enclosed garage shall not be considered in meeting the off-street parking requirements.
  - (b) All other uses (see Off-Street Parking, Article V)
14. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

### D. CONSIDERATION OF SPECIAL REQUEST IN FURTHERANCE OF NEIGHBORHOOD PRESERVATION

The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within an established neighborhood preservation

## SECTION 2.2

## SOUTHSIDE RESIDENTIAL NEIGHBORHOOD (SO) – (Ord. 96-12)

overlay district. Such requests may include, but not necessarily be limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the City Council shall review same and forward its recommendation to the Planning and Zoning Commission for consideration. Upon recommendations from the Planning and Zoning Commission, the City Council may approve said requests by amendment of the ordinance designating such neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in the Zoning Ordinance. Such special requests may be denied by the City Council by passage of a motion to deny.

## **6.4 SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT**

### **A. Purpose**

This overlay district is considered to be the proper zoning classification for smaller lot developments for a single-family dwelling use. It is intended to allow the flexibility necessary for redevelopment while protecting the integrity of the neighborhood.

### **B. Other Requirements**

Any requirements necessary for residential development or use not specifically stated in this Section shall comply with the SF-7 district requirements.

### **C. Area Requirements**

1. Minimum **lot area** - *5,000 square feet*
2. Maximum number of **single-family detached dwellings** units per lot - 1
3. Minimum **square footage** per dwelling unit - *900 square feet*
4. Minimum **lot frontage** on a public street - *50 feet\**
5. Minimum **lot depth** - *100 feet\**
6. Minimum depth of **front yard setback** - *20 feet\**
7. Minimum depth of **rear yard setback** - *10 feet\**
8. Minimum width of **side yard setback** -
  - (a) Internal lot - *6 feet\**
  - (b) Abutting street - *15 feet\**
  - (c) Abutting an arterial - *20 feet\**

[\* These setbacks may be varied by the Planning and Zoning Commission and City Council upon request of the applicant.]
9. Minimum **distance between separate buildings** on the same lot or parcel of land - *10 feet*
10. Minimum **length of driveway** pavement from the public right-of-way for rear or side yards - *20 feet*
11. Maximum **building coverage** as a percentage of lot area - *40 percent*
12. Maximum **building height** - *32 feet*
13. Minimum number of paved **off-street parking spaces** required for -
  - (a) One single-family dwelling unit – 2. An enclosed garage shall not be considered in meeting the off-street parking requirements.
  - (b) For all other uses see Article V Parking and Loading
14. See Article VIII, Sections 8.1 to 8.4 for further clarification, and exceptions and modifications.

### **D. Consideration of Special Request in Furtherance of Neighborhood Preservation**

The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be

limited to, neighborhood signage plans, use of building materials not otherwise allowed, authorization of specific land uses not otherwise allowed, or other requests submitted for consideration.

Upon receipt of such special requests, the City Council shall review same and forward its recommendation to the Planning and Zoning Commission for consideration. Upon recommendations from the Planning and Zoning Commission, the City Council may approve requests by amendment of the ordinance designating the neighborhood district. Any such amendment shall preempt any other underlying zoning restrictions in the Zoning Ordinance. Such special requests may be denied by the City Council by passage of a motion to deny.





- (J) Lighting Standards. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a B1 & B2 contained in [Subsection \(I\), Streetscape Elements, of Section 04.07, Downtown \(DT\) District, of the Unified Development Code \(UDC\)](#).
- (K) Variance. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

#### SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

- (A) Purpose. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.
- (B) Other Requirements. Any requirements not specifically stated in this section shall comply with the Single-Family 7 (SF-7) District requirements.
- (C) Area Requirements.
- (1) Minimum lot area: 5,000 square feet.
  - (2) Maximum number of single-family detached dwellings units per lot: One.
  - (3) Minimum square footage per dwelling unit: 900 square feet.
  - (4) Minimum lot frontage on a public street: 50 feet.
  - (5) Minimum lot depth: 100 feet.
  - (6) Minimum depth of front yard setback: 20 feet.
  - (7) Minimum depth of rear yard setback: 10 feet.
  - (8) Minimum width of side yard setback:
    - (a) Internal lot: 6 feet.
    - (b) Abutting street: 15 feet.
    - (c) Abutting an arterial: 20 feet.
  - (9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.
  - (10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.
  - (11) Maximum building coverage as a percentage of lot area: 40%.
  - (12) Maximum building height: 32 feet.

- (13) Minimum number of paved off-street parking spaces required for:

- (a) One single-family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.
- (b) All other uses: see [Article 06, Parking and Loading, of the Unified Development Code \(UDC\)](#).

- (D) Consideration of Special Request in Furtherance of Neighborhood Preservation. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the planning and zoning department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

#### SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

- (A) Purpose. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.
- (B) Application and Boundaries. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards](#).

#### SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

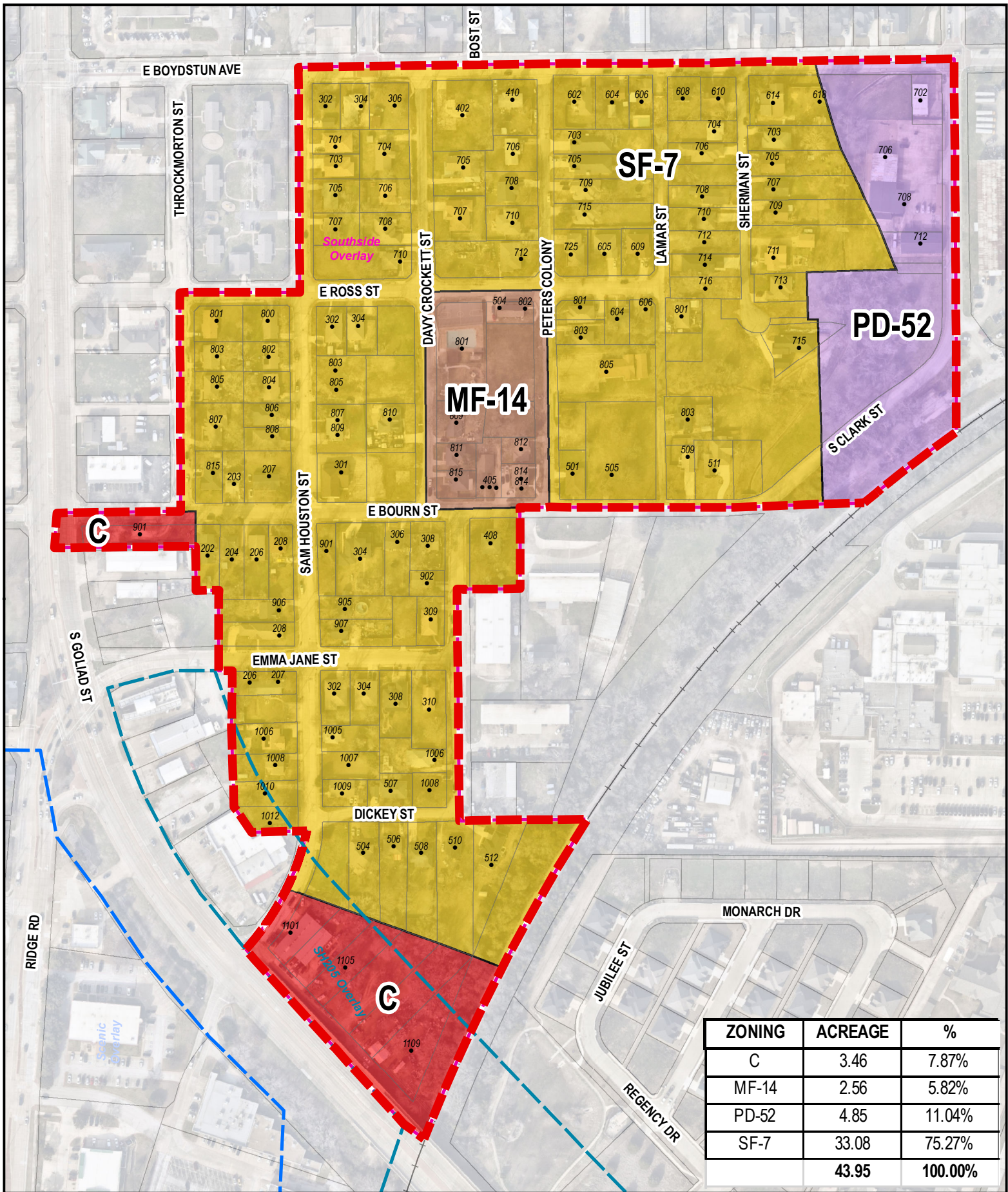
- (A) Purpose. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically





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





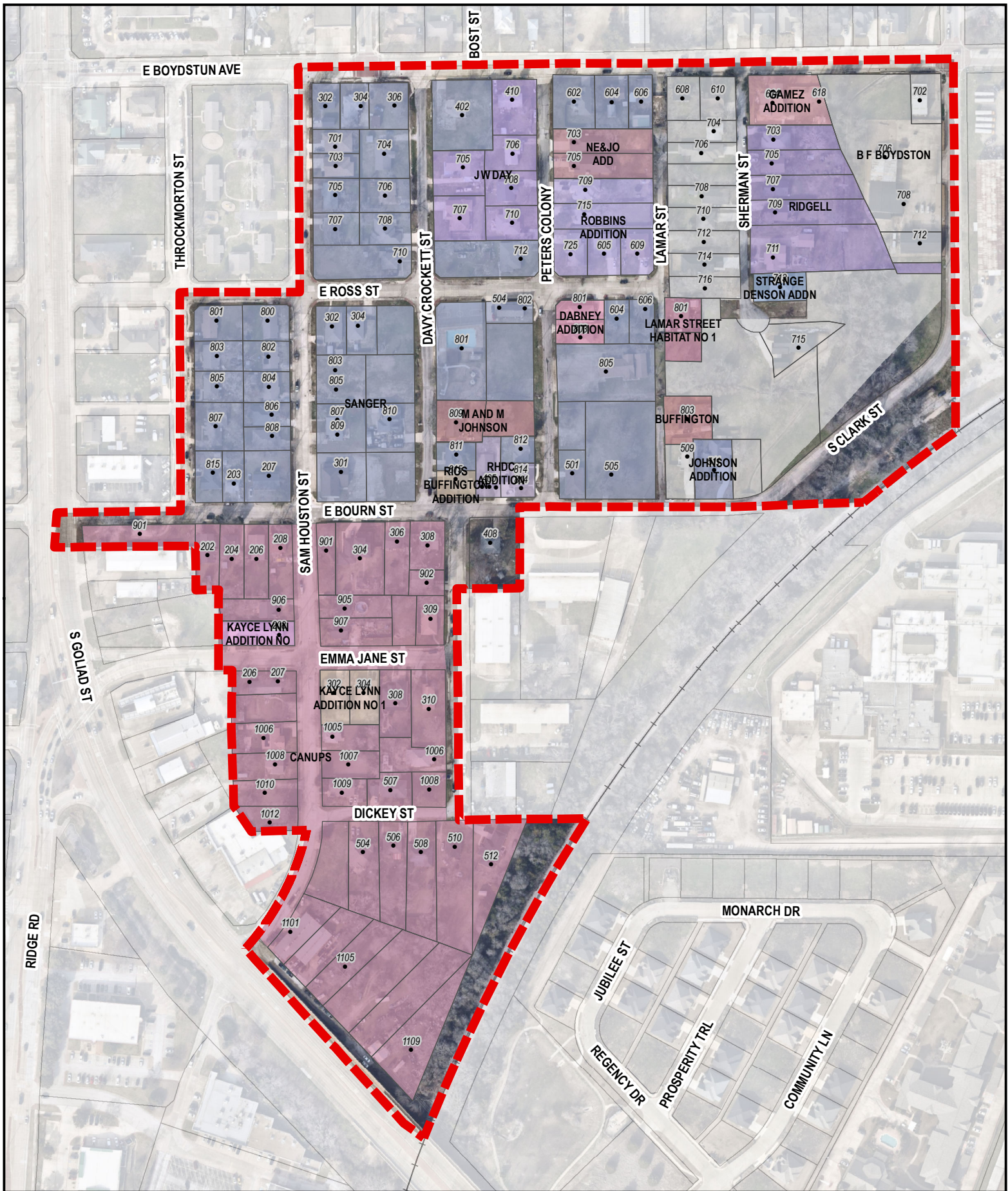
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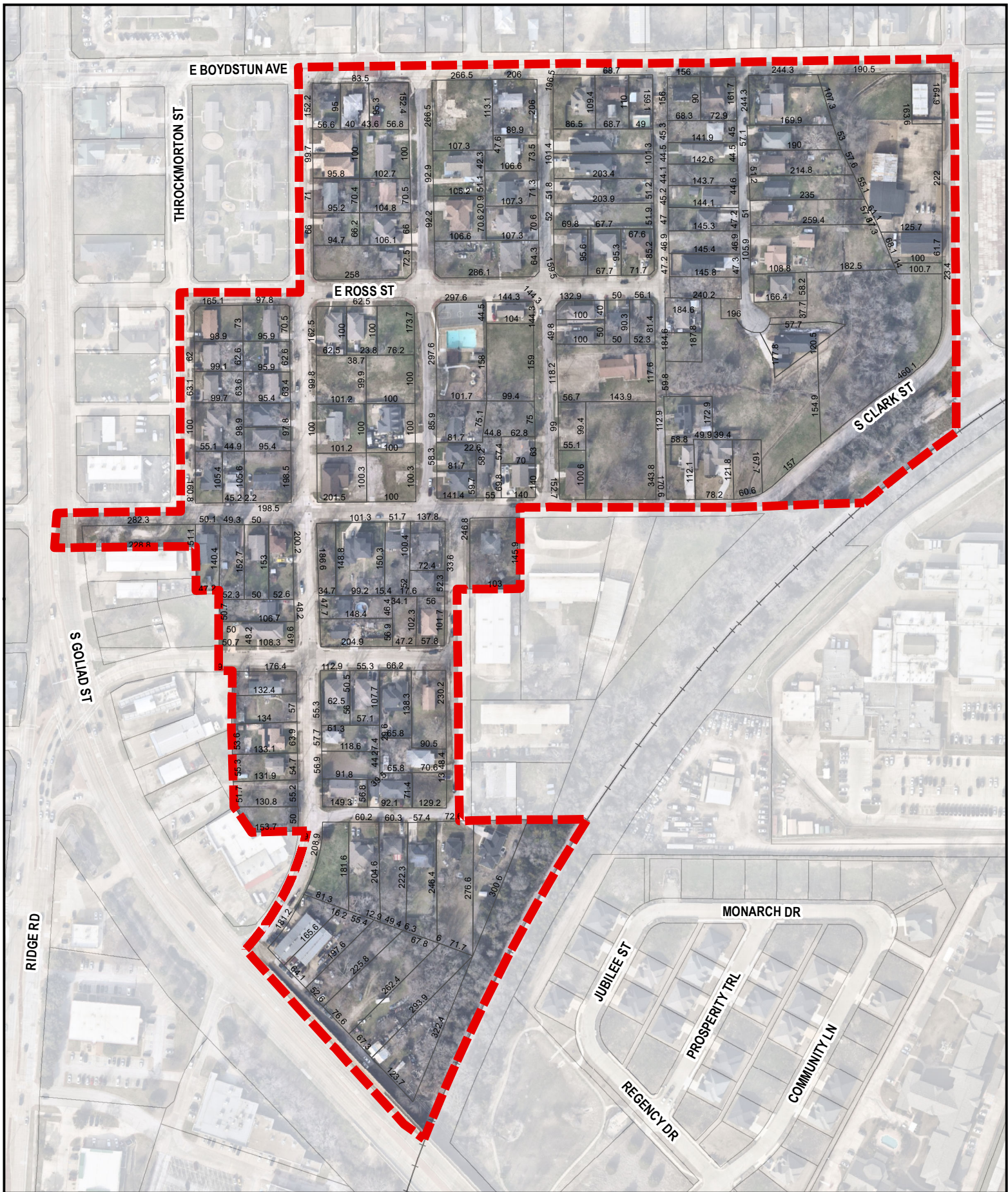
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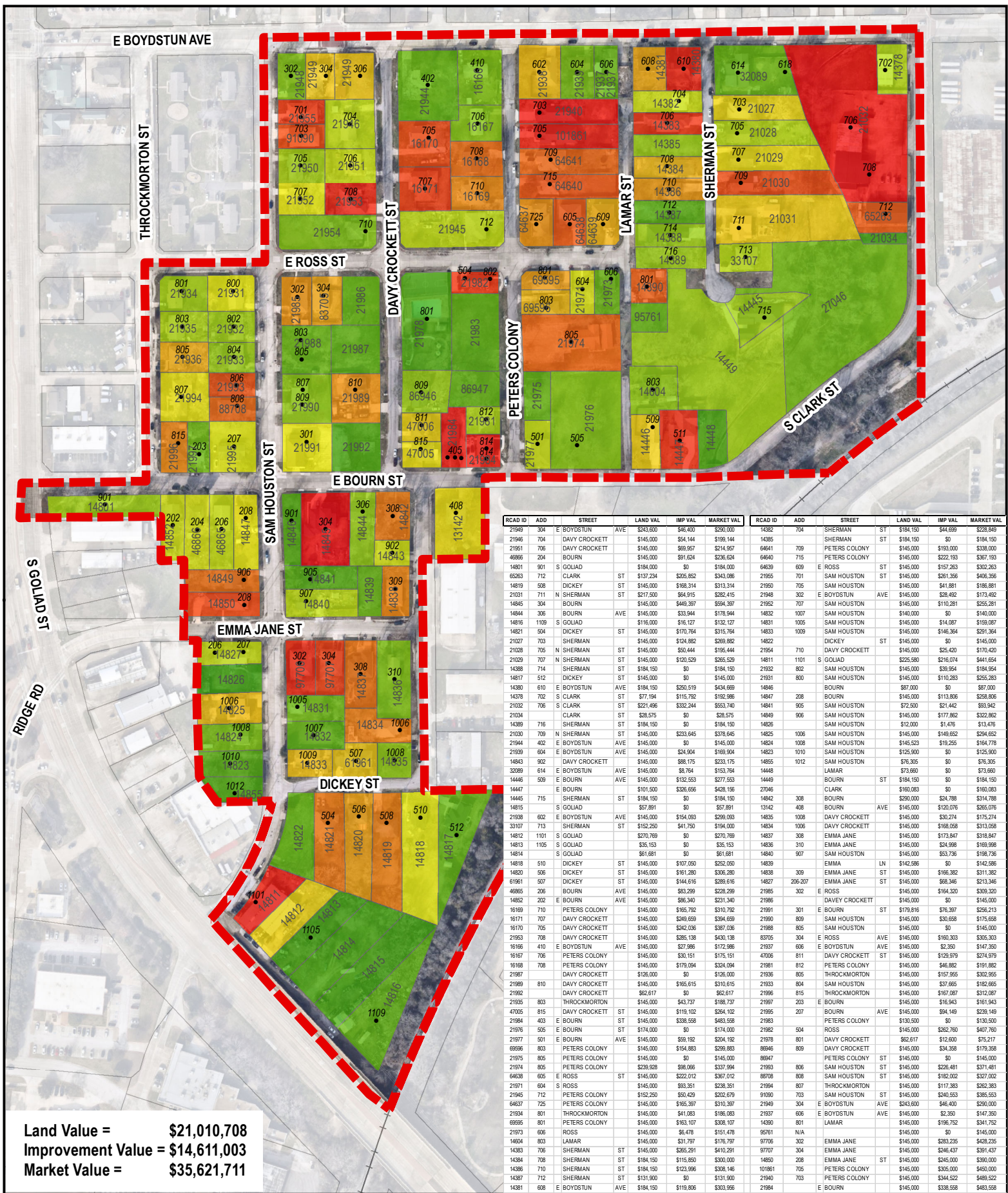






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(W): [www.rockwall.com](http://www.rockwall.com)





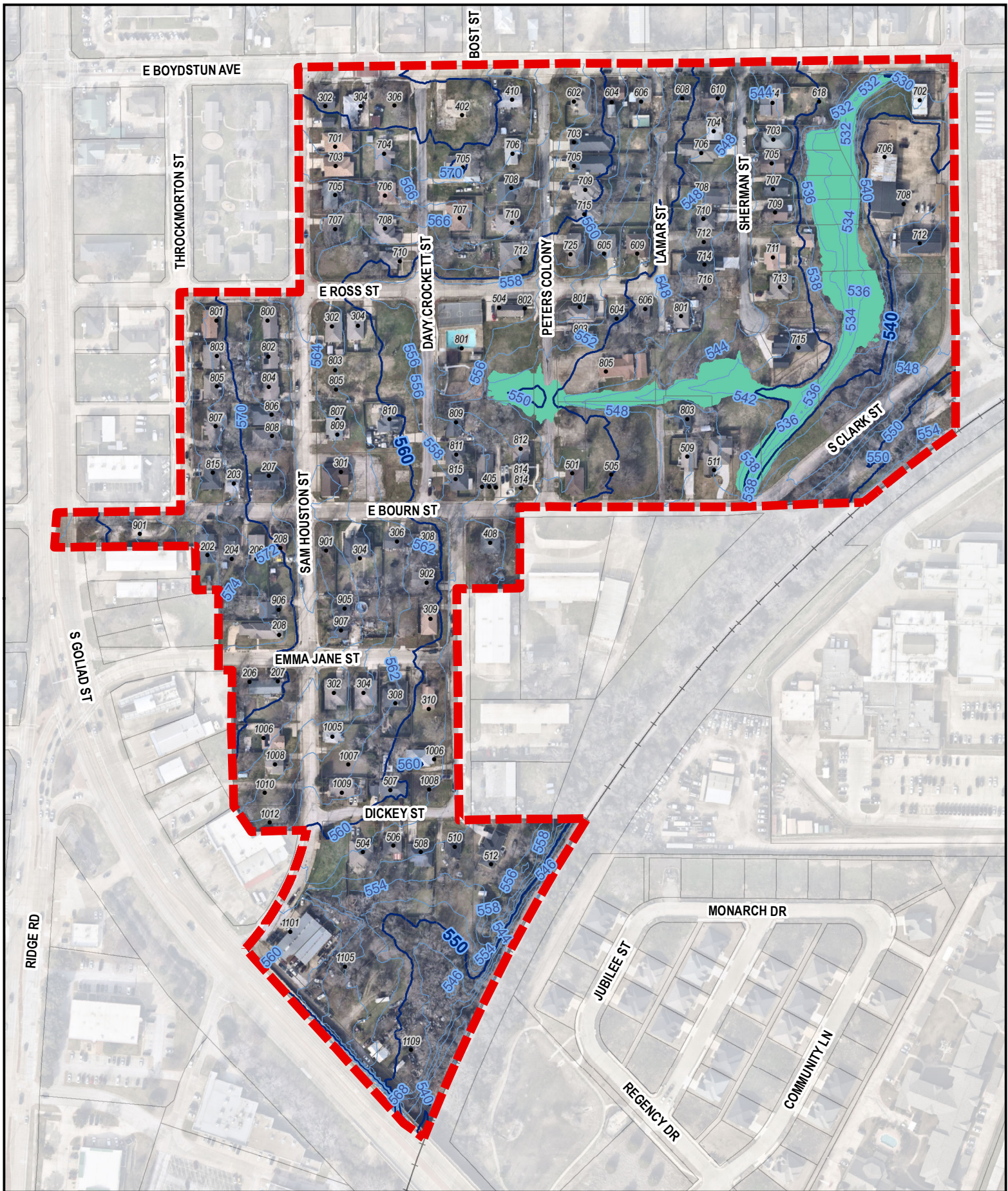
# City of Rockwall

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

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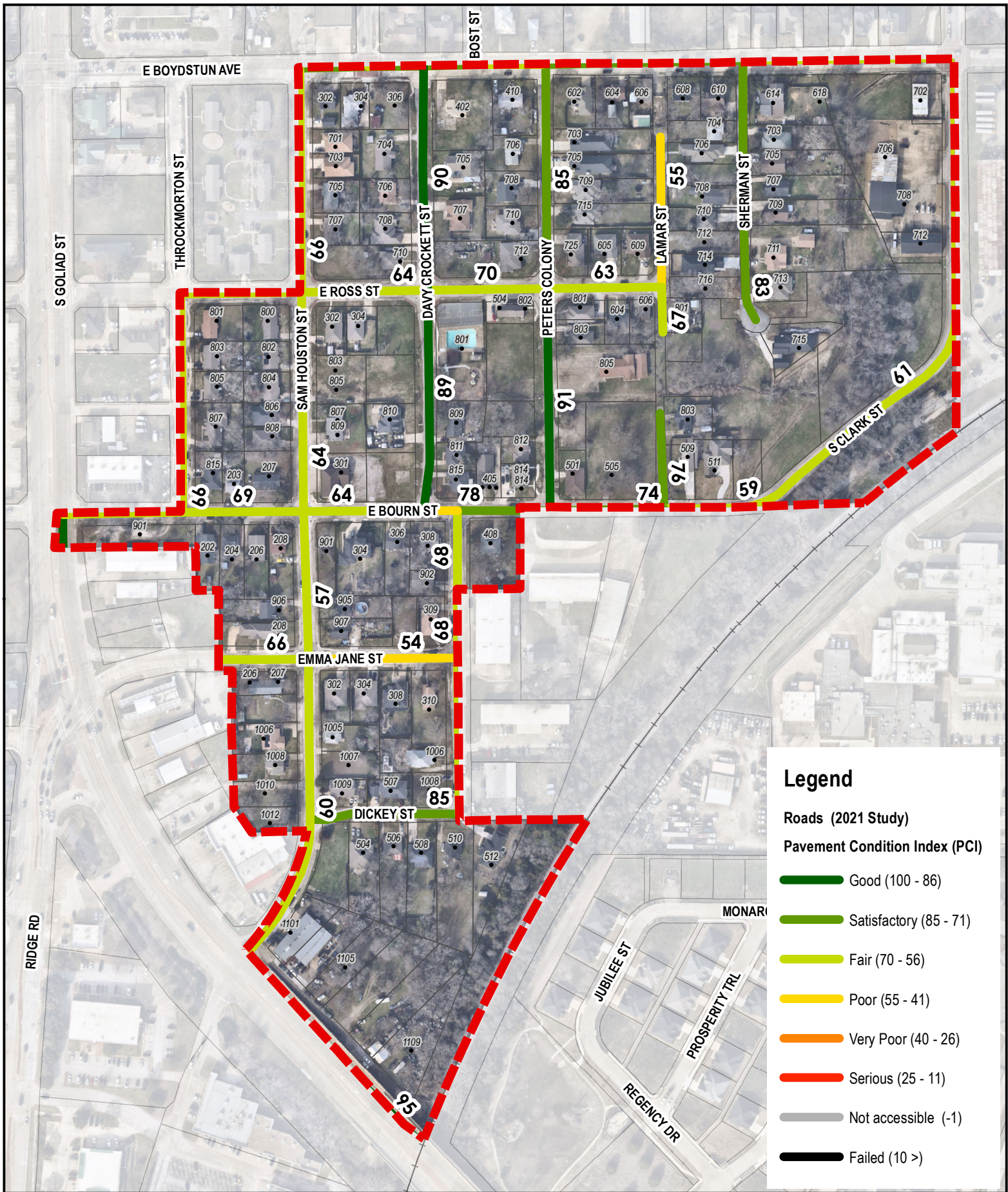
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## Legend

Roads (2021 Study)

Pavement Condition Index (PCI)

- Good (100 - 86)
- Satisfactory (85 - 71)
- Fair (70 - 56)
- Poor (55 - 41)
- Very Poor (40 - 26)
- Serious (25 - 11)
- Not accessible (-1)
- Failed (10 >)



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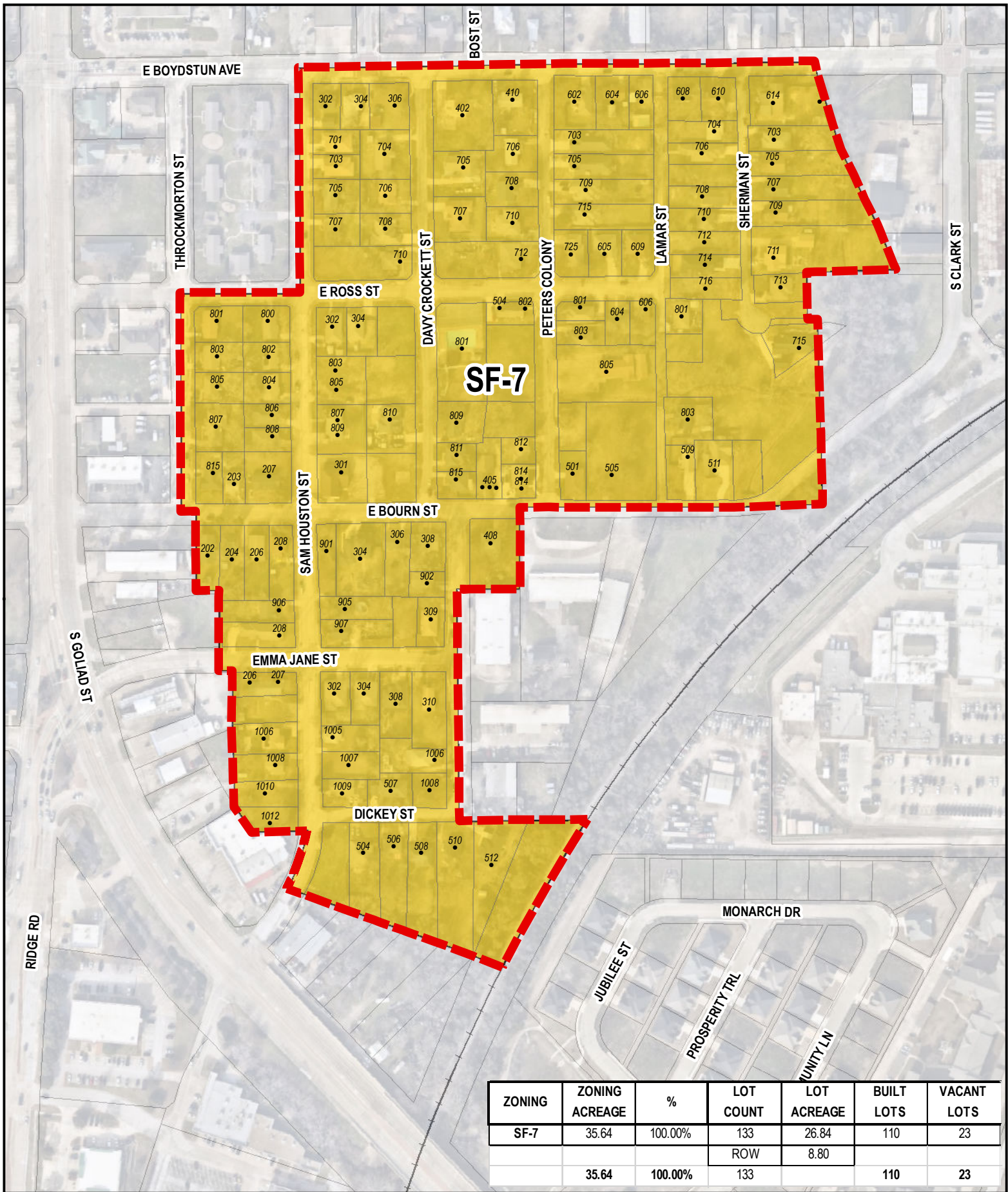
PROPERTY ANALYSIS OF THE SRO DISTRICT

PROP ID	SITUS NO	SITUS PRE	SITUS STREET	SITUS TYPE	ACREAGE	LAND VALUE	IMPRV VALUE	MARKET	YEAR BUILT	LIVING AREA	LEGAL NON-CON	BUILT STATUS	PARCEL USE	ZONING	LAND USE	STATE LU	FLOODPLAIN
21949	304	E	BOYDSTUN	AVE	0.13	\$ 243,600.00	\$ 46,400.00	\$ 290,000.00	1980	1,178	NO	BUILT	Residential	SF-7	SF-7	A1	No
21946	704		DAVY CROCKETT		0.23	\$ 145,000.00	\$ 54,144.00	\$ 199,144.00	1978	1,500	NO	BUILT	Residential	SF-7	SF-7	A1	No
21951	706		DAVY CROCKETT		0.17	\$ 145,000.00	\$ 69,957.00	\$ 214,957.00	1984	1,020	NO	BUILT	Residential	SF-7	SF-7	A1	No
46866	204		BOURN		0.18	\$ 145,000.00	\$ 91,624.00	\$ 236,624.00	1970	1,305	NO	BUILT	Residential	SF-7	SF-7	A1	No
14801	901	S	GOLIAD		0.27	\$ 184,000.00	\$ -	\$ 184,000.00			NO	VACANT	Non-Residential	C	C	C2	No
65263	712		CLARK	ST	0.16	\$ 137,234.00	\$ 205,852.00	\$ 343,086.00	1995	3,200	NO	BUILT	Non-Residential	PD-52	HC	F1	No
14819	508		DICKEY	ST	0.33	\$ 145,000.00	\$ 168,314.00	\$ 313,314.00	2007	1,657	NO	BUILT	Residential	SF-7	SF-7	A1	No
21031	711	N	SHERMAN	ST	0.61	\$ 217,500.00	\$ 64,915.00	\$ 282,415.00	1982	1,632	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14845	304		BOURN		0.34	\$ 145,000.00	\$ 449,397.00	\$ 594,397.00	2021	1,993	NO	BUILT	Residential	SF-7	SF-7	O1	No
14844	306		BOURN	AVE	0.18	\$ 145,000.00	\$ 33,944.00	\$ 178,944.00	1962	1,040	NO	BUILT	Residential	SF-7	SF-7	A1	No
14816	1109	S	GOLIAD		0.42	\$ 116,000.00	\$ 16,127.00	\$ 132,127.00	1960	744	YES	VACANT	Non-Residential	C	C	A1	No
14821	504		DICKEY	ST	0.28	\$ 145,000.00	\$ 170,764.00	\$ 315,764.00	2000	1,571	NO	BUILT	Residential	SF-7	SF-7	A1	No
21027	703		SHERMAN		0.21	\$ 145,000.00	\$ 124,882.00	\$ 269,882.00	2007	1,420	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
21028	705	N	SHERMAN	ST	0.24	\$ 145,000.00	\$ 50,444.00	\$ 195,444.00	1994	1,207	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
21029	707	N	SHERMAN	ST	0.26	\$ 145,000.00	\$ 120,529.00	\$ 265,529.00	2007	1,458	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14388	714		SHERMAN	ST	0.16	\$ 184,150.00	\$ -	\$ 184,150.00			NO	BUILT	Residential	SF-7	SF-7	C1	No
14817	512		DICKEY	ST	0.35	\$ 145,000.00	\$ -	\$ 145,000.00			NO	BUILT	Residential	SF-7	SF-7	A1	No
14380	610	E	BOYDSTUN	AVE	0.15	\$ 184,150.00	\$ 250,519.00	\$ 434,669.00	2006	1,187	NO	BUILT	Residential	SF-7	SF-7	A1	No
14378	702	S	CLARK	ST	0.15	\$ 77,194.00	\$ 115,792.00	\$ 192,986.00	2000	1,800	NO	BUILT	Non-Residential	PD-52	HC	F1	Yes
21032	706	S	CLARK	ST	1.31	\$ 221,496.00	\$ 332,244.00	\$ 553,740.00	2000	6,456	NO	BUILT	Non-Residential	PD-52	HC	F1	Yes
21034			CLARK	ST	0.05	\$ 28,575.00	\$ -	\$ 28,575.00			NO	VACANT	Non-Residential	PD-52	HC	C1	No
14389	716		SHERMAN	ST	0.15	\$ 184,150.00	\$ -	\$ 184,150.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
21030	709	N	SHERMAN	ST	0.29	\$ 145,000.00	\$ 233,645.00	\$ 378,645.00	2007	1,458	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
21944	402	E	BOYDSTUN	AVE	0.41	\$ 145,000.00	\$ -	\$ 145,000.00		1,718	NO	VACANT	Residential	SF-7	SF-7	A1	No
21939	604	E	BOYDSTUN	AVE	0.17	\$ 145,000.00	\$ 24,904.00	\$ 169,904.00	1967	946	NO	BUILT	Residential	SF-7	SF-7	A1	No
14843	902		DAVY CROCKETT		0.09	\$ 145,000.00	\$ 88,175.00	\$ 233,175.00	1950	1,000	NO	BUILT	Residential	SF-7	SF-7	A1	No
32089	614	E	BOYDSTUN	AVE	0.37	\$ 145,000.00	\$ 8,764.00	\$ 153,764.00	1964	1,508	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14446	509	E	BOURN	AVE	0.15	\$ 145,000.00	\$ 132,553.00	\$ 277,553.00	1976	1,008	NO	BUILT	Residential	SF-7	SF-7	A1	No
14447		E	BOURN		0.22	\$ 101,500.00	\$ 326,656.00	\$ 428,156.00	2023	1,999	NO	BUILT	Residential	SF-7	SF-7	C1	Yes
14445	715		SHERMAN	ST	0.19	\$ 184,150.00	\$ -	\$ 184,150.00			NO	BUILT	Residential	SF-7	SF-7	C1	Yes
14815		S	GOLIAD		0.42	\$ 57,891.00	\$ -	\$ 57,891.00			NO	VACANT	Non-Residential	C	C	C2	No
21938	602	E	BOYDSTUN	AVE	0.22	\$ 145,000.00	\$ 154,093.00	\$ 299,093.00	2005	1,254	NO	BUILT	Residential	SF-7	SF-7	A1	No
33107	713		SHERMAN	ST	0.14	\$ 152,250.00	\$ 41,750.00	\$ 194,000.00	1990	1,276	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14812	1101	S	GOLIAD		0.27	\$ 270,769.00	\$ -	\$ 270,769.00			NO	BUILT	Non-Residential	C	C	C2	No
14813	1105	S	GOLIAD		0.26	\$ 35,153.00	\$ -	\$ 35,153.00			NO	VACANT	Non-Residential	C	C	C2	No
14814		S	GOLIAD		0.42	\$ 61,681.00	\$ -	\$ 61,681.00			NO	VACANT	Non-Residential	C	C	C2	No
14818	510		DICKEY	ST	0.45	\$ 145,000.00	\$ 107,050.00	\$ 252,050.00	1947	866	YES	BUILT	Residential	SF-7	SF-7	A1	No
14820	506		DICKEY	ST	0.28	\$ 145,000.00	\$ 161,280.00	\$ 306,280.00	2008	1,112	NO	BUILT	Residential	SF-7	SF-7	A1	No
61961	507		DICKEY	ST	0.14	\$ 145,000.00	\$ 144,616.00	\$ 289,616.00	2004	1,420	NO	BUILT	Residential	SF-7	SF-7	A1	No
46865	206		BOURN	AVE	0.18	\$ 145,000.00	\$ 83,299.00	\$ 228,299.00	1996	1,300	NO	BUILT	Residential	SF-7	SF-7	A1	No
14852	202	E	BOURN	AVE	0.16	\$ 145,000.00	\$ 86,340.00	\$ 231,340.00	1987	1,508	NO	BUILT	Residential	SF-7	SF-7	A1	No
16169	710		PETERS COLONY		0.17	\$ 145,000.00	\$ 165,792.00	\$ 310,792.00	1972	1,680	NO	BUILT	Residential	SF-7	SF-7	A1	No
16171	707		DAVY CROCKETT		0.22	\$ 145,000.00	\$ 249,659.00	\$ 394,659.00	2006	1,709	NO	BUILT	Residential	SF-7	SF-7	A1	No
16170	705		DAVY CROCKETT		0.23	\$ 145,000.00	\$ 242,036.00	\$ 387,036.00	1958	2,092	NO	BUILT	Residential	SF-7	SF-7	A1	No
21953	708		DAVY CROCKETT		0.16	\$ 145,000.00	\$ 285,138.00	\$ 430,138.00	2015	2,019	NO	BUILT	Residential	SF-7	SF-7	A1	No
16166	410	E	BOYDSTUN	AVE	0.24	\$ 145,000.00	\$ 27,986.00	\$ 172,986.00	1975	1,152	NO	BUILT	Residential	SF-7	SF-7	A1	No
16167	706		PETERS COLONY		0.17	\$ 145,000.00	\$ 30,151.00	\$ 175,151.00	1975	1,248	NO	BUILT	Residential	SF-7	SF-7	A1	No
16168	708		PETERS COLONY		0.18	\$ 145,000.00	\$ 179,094.00	\$ 324,094.00	1970	1,360	NO	BUILT	Residential	SF-7	SF-7	A1	No
21987			DAVY CROCKETT		0.23	\$ 126,000.00	\$ -	\$ 126,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
21989	810		DAVY CROCKETT		0.23	\$ 145,000.00	\$ 165,615.00	\$ 310,615.00	2003	1,732	NO	BUILT	Residential	SF-7	SF-7	A1	No
21992			DAVY CROCKETT		0.23	\$ 62,617.00	\$ -	\$ 62,617.00			NO	VACANT	Residential	SF-7	SF-7	F1	No
21935	803		THROCKMORTON		0.14	\$ 145,000.00	\$ 43,737.00	\$ 188,737.00	1981	1,100	NO	BUILT	Residential	SF-7	SF-7	A1	No
47005	815		DAVY CROCKETT	ST	0.10	\$ 145,000.00	\$ 119,102.00	\$ 264,102.00	1998	1,150	NO	BUILT	Residential	MF-14	MF-14	A1	No
21984	403	E	BOURN	ST	0.14	\$ 145,000.00	\$ 338,558.00	\$ 483,558.00	2021	531	YES	BUILT	Residential	MF-14	MF-14		No
21976	505	E	BOURN	ST	0.66	\$ 174,000.00	\$ -	\$ 174,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	Yes
21977	501	E	BOURN	AVE	0.12	\$ 145,000.00	\$ 59,192.00	\$ 204,192.00	1975	1,226	NO	BUILT	Residential	SF-7	SF-7	A1	No
69596	803		PETERS COLONY		0.11	\$ 145,000.00	\$ 154,883.00	\$ 299,883.00	2010	1,420	NO	BUILT	Residential	SF-7	SF-7	A1	No
21975	805		PETERS COLONY		0.13	\$ 145,000.00	\$ -	\$ 145,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	Yes
21974	805		PETERS COLONY		0.54	\$ 239,928.00	\$ 98,066.00	\$ 337,994.00	1990	3,748	NO	BUILT	Residential	SF-7	QP	F1	Yes
64638	605	E	ROSS	ST	0.15	\$ 145,000.00	\$ 222,012.00	\$ 367,012.00	2006	1,362	NO	BUILT	Residential	SF-7	SF-7	A1	No
21971	604	S	ROSS		0.10	\$ 145,000.00	\$ 93,351.00	\$ 238,351.00	1975	912	NO	BUILT	Residential	SF-7	SF-7	A1	No
21945	712		PETERS COLONY		0.36	\$ 152,250.00	\$ 50,429.00	\$ 202,679.00	1974	1,856	NO	BUILT	Residential	SF-7	SF-7	A1	No
64637	725		PETERS COLONY		0.15	\$ 145,000.00	\$ 165,397.00	\$ 310,397.00	2006	1,375	NO	BUILT	Residential	SF-7	SF-7	A1	No
21934	801		THROCKMORTON		0.16	\$ 145,000.00	\$ 41,083.00	\$ 186,083.00	1980	1,134	NO	BUILT	Residential	SF-7	SF-7	A1	No
69595	801		PETERS COLONY		0.09	\$ 145,000.00	\$ 163,107.00	\$ 308,107.00	2011	1,489	NO	BUILT	Residential	SF-7	SF-7	A1	No
21973	606		ROSS		0.11	\$ 145,000.00	\$ 6,478.00	\$ 151,478.00	1975	480	YES	VACANT	Residential	SF-7	SF-7	A1	No



14604	803		LAMAR		0.21	\$	145,000.00	\$	31,797.00	\$	176,797.00	1982	1,152	NO	BUILT	Residential	SF-7	SF-7	A1	Yes
14383	706		SHERMAN	ST	0.15	\$	145,000.00	\$	265,291.00	\$	410,291.00	2020	1,851	NO	BUILT	Residential	SF-7	SF-7	A1	No
14384	708		SHERMAN	ST	0.15	\$	184,150.00	\$	115,850.00	\$	300,000.00	1974	1,288	NO	BUILT	Residential	SF-7	SF-7	A1	No
14386	710		SHERMAN	ST	0.16	\$	184,150.00	\$	123,996.00	\$	308,146.00	1994	1,200	NO	BUILT	Residential	SF-7	SF-7	A1	No
14387	712		SHERMAN	ST	0.16	\$	131,900.00	\$	-	\$	131,900.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
14381	608	E	BOYDSTUN	AVE	0.14	\$	184,150.00	\$	119,806.00	\$	303,956.00	1975	874	YES	BUILT	Residential	SF-7	SF-7	A1	No
14382	704		SHERMAN	ST	0.15	\$	184,150.00	\$	44,699.00	\$	228,849.00	1980	936	NO	BUILT	Residential	SF-7	SF-7	A1	No
14385			SHERMAN	ST	0.15	\$	184,150.00	\$	-	\$	184,150.00			NO	BUILT	Residential	SF-7	SF-7	C1	No
64641	709		PETERS COLONY		0.24	\$	145,000.00	\$	193,000.00	\$	338,000.00	2006	1,330	NO	BUILT	Residential	SF-7	SF-7	A1	No
64640	715		PETERS COLONY		0.24	\$	145,000.00	\$	222,193.00	\$	367,193.00	2006	1,330	NO	BUILT	Residential	SF-7	SF-7	A1	No
64639	609	E	ROSS	ST	0.15	\$	145,000.00	\$	157,263.00	\$	302,263.00	2006	1,362	NO	BUILT	Residential	SF-7	SF-7	A1	No
21955	701		SAM HOUSTON	ST	0.11	\$	145,000.00	\$	261,356.00	\$	406,356.00	2017	1,565	NO	BUILT	Residential	SF-7	SF-7	A1	No
21950	705		SAM HOUSTON		0.16	\$	145,000.00	\$	41,881.00	\$	186,881.00	1973	1,456	NO	BUILT	Residential	SF-7	SF-7	A1	No
21948	302	E	BOYDSTUN	AVE	0.12	\$	145,000.00	\$	28,492.00	\$	173,492.00	1985	600	YES	BUILT	Residential	SF-7	SF-7	A1	No
21952	707		SAM HOUSTON		0.14	\$	145,000.00	\$	110,281.00	\$	255,281.00	1975	1,162	NO	BUILT	Residential	SF-7	SF-7	A1	No
14832	1007		SAM HOUSTON		0.16	\$	140,000.00	\$	-	\$	140,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
14831	1005		SAM HOUSTON		0.14	\$	145,000.00	\$	14,087.00	\$	159,087.00	1956	624	YES	BUILT	Residential	SF-7	SF-7	A1	No
14833	1009		SAM HOUSTON		0.12	\$	145,000.00	\$	146,364.00	\$	291,364.00	2004	1,450	NO	BUILT	Residential	SF-7	SF-7	A1	No
14822			DICKEY	ST	0.26	\$	145,000.00	\$	-	\$	145,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
21954	710		DAVY CROCKETT		0.32	\$	145,000.00	\$	25,420.00	\$	170,420.00	1975	1,013	NO	BUILT	Residential	SF-7	SF-7	A1	No
14811	1101	S	GOLIAD		0.20	\$	225,580.00	\$	216,074.00	\$	441,654.00	1988	6,870	NO	BUILT	Non-Residential	C	C	F1	No
21932	802		SAM HOUSTON		0.14	\$	145,000.00	\$	39,954.00	\$	184,954.00	1975	1,653	NO	BUILT	Residential	SF-7	SF-7	A1	No
21931	800		SAM HOUSTON		0.16	\$	145,000.00	\$	110,283.00	\$	255,283.00	1979	1,539	NO	BUILT	Residential	SF-7	SF-7	A1	No
14846			BOURN		0.13	\$	87,000.00	\$	-	\$	87,000.00			NO	BUILT	Residential	SF-7	SF-7	C1	No
14847	208		BOURN		0.17	\$	145,000.00	\$	113,806.00	\$	258,806.00	2003	858	YES	BUILT	Residential	SF-7	SF-7	A1	No
14841	905		SAM HOUSTON		0.16	\$	72,500.00	\$	21,442.00	\$	93,942.00	1967	828	YES	BUILT	Residential	SF-7	SF-7		No
14849	906		SAM HOUSTON		0.16	\$	145,000.00	\$	177,862.00	\$	322,862.00	2004	1,044	NO	BUILT	Residential	SF-7	SF-7	A1	No
14826			SAM HOUSTON		0.18	\$	12,000.00	\$	1,476.00	\$	13,476.00	1980	1,480	NO	BUILT	Residential	SF-7	SF-7	C2	No
14825	1006		SAM HOUSTON		0.19	\$	145,000.00	\$	149,652.00	\$	294,652.00	1987	1,600	NO	BUILT	Residential	SF-7	SF-7	A1	No
14824	1008		SAM HOUSTON		0.17	\$	145,523.00	\$	19,255.00	\$	164,778.00	1955	860	YES	BUILT	Residential	SF-7	SF-7	F1	No
14823	1010		SAM HOUSTON		0.16	\$	125,900.00	\$	-	\$	125,900.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
14855	1012		SAM HOUSTON		0.13	\$	76,305.00	\$	-	\$	76,305.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
14448			LAMAR		0.16	\$	73,660.00	\$	-	\$	73,660.00			NO	VACANT	Residential	SF-7	SF-7	C1	Yes
14449			BOURN	ST	1.40	\$	184,150.00	\$	-	\$	184,150.00			NO	VACANT	Residential	SF-7	SF-7	C1	Yes
27046			CLARK		1.51	\$	160,083.00	\$	-	\$	160,083.00			NO	BUILT	Non-Residential	PD-52	HC	C2	Yes
14842	308		BOURN		0.17	\$	290,000.00	\$	24,788.00	\$	314,788.00	1979	1,044	NO	BUILT	Residential	SF-7	SF-7	A1	No
13142	408		BOURN	AVE	0.34	\$	145,000.00	\$	120,076.00	\$	265,076.00	1998	1,130	NO	BUILT	Residential	SF-7	SF-7	A1	No
14835	1008		DAVY CROCKETT		0.12	\$	145,000.00	\$	30,274.00	\$	175,274.00	1968	960	NO	BUILT	Residential	SF-7	SF-7	A1	No
14834	1006		DAVY CROCKETT		0.19	\$	145,000.00	\$	168,058.00	\$	313,058.00	1940	1,458	NO	BUILT	Residential	SF-7	SF-7	A1	No
14837	308		EMMA JANE		0.21	\$	145,000.00	\$	173,847.00	\$	318,847.00	2004	1,543	NO	BUILT	Residential	SF-7	SF-7	A1	No
14836	310		EMMA JANE		0.26	\$	145,000.00	\$	24,998.00	\$	169,998.00	1975	1,056	NO	BUILT	Residential	SF-7	SF-7	A1	No
14840	907		SAM HOUSTON		0.19	\$	145,000.00	\$	53,736.00	\$	198,736.00	1997	928	NO	BUILT	Residential	SF-7	SF-7	A1	No
14839			EMMA	LN	0.12	\$	142,586.00	\$	-	\$	142,586.00			NO	VACANT	Residential	SF-7	SF-7	A5	No
14838	309		EMMA JANE	ST	0.13	\$	145,000.00	\$	166,382.00	\$	311,382.00	2014	1,460	NO	BUILT	Residential	SF-7	SF-7	A1	No
14827	206-207		EMMA JANE	ST	0.14	\$	145,000.00	\$	68,346.00	\$	213,346.00	1967	1,680	NO	BUILT	Residential	SF-7	SF-7	B1	No
21985	302	E	ROSS		0.14	\$	145,000.00	\$	164,320.00	\$	309,320.00	2013	1,420	NO	BUILT	Residential	SF-7	SF-7	A1	No
21986			DAVEY CROCKETT		0.17	\$	145,000.00	\$	-	\$	145,000.00			NO	VACANT	Residential	SF-7	SF-7	C2	No
21991	301	E	BOURN	ST	0.23	\$	179,816.00	\$	76,397.00	\$	256,213.00	1920	3,578	NO	BUILT	Residential	SF-7	QP	F1	No
21990	809		SAM HOUSTON		0.23	\$	145,000.00	\$	30,658.00	\$	175,658.00	1969	1,200	NO	BUILT	Residential	SF-7	SF-7	B2	No
21988	805		SAM HOUSTON		0.23	\$	145,000.00	\$	-	\$	145,000.00			NO	VACANT	Residential	SF-7	SF-7	C1	No
83705	304	E	ROSS	AVE	0.14	\$	145,000.00	\$	160,303.00	\$	305,303.00	2012	1,400	NO	BUILT	Residential	SF-7	SF-7	A1	No
21937	606	E	BOYDSTUN	AVE	0.12	\$	145,000.00	\$	2,350.00	\$	147,350.00	1957	823	YES	BUILT	Residential	SF-7	SF-7	A1	No
47006	811		DAVY CROCKETT	ST	0.11	\$	145,000.00	\$	129,979.00	\$	274,979.00	1998	1,095	NO	BUILT	Residential	MF-14	MF-14	A1	No
21981	812		PETERS COLONY		0.09	\$	145,000.00	\$	46,882.00	\$	191,882.00	1980	1,016	NO	BUILT	Residential	MF-14	MF-14	A1	No
21936	805		THROCKMORTON		0.14	\$	145,000.00	\$	157,955.00	\$	302,955.00	2017	1,084	NO	BUILT	Residential	SF-7	SF-7	A1	No
21933	804		SAM HOUSTON		0.14	\$	145,000.00	\$	37,665.00	\$	182,665.00	1975	1,508	NO	BUILT	Residential	SF-7	SF-7	A1	No
21996	815		THROCKMORTON		0.13	\$	145,000.00	\$	167,087.00	\$	312,087.00	2004	1,721	NO	BUILT	Residential	SF-7	SF-7	A1	No
21997	203	E	BOURN		0.11	\$	145,000.00	\$	16,943.00	\$	161,943.00	1960	832	YES	BUILT	Residential	SF-7	SF-7	A1	No
21995	207		BOURN	AVE	0.23	\$	145,000.00	\$	94,149.00	\$	239,149.00	1995	1,525	NO	BUILT	Residential	SF-7	SF-7	A1	No
21983			PETERS COLONY		0.35	\$	130,500.00	\$	-	\$	130,500.00			NO	VACANT	Residential	MF-14	MF-14	C1	Yes
21982	504		ROSS		0.10	\$	145,000.00	\$	262,760.00	\$	407,760.00	2017	420	YES	BUILT	Residential	MF-14	MF-14	A1	No
21978	801		DAVY CROCKETT		0.47	\$	62,617.00	\$	12,600.00	\$	75,217.00	1980	2,177	NO	BUILT	Non-Residential	MF-14	OS	C1	Yes
86946	809		DAVY CROCKETT		0.19	\$	145,000.00	\$	34,358.00	\$	179,358.00	1955	1,463	NO	BUILT	Residential	MF-14	MF-14	A1	Yes
86947			PETERS COLONY	ST	0.17	\$	145,000.00	\$	-	\$	145,000.00			NO	VACANT	Residential	MF-14	MF-14	C1	Yes
21993	806		SAM HOUSTON	ST	0.11	\$	145,000.00	\$	226,481.00	\$	371,481.00	2017	1,547	NO	BUILT	Residential	SF-7	SF-7	A1	No
88708	808		SAM HOUSTON	ST	0.11	\$	145,000.00	\$	182,002.00	\$	327,002.00	2015	1,154	NO	BUILT	Residential	SF-7	SF-7	A1	No
21994	807		THROCKMORTON		0.23	\$	145,000.00	\$	117,383.00	\$	262,383.00	1988	2,284	NO	BUILT	Residential	SF-7	SF-7	A1	No
91090	703		SAM HOUSTON	ST	0.11	\$	145,000.00	\$	240,553.00	\$	385,553.00	2017	1,532	NO	BUILT	Residential	SF-7	SF-7	A1	No
21949	304	E	BOYDSTUN	AVE	0.18	\$	243,600.00	\$	46,400.00	\$	290,000.00	1980	1,178	NO	BUILT	Residential	SF-7	SF-7	A1	No
21937	606	E	BOYDSTUN	AVE	0.12	\$	145,000.00	\$	2,350.00	\$	147,350.00	1957	823	YES	BUILT	Residential	SF-7	SF-7	A1	No
14390	801		LAMAR		0.12	\$	145,000.00	\$	196,752.00	\$	341,752.00	2017	1,326	NO	BUILT	Residential	SF-7	SF-7	A1	No

95761	N/A			0.10	\$	145,000.00	\$	-	\$	145,000.00		NO	VACANT	Residential	SF-7	SF-7	A1	No	
97706	302	EMMA JANE		0.15	\$	145,000.00	\$	283,235.00	\$	428,235.00	2018	1,843	NO	BUILT	Residential	SF-7	SF-7	A1	No
97707	304	EMMA JANE		0.15	\$	145,000.00	\$	246,437.00	\$	391,437.00	2018	1,843	NO	BUILT	Residential	SF-7	SF-7	A1	No
14850	208	EMMA JANE	ST	0.17	\$	145,000.00	\$	245,000.00	\$	390,000.00	2019	1,800	NO	BUILT	Residential	SF-7	SF-7	A1	No
101861	705	PETERS COLONY		0.24	\$	145,000.00	\$	305,000.00	\$	450,000.00	2020	1,813	NO	BUILT	Residential	SF-7	SF-7		No
21940	703	PETERS COLONY		0.24	\$	145,000.00	\$	344,522.00	\$	489,522.00	2020	1,813	NO	BUILT	Residential	SF-7	SF-7	C1	No
21984		E	BOURN	0.11	\$	145,000.00	\$	338,558.00	\$	483,558.00	2021	531	YES	BUILT	Residential	MF-14	MF-14		No
14445	715	SHERMAN	ST	0.03	\$	184,150.00	\$	-	\$	184,150.00			NO	BUILT	Residential	SF-7	SF-7	C1	Yes
TOTAL:				32.28	\$	21,194,858.00	\$	14,611,003.00	\$	35,805,861.00									
ROW:				11.67															
TOTAL ACREAGE:				43.95															



ZONING	ZONING ACREAGE	%	LOT COUNT	LOT ACREAGE	BUILT LOTS	VACANT LOTS
SF-7	35.64	100.00%	133	26.84	110	23
			ROW	8.80		
	35.64	100.00%	133		110	23



**City of Rockwall**  
 Planning and Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): 972-771-7745  
 (W): [www.rockwall.com](http://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 Information is the sole responsibility of the end user.







- (J) Lighting Standards. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a B1 & B2 contained in [Subsection \(I\), Streetscape Elements, of Section 04.07, Downtown \(DT\) District, of the Unified Development Code \(UDC\)](#).
- (K) Variance. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

#### SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT

- (A) Purpose. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.
- ~~(B) Other Requirements. Any requirements not specifically stated in this section shall comply with the Single Family 7 (SF-7) District requirements.~~
- ~~(C) Area Requirements.~~
- ~~(1) Minimum lot area: 5,000 square feet.~~
  - ~~(2) Maximum number of single-family detached dwellings units per lot: One.~~
  - ~~(3) Minimum square footage per dwelling unit: 900 square feet.~~
  - ~~(4) Minimum lot frontage on a public street: 50 feet.~~
  - ~~(5) Minimum lot depth: 100 feet.~~
  - ~~(6) Minimum depth of front yard setback: 20 feet.~~
  - ~~(7) Minimum depth of rear yard setback: 10 feet.~~
  - ~~(8) Minimum width of side yard setback:~~
    - ~~(a) Internal lot: 6 feet.~~
    - ~~(b) Abutting street: 15 feet.~~
    - ~~(c) Abutting an arterial: 20 feet.~~
  - ~~(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
  - ~~(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.~~
  - ~~(11) Maximum building coverage as a percentage of lot area: 40%.~~
  - ~~(12) Maximum building height: 32 feet.~~

~~(13) Minimum number of paved off-street parking spaces required for:~~

~~(a) One single-family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off-street parking requirements.~~

~~(b) All other uses: see Article 06, Parking and Loading, of the Unified Development Code (UDC).~~

- ~~(D)(B)~~ Consideration of Special Request in Furtherance of Neighborhood Preservation. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the ~~planning~~ Planning and ~~zoning~~ Zoning department/Department.

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

#### SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT

- (A) Purpose. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.
- (B) Application and Boundaries. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500-feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards](#).

#### SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT

- (A) Purpose. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING SUBSECTION 06.05, *SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT*, OF ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS, EXHIBITS 'A' THROUGH 'G'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an amendment to the City of Rockwall's Unified Development Code [Ordinance No. 20-02] has been initiated by the City Council in accordance with Subsections 02.01(B)(1) and 02.01(C)(1) of Article 11, *Development Review Procedures*, of the Unified Development Code (UDC) to make changes to the Southside Residential Neighborhood Overlay (SRO) District as contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02]; and,

**WHEREAS**, the Southside Residential Neighborhood Overlay (SRO) District was adopted on June 3, 1996 by Ordinance No. 96-12 for the purpose of allowing "...flexibility necessary for the redevelopment [of the Southside Neighborhood] while protecting the integrity of the neighborhood ..."; and,

**WHEREAS**, the City Council of the City of Rockwall has determined that changes to the Southside Residential Neighborhood Overlay (SRO) District -- *including changing the boundaries of the district and the existing base zoning district for certain properties in the district* -- are needed to ensure the district continues to preserve the Southside Neighborhood while accommodating new residential infill development within the district; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that Ordinance No. 96-12 and the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated by Ordinance No. 96-12;

**SECTION 2.** That the current boundaries of the Southside Residential Neighborhood Overlay (SRO) District are described in *Exhibit 'A'* of this ordinance and depicted in *Exhibit 'B'* of this ordinance;

**SECTION 3.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as here to fore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the boundary of the Southside Residential Neighborhood Overlay (SRO) District as described in *Exhibit 'C'* of this ordinance and depicted in *Exhibit 'D'* of this ordinance;

**SECTION 4.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as here to fore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the property described in *Exhibit 'E'* of this ordinance and depicted in *Exhibit 'F'* of this ordinance from a Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District;



**SECTION 5.** That the property described in *Exhibit 'E'* of this ordinance and depicted in *Exhibit 'F'* of this ordinance shall be used only in the manner and for the purposes provided for a *Single-Family 7 (SF-7) District* as stipulated by Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

**SECTION 6.** That Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'G'* of this ordinance;

**SECTION 7.** That the official zoning map of the City of Rockwall be corrected to reflect the changes in the zoning described herein;

**SECTION 8.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 9.** 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 10.** 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. 20-02], 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 11.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF OCTOBER, 2025.**

\_\_\_\_\_  
Tim McCallum, Mayor

**ATTEST:**

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, City Attorney

*1<sup>st</sup> Reading:* September 15, 2025

*2<sup>nd</sup> Reading:* October 6, 2025

**EXHIBIT 'A'**

*Description of the Boundary of the Southside Residential Neighborhood  
Overlay (SRO) District as Approved by Ordinance No. 96-12*

**BEING** 43.955 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** in the Southeastern corner of Tract 35, Abstract 255, also known as 408 Bourne St., RCAD # 13142 (NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,231.526, N7,024,244.726 Feet);

- 1 **THENCE** South 89°-39'-26" West, to the Centerline of Davy Crockett Street, a distance of 128.809 feet for a corner;
- 2 **THENCE** South 00°-34'-31" East, along said Centerline, a distance of 473.988 feet for a corner;
- 3 **THENCE** North 87°-48'-46" East, a distance of 28.96 feet to a point;
- 4 **THENCE** North 88°-58'-53" East, a distance of 111.243 feet to a point;
- 5 **THENCE** North 89°-56'-26" East, a distance of 121.614 feet to the beginning of a curve;
- 6 **THENCE** along said curve to the left, also being the Centerline of the Union Pacific / Dallas Garland Northeast Railroad, having an angle of 05°-09'-41", and a radius of 3,874.726 feet, with a chord bearing of South 29°-54'-33" West, and a chord distance of 348.927 feet;
- 7 **THENCE** continuing along said curve to the left, having an angle of 05°-42'-17", and a radius of 3,874.726 feet, with a chord bearing of South 24°-28'-34" West, and a chord distance of 385.639 feet;
- 8 **THENCE** North 53°-43'-12" West, a distance of 53.345 feet to a point;
- 9 **THENCE** North 42°-12'-26" West, a distance of 142.839 feet to a point;
- 10 **THENCE** North 42°-18'-05" West, a distance of 197.046 feet to a point;
- 11 **THENCE** North 41°-50'-24" West, a distance of 142.159 feet to the beginning of a curve;
- 12 **THENCE** along said curve to the left having an angle of 16°-06'-50", and a radius of 535.538 feet, with a chord bearing of North 33°-59'-03" East, and a chord distance of 150.119 feet;
- 13 **THENCE** continuing along said curve to the left, having an angle of 13°-21'-16", and a radius of 535.538 feet, with a chord bearing of North 19°-15'-00" East, and a chord distance of 124.541 feet;
- 14 **THENCE** South 88°-36'-15" West, a distance of 112.868 feet for a corner;
- 15 **THENCE** North 34°-50'-07" West, a distance of 63.396 feet for a corner;
- 16 **THENCE** North 01°-52'-07" W, a distance of 160.64 feet to a point;
- 17 **THENCE** North 00°-56'-20" East, a distance of 118.181 feet for a corner;
- 18 **THENCE** South 89°-44'-51" West, generally along the South Right of Way of Emma Jane Street, a distance of 28.524 feet for a corner;
- 19 **THENCE** North 00°-17'-45" East, a distance of 164.502 feet for a corner;
- 20 **THENCE** South 88°-33'-45" West, a distance of 47.169 feet for a corner;
- 21 **THENCE** North 00°-18'-59" West, a distance of 90.722 feet for a corner;
- 22 **THENCE** South 89°-24'-02" West, to the approximate Centerline of South Goliad Street, a distance of 288.387 feet for a corner;
- 23 **THENCE** North 03°-37'-36" East, along said Centerline, a distance of 71.405 feet for a corner;
- 24 **THENCE** North 89°-13'-13" East, a distance of 253.722 feet for a corner;
- 25 **THENCE** North 00°-18'-07" West, approximately along the Centerline of Throckmorton Street, a distance of 447.103 feet for a corner;
- 26 **THENCE** North 89°-51'-01" East, approximately along the Centerline of Ross Street, a distance of 245.605 feet for a corner;
- 27 **THENCE** North 00°-20'-52" West, approximately along the Centerline of Sam Houston Street, a distance of 459.89 feet for a corner;
- 28 **THENCE** North 89°-11'-04" East, approximately along the Centerline of East Boydston Avenue, a distance of 542.823 feet to a point;
- 29 **THENCE** North 89°-44'-54" East, a distance of 293.06 feet to a point;
- 30 **THENCE** North 88°-54'-08" East, a distance of 219.483 feet for a corner;
- 31 **THENCE** North 89°-09'-02" East, a distance of 285.502 feet to a point;
- 32 **THENCE** South 00°-26'-15" East, along the approximate Centerline of South Clark Street, a distance of 508.037 feet to a point;
- 33 **THENCE** South 00°-02'-43" East, a distance of 255.536 feet to the beginning of a curve;
- 34 **THENCE** along said curve to the left having an angle of 04°-24'-39", and a radius of 2641.593 feet, with a chord bearing of South 52°-48'-37" West, and a chord distance of 203.31 feet;
- 35 **THENCE** continuing along said curve to the left having an angle of 00°-26'-58", and a radius of 4328.33 feet, with a chord bearing of South 50°-22'-50" West, and a chord distance of 33.944 feet;
- 36 **THENCE** South 88°-31'-09" West, a distance of 84.579 feet for a corner;

**EXHIBIT 'A'**

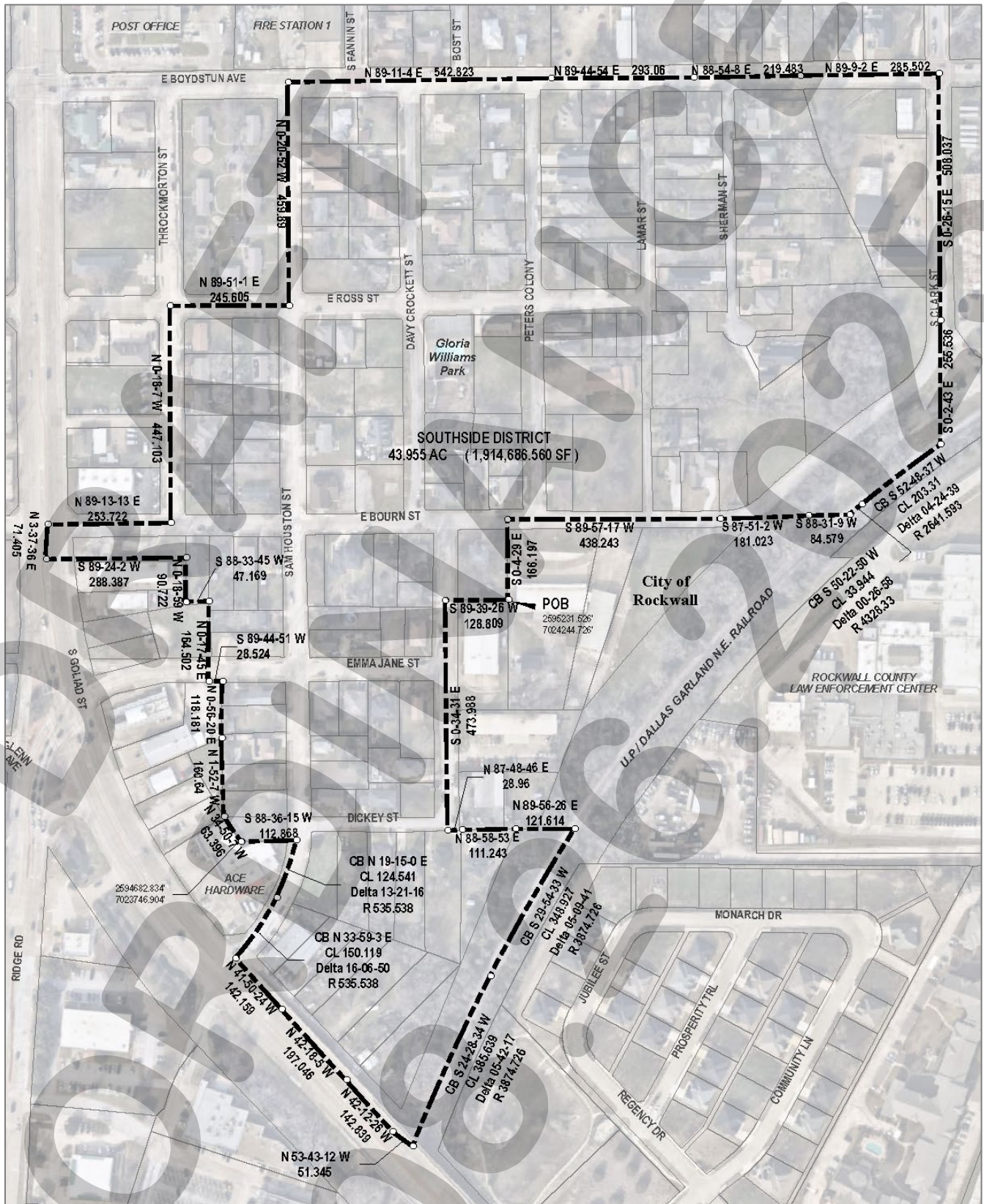
*Description of the Boundary of the Southside Residential Neighborhood  
Overlay (SRO) District as Approved by Ordinance No. 96-12*

- 37 **THENCE** South  $87^{\circ}-51'-02''$  West, a distance of 181.023 feet to a point;
- 38 **THENCE** South  $89^{\circ}-57'-17''$  West, generally along the Centerline of East Bourn Street, a distance of 438.243 feet for a corner;
- 39 **THENCE** South  $00^{\circ}-04'-29''$  East, along the east property line of Abstract 255, Tract 35, a distance of 166.167 feet to the POINT OF BEGINNING AND CONTAINING 43.955 acres of land (1,914,686.560 square feet) more or less.



## EXHIBIT 'B'

Depiction of the Boundary of the Southside Residential Neighborhood  
Overlay (SRO) District as Approved by Ordinance No. 96-12



**EXHIBIT 'C'**  
*Description of the Boundary of the Southside Residential Neighborhood  
Overlay (SRO) District*

**BEING** 35.632 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** in the Southeastern corner of Tract 35, Abstract 255, also known as 408 Bourne St., RCAD # 13142 (NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,231.526, N7,024,244.726 Feet);

- 1 **THENCE** South 89°-39'-26" West, to the Centerline of Davy Crockett Street, a distance of 128.809 feet for a corner;
- 2 **THENCE** South 00°-34'-31" East, along said Centerline, a distance of 473.988 feet for a corner;
- 3 **THENCE** North 87°-48'-46" East, a distance of 28.96 feet to a point;
- 4 **THENCE** North 88°-58'-53" East, a distance of 111.243 feet to a point;
- 5 **THENCE** North 89°-56'-26" East, a distance of 121.614 feet to the beginning of a curve;
- 6 **THENCE** along said curve to the left, also being the Centerline of the Union Pacific / Dallas Garland Northeast Railroad, having an angle of 05°-09'-41", and a radius of 3,874.726 feet, with a chord bearing of South 29°-54'-33" West, and a chord distance of 348.927 feet;
- 7 **THENCE** North 68°-36'-05" West, a distance of 65.092 feet to a point;
- 8 **THENCE** North 70°-03'-36" West, a distance of 367.083 feet to a point;
- 9 **THENCE** North 70°-28'-57" West, a distance of 37.111 feet to the beginning of a curve;
- 10 **THENCE** along said curve to the left having an angle of 13°-21'-16", and a radius of 535.538 feet, with a chord bearing of North 19°-15'-00" East, and a chord distance of 124.541 feet;
- 11 **THENCE** South 88°-36'-15" West, a distance of 112.868 feet for a corner;
- 12 **THENCE** North 34°-50'-07" West, a distance of 63.396 feet for a corner;
- 13 **THENCE** North 01°-52'-07" W, a distance of 160.64 feet to a point;
- 14 **THENCE** North 00°-56'-20" East, a distance of 118.181 feet for a corner;
- 15 **THENCE** South 89°-44'-51" West, generally along the South Right of Way of Emma Jane Street, a distance of 28.524 feet for a corner;
- 16 **THENCE** North 00°-17'-45" East, a distance of 164.502 feet for a corner;
- 17 **THENCE** South 88°-33'-45" West, a distance of 47.169 feet for a corner;
- 18 **THENCE** North 00°-18'-59" West, a distance of 162.886 feet for a corner;
- 19 **THENCE** South 89°-06'-13" West, a distance of 29.761 feet for a corner;
- 20 **THENCE** North 00°-18'-07" West, approximately along the Centerline of Throckmorton Street, a distance of 447.103 feet for a corner;
- 21 **THENCE** North 89°-51'-01" East, approximately along the Centerline of Ross Street, a distance of 245.605 feet for a corner;
- 22 **THENCE** North 00°-20'-52" West, approximately along the Centerline of Sam Houston Street, a distance of 459.89 feet for a corner;
- 23 **THENCE** North 89°-11'-04" East, approximately along the Centerline of East Boydston Avenue, a distance of 542.823 feet to a point;
- 24 **THENCE** North 89°-44'-54" East, a distance of 293.06 feet to a point;
- 25 **THENCE** North 88°-54'-08" East, a distance of 219.483 feet for a corner;
- 26 **THENCE** South 13°-00'-08" East, a distance of 28.997 feet to a point;
- 27 **THENCE** South 17°-14'-42" East, a distance of 160.325 feet to a point;
- 28 **THENCE** South 26°-04'-55" East, a distance of 170.351 feet to a point;
- 29 **THENCE** South 22°-05'-12" East, a distance of 99.356 feet for a corner;
- 30 **THENCE** South 88°-14'-08" West, a distance of 182.46 feet for a corner;
- 31 **THENCE** South 01°-09'-25" East, a distance of 95.897 feet for a corner;
- 32 **THENCE** North 89°-50'-52" East, a distance of 20.739 feet for a corner;
- 33 **THENCE** South 01°-33'-25" East, a distance of 378.308 feet for a corner;
- 34 **THENCE** South 87°-51'-02" West, a distance of 181.023 feet to a point;
- 35 **THENCE** South 89°-57'-17" West, generally along the Centerline of East Bourn Street, a distance of 438.243 feet for a corner;
- 36 **THENCE** South 00°-04'-29" East, along the east property line of Abstract 255, Tract 35, a distance of 166.167 feet to the POINT OF BEGINNING AND CONTAINING 35.632 acres of land (1,552,124.920 square feet) more or less.



**EXHIBIT 'D'**  
*Depiction of the Boundary of the Southside Residential Neighborhood  
 Overlay (SRO) District*



**EXHIBIT 'E'**

*Description of the Property that is Multi-Family 14 (MF-14) District  
and Changing to Single-Family 7 (SF-7) District*

**BEING** 2.56 acres of land situated in Abstract 255, B.J.T. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

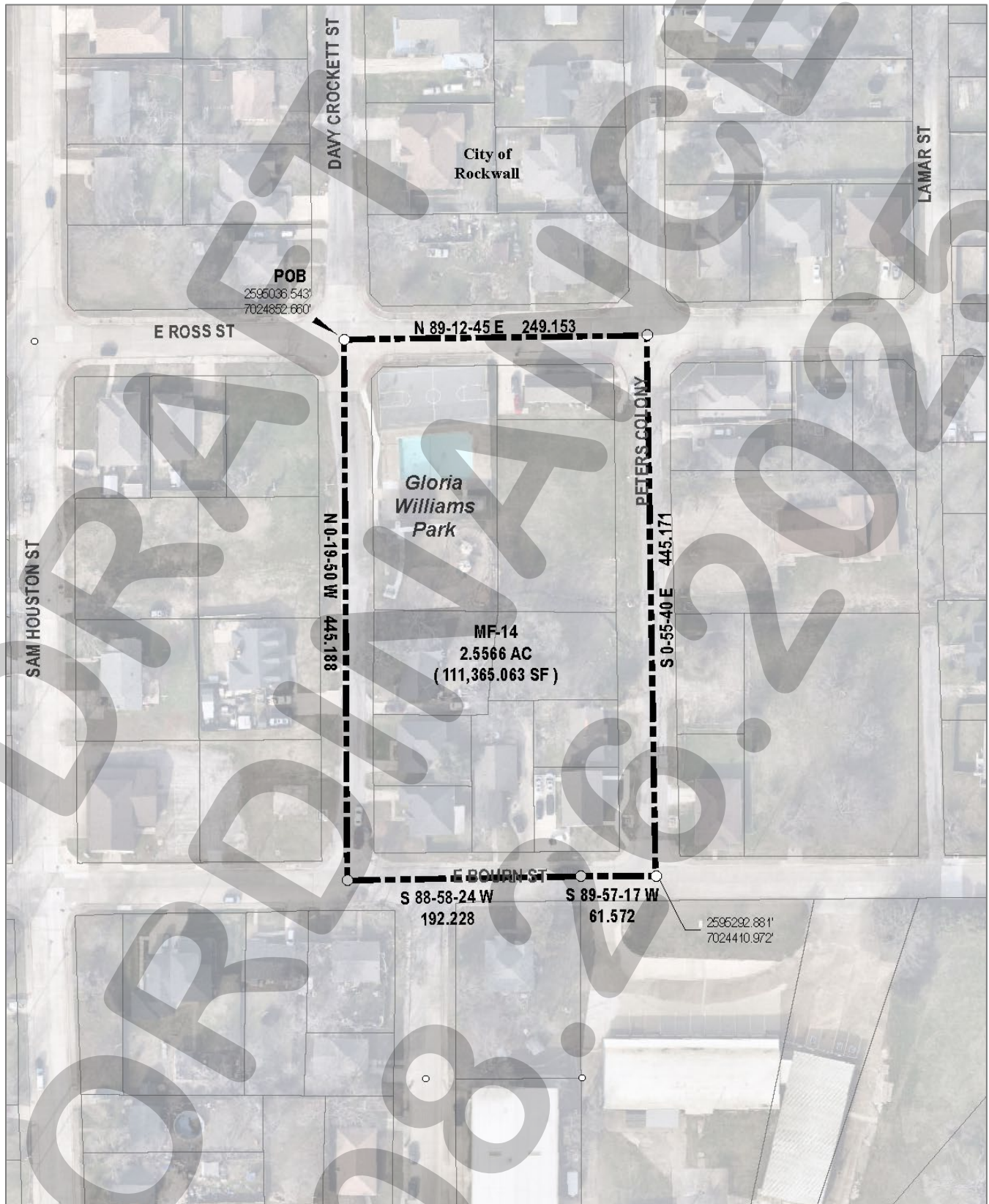
**BEGINNING** in the Intersection of East Ross Street and Davy Crockett Street, (NAD83 Texas State Plane GPS Coordinate (Grid): E2,595,036.543, N7,024,852.660 Feet);

- 1 **THENCE** North 89°-12'-45" East, to the Intersection of East Ross Street and Peters Colony Street, a distance of 249.153 feet for a corner;
- 2 **THENCE** South 00°-55'-40" East, along the Centerline of Peters Colony Street, a distance of 445.171 feet for a corner;
- 3 **THENCE** South 89°-57'-17" West, along the Centerline of East Bourn Street, a distance of 61.572 feet to a point;
- 4 **THENCE** South 88°-58'-24" West, continuing along said Centerline of East Bourn Street, a distance of 192.228 for a corner;
- 5 **THENCE** North 00°-19'-50" West, along the Centerline of Davy Crockett Street, a distance of 445.188 feet to the POINT OF BEGINNING AND CONTAINING 2.56 acres of land (111,365.063 square feet) more or less.



**EXHIBIT 'F'**

*Depiction of the Property that is Multi-Family 14 (MF-14) District  
and Changing to Single-Family 7 (SF-7) District*



**EXHIBIT 'G'**  
**Changes to Subsection 06.05, Southside Residential Neighborhood  
Overlay (SRO) District, of Article 05, District Development Standards, of the UDC**



- (J) Lighting Standards. In addition to the requirements of the outdoor lighting requirements no light pole, pole base or combination thereof shall exceed 20 feet in the North Goliad Corridor Overlay District. All lighting fixtures shall focus light downward and be contained on the site. Lighting elements shall be incandescent, metal Halide, or halogen only. No HID or fluorescent lights (except fluorescent bulbs that screw into standard socket fixtures) may be used on the exterior of buildings. All street lighting shall meet the specifications for a B1 & B2 contained in [Subsection \(I\), Streetscape Elements, of Section 04.07, Downtown \(DT\) District, of the Unified Development Code \(UDC\)](#).
- (K) Variance. The City Council may, upon request from the applicant, grant a variance to any provision of this section where unique or extraordinary conditions exist or where strict adherence to the provisions of this section would create a hardship. Approval of any variance to any provision of this section shall require City Council approval by a three-quarter majority vote of those City Council members present with a minimum of four affirmative votes.

**SUBSECTION 06.05: SOUTHSIDE RESIDENTIAL NEIGHBORHOOD  
OVERLAY (SRO) DISTRICT**

- (A) Purpose. The purpose of the overlay district is to provide the flexibility necessary for allowing infill and redevelopment of the Southside Neighborhood, while maintaining and protecting the character and integrity of the existing neighborhood.
- ~~(B) Other Requirements. Any requirements not specifically stated in this section shall comply with the Single Family 7 (SF 7) District requirements.~~
- ~~(C) Area Requirements:~~
- ~~(1) Minimum lot area: 5,000 square feet.~~
  - ~~(2) Maximum number of single family detached dwellings units per lot: One.~~
  - ~~(3) Minimum square footage per dwelling unit: 900 square feet.~~
  - ~~(4) Minimum lot frontage on a public street: 50 feet.~~
  - ~~(5) Minimum lot depth: 100 feet.~~
  - ~~(6) Minimum depth of front yard setback: 20 feet.~~
  - ~~(7) Minimum depth of rear yard setback: 40 feet.~~
  - ~~(8) Minimum width of side yard setback:~~
    - ~~(a) Internal lot: 6 feet.~~
    - ~~(b) Abutting street: 15 feet.~~
    - ~~(c) Abutting an arterial: 20 feet.~~
  - ~~(9) Minimum distance between separate buildings on the same lot or parcel of land: ten feet.~~
  - ~~(10) Minimum length of driveway pavement from the public right-of-way for rear or side yards: 20 feet.~~
  - ~~(11) Maximum building coverage as a percentage of lot area: 40%.~~
  - ~~(12) Maximum building height: 32 feet.~~

~~(13) Minimum number of paved off street parking spaces required for:~~

~~(a) One single family dwelling unit: Two (2) Parking Spaces. An enclosed garage shall not be considered in meeting the off street parking requirements.~~

~~(b) All other uses: see Article 06, Parking and Loading, of the Unified Development Code (UDC).~~

~~(D)(B) Consideration of Special Request in Furtherance of Neighborhood Preservation. The City Council may consider special requests in furtherance of neighborhood preservation and enhancement within the established neighborhood preservation overlay district. Such requests may include, but not necessarily be limited to neighborhood signage plans, the use of alternate building materials reductions in the building setbacks, or other requests submitted for consideration to the **planning-Planning and zoning Zoning department**Department.~~

Upon receipt of such requests, the Planning and Zoning Commission shall review the case and forward a recommendation to the City Council for consideration. The City Council may approve special request. Any such approval shall preempt any other underlying zoning restrictions in the Unified Development Code (UDC). Such special requests may be denied by the City Council by the passage of a motion to deny.

Special requests shall not include any request to change the land use of a property.

**SUBSECTION 06.06: IH-30 OVERLAY (IH-30 OV) DISTRICT**

- (A) Purpose. The intent of the IH-30 Overlay (IH-30 OV) District is to provide for consistent development of office, retail and commercial areas in concert with the most efficient and aesthetically pleasing appearance of the frontage, which serves as the initial impression to those visiting and passing through the City of Rockwall. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed through the Architectural Review Board (ARB). These development requirements shall apply to non-residential and multi-family land uses only, single-family land uses shall be excluded from these standards except as otherwise stated.
- (B) Application and Boundaries. The IH-30 Overlay (IH-30 OV) District includes the entirety of all properties which adjoin or are located within 500 feet of the future right-of-way of IH-30. The IH-30 Overlay (IH-30 OV) District spans east to west along IH-30 from the eastern city limits (approximately 3,600-feet east of FM 549), west to the western city limit line along Lake Ray Hubbard. The standards and regulations set forth in the IH-30 Overlay (IH-30 OV) District are superimposed and shall supersede the standards and regulations of any underlying zoning district which are in conflict.
- (C) Overlay District Standards. If any portion of a property is situated within the boundaries of the IH-30 Overlay (IH-30 OV) District, the entire property shall be subject to the requirements of [Section 06.02, General Overlay District Standards](#).

**SUBSECTION 06.07: SH-205 OVERLAY (SH-205 OV) DISTRICT**

- (A) Purpose. The intent of the SH-205 Overlay (SH-205 OV) District is to provide for consistent development of office, retail and