



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

MASTER PLAT (\$500.00 + \$20.00 ACRE) ¹

PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹

FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹

REPLAT (\$500.00 + \$20.00 ACRE) ^{1&3}

AMENDING OR MINOR PLAT (\$500.00)

PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1&2}

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

TREE REMOVAL (\$200.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²

VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1&3}

SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2&3}

SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2&3}

PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1&3}

PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1&3}

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3275 & 3285 Springer Ln, Rockwall, TX 75032

SUBDIVISION SHARP ADDITION

LOT 4

BLOCK A

GENERAL LOCATION Corner of FM-549 and SH-276

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-046

CURRENT USE Trucking Company

PROPOSED ZONING Amended PD-046

PROPOSED USE Attached

ACREAGE 1.095

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER CPIX-354 Ranch Trail LLC

APPLICANT

CONTACT PERSON Eric Little

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Adam Abu-shagur [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

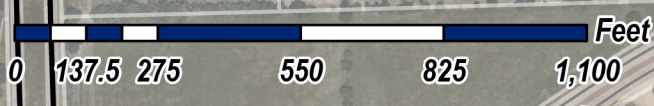
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$2,597.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF JUNE, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."
ROSE TUNNELL
Notary Public, State of Texas
Comm. Expires 05-04-2027
Notary ID 134342709

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF JUNE, 2026

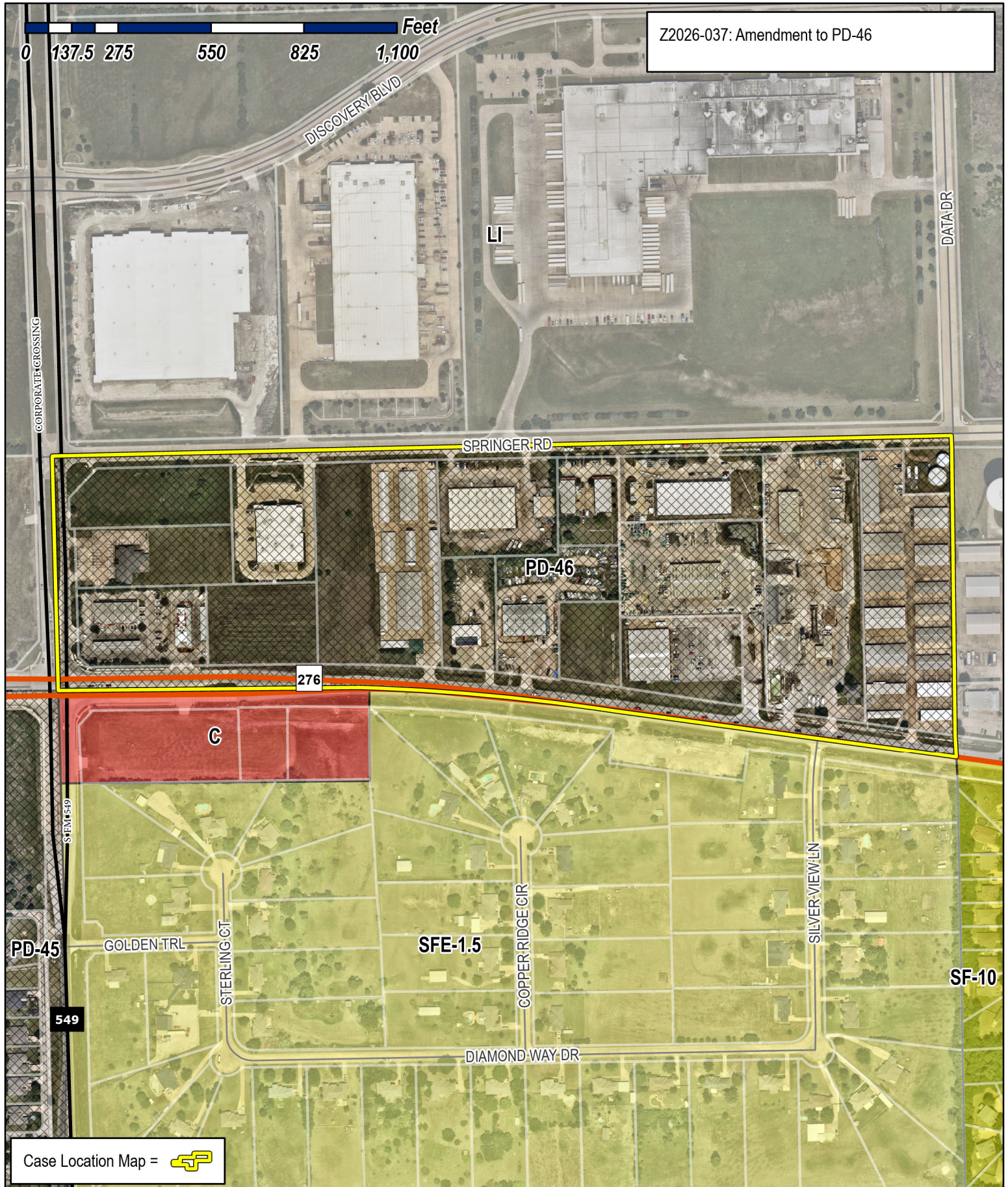
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



Z2026-037: Amendment to PD-46



Case Location Map = 



City of Rockwall

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

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

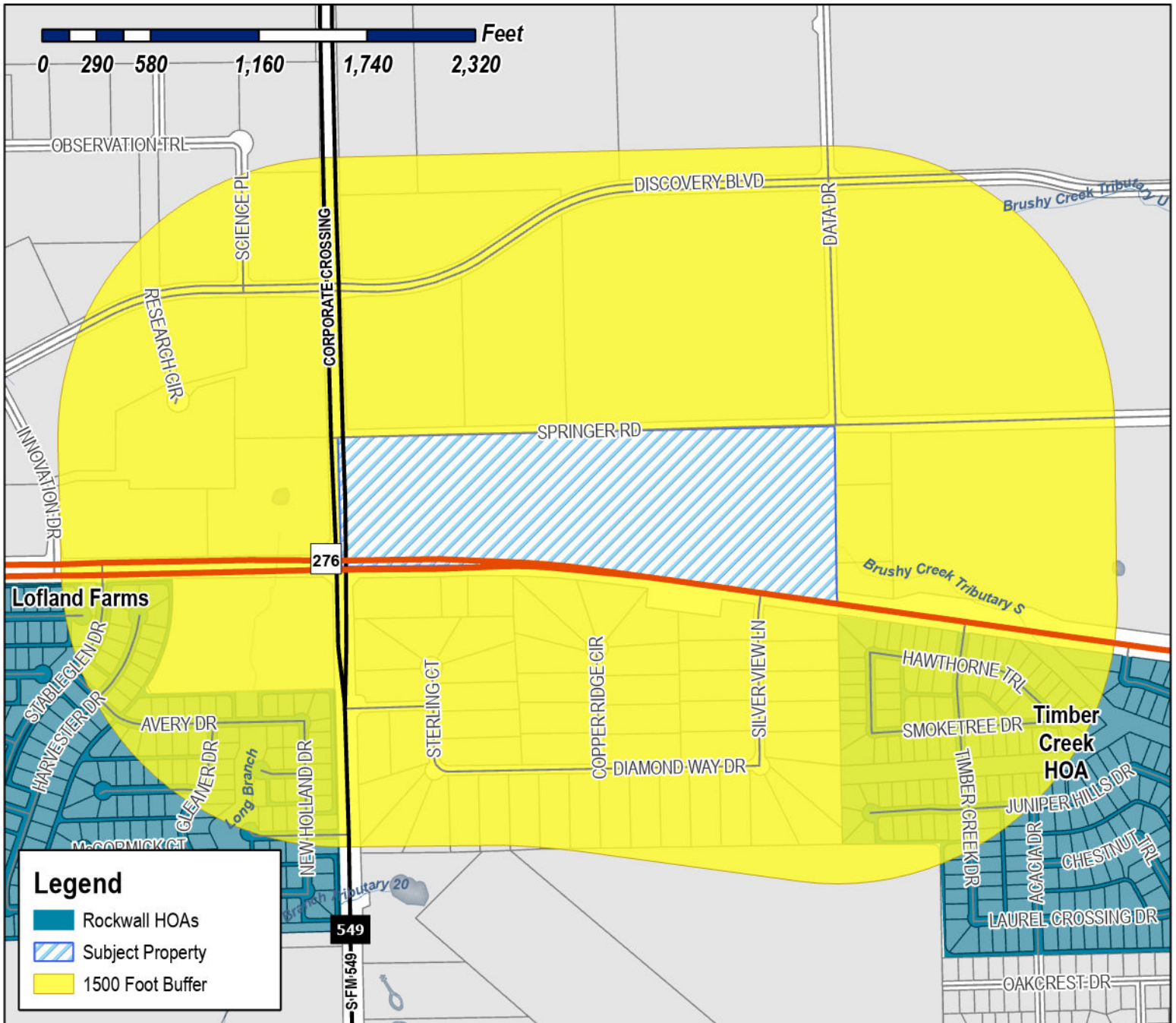




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Case Number: Z2026-037
Case Name: Amendment to PD-46
Case Type: Zoning
Zoning: Planned Development District 46 (PD-46)
Case Address: 3275 & 3285 Springer Lane

Date Saved: 6/12/2026
 For Questions on this Case Call (972) 771-7745

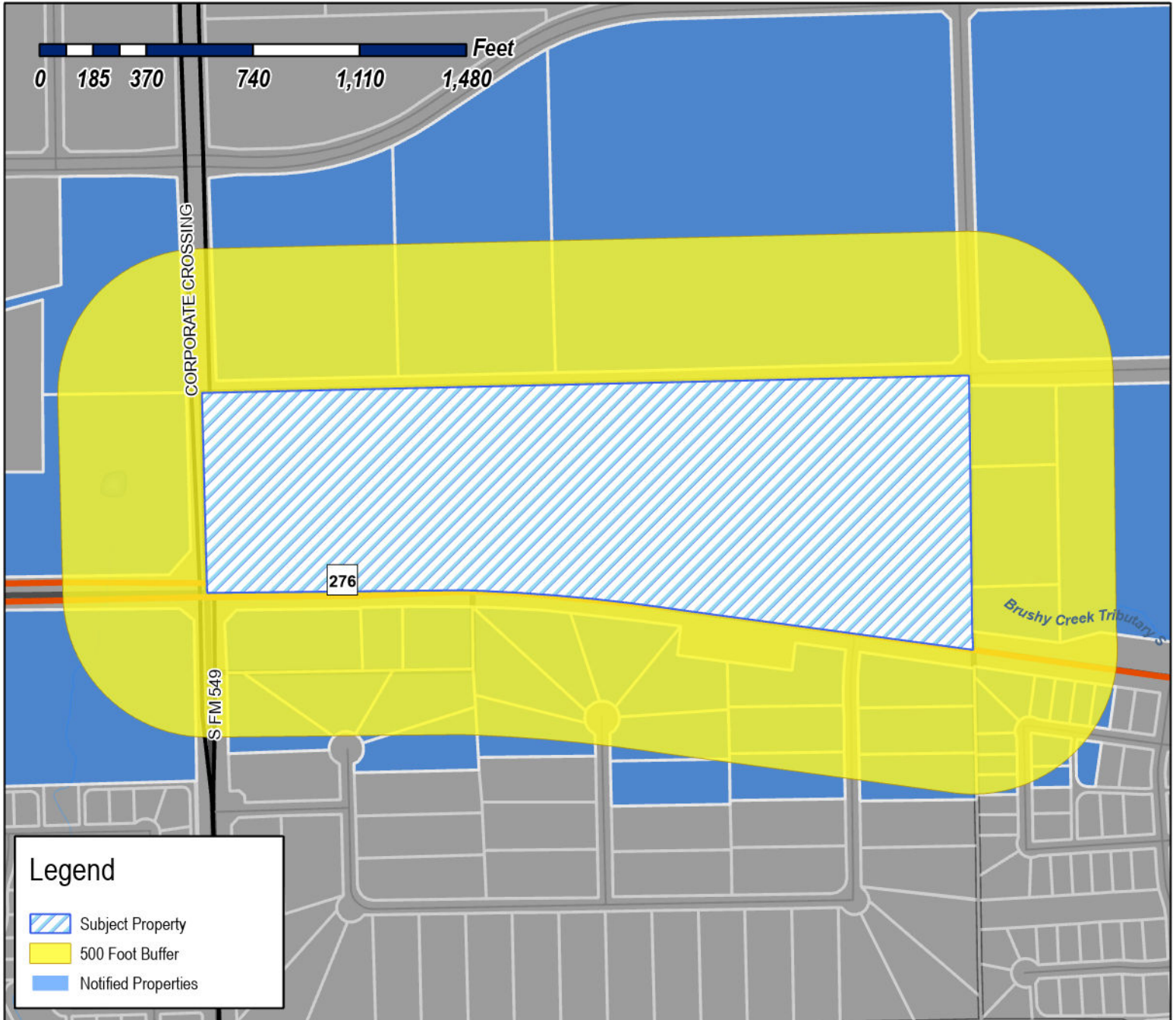




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EXETER 2975 DISCOVERY, LP
100 W Matsonford Rd Ste 5-250
Wayne, PA 19087

HUDACK STEVE V AND AILEEN J
1090 VINTAGE COURT
VACAVILLE, CA 95688

DFW DISTRIBUTOR,
PETROLEUM INC.
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

DFW DISTRIBUTOR PETROLEUM INC
1111 N BELTLINE RD STE #100
GARLAND, TX 75040

FOLEY US LANDCO LLC
1260 THATCH PALM DR
BOCA RATON, FL 33432

RESIDENT
1275 CORPORATE CROSSING
ROCKWALL, TX 75087

ALLEN FOODS INC
C/O RYAN LLC, AGENT FOR BIMBO BAKERIES
USA
13155 Noel Rd Ste 100
Dallas, TX 75240

AGREE LIMITED PARTNERSHIP
SUNBELT RENTALS, INC. STORE# 272
1799 Innovation Pt ATTN; PROPERTY TAX DEPT.
Fort Mill, SC 29715

ABLES NORRIS BRADLEY
1855 SILVER VIEW LN
ROCKWALL, TX 75032

RAMIREZ JUAN
1858 SILVER VIEW LN
ROCKWALL, TX 75032

JOHNSON DAVID A AND PHYLLIS D
1890 COPPER RIDGE CIR
ROCKWALL, TX 75032

DE RUSSE MARIA NICOLE AND REUBEN DANIEL
1895 COPPER RIDGE CIR
ROCKWALL, TX 75032

ARCHER RANDY G & YOWAREE
1900 COPPER RIDGE CIR
ROCKWALL, TX 75032

LITTLE CHRISTOPHER MATTHEW
1905 COPPER RIDGE CIR
ROCKWALL, TX 75032

MINOR MORRIS & NORA A
1908 STERLING CT
ROCKWALL, TX 75032

VANZANDT CINTHYA MARISOL
1910 COPPER RIDGE CR
ROCKWALL, TX 75032

BALLOUT 7 LLC
1910 OAK POINT DRIVE
ALLEN, TX 75013

SCOTT SUSAN
1910 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1913 STERLING CT
ROCKWALL, TX 75087

WILLESS WAYNE & PRISCILLA K
1915 COPPER RIDGE CIR
ROCKWALL, TX 75032

BRYANT DAWN
1915 SILVER VIEW LN
ROCKWALL, TX 75032

SANCHEZ JOSE L
1918 STERLING CT
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

BARENOS CYNTHIA
1924 EVERGREEN DR
ROCKWALL, TX 75032

PRADO JESSE E & CYNTHIA G
1930 EVERGREEN DRIVE
ROCKWALL, TX 75032

ROSALES LUIS & JACKELINE
1930 SILVER VIEW LN
ROCKWALL, TX 75032

DIAZ JORGE L & LINDA A
1935 COPPER RIDGE CIR
ROCKWALL, TX 75032

LOZANO OSCAR & DIANA
1935 EVERGREEN DR
ROCKWALL, TX 75032

QUINTON JAMES D
1935 SILVER VIEW LN
ROCKWALL, TX 75032

RESIDENT
1936 EVERGREEN DR
ROCKWALL, TX 75087

SCHMIESING ALBERT W & BERTHA N
1942 EVERGREEN DRIVE
ROCKWALL, TX 75032

WELCH KEITH F & DEBORAH A
1943 EVERGREEN DR
ROCKWALL, TX 75032

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
HOUSTON, TX 77056

THE THREE HOLY YOUTH COPTIC ORTHODOX
CHURCH
2 RIVERWAY STE 1770
HOUSTON, TX 77056

NBN COMMERCIAL GROUP LLC
2040 N Belt Line Rd Ste 400
Mesquite, TX 75150

RESIDENT
2205 HWY 276
ROCKWALL, TX 75087

RESIDENT
2210 STATE HWY 276
ROCKWALL, TX 75087

RESIDENT
2245 HWY276
ROCKWALL, TX 75087

RESIDENT
2301 HWY276
ROCKWALL, TX 75087

RESIDENT
2305 HWY276
ROCKWALL, TX 75087

TOMMY'S MOBILE BOAT & MOTOR SERVICE, INC
2315 STATE HIGHWAY 276
ROCKWALL, TX 75032

VALENZUELA MOISES BENEDICTO AND MARIA
ANTONIETA
2445 DORRINGTON DR
DALLAS, TX 75228

RESIDENT
2578 HWY276
ROCKWALL, TX 75087

VACPARTS WAREHOUSE COM LLC
2578 STATE HWY 276
ROCKWALL, TX 75032

RESIDENT
2582 HWY276 RD
ROCKWALL, TX 75087

RESIDENT
2640 HWY276
ROCKWALL, TX 75087

RESIDENT
2690 HWY276
ROCKWALL, TX 75087

SHARP RICK
2740 State Highway 276 Ste 100 # Set
Rockwall, TX 75032

RESIDENT
2754 HWY276
ROCKWALL, TX 75087

RESIDENT
2975 DISCOVERY BLVD
ROCKWALL, TX 75087

5 SHARP REAL ESTATE LLC
3021 RIDGE RD #160
ROCKWALL, TX 75032

RESIDENT
3055 DISCOVERY BLVD
ROCKWALL, TX 75087

GARZA CESAR AND ANA MARIE
3129 FONTANA BLVD
ROCKWALL, TX 75032

PRBS PROPERTIES LLC
3216 HUNTER LANE
PLANO, TX 75093

RESIDENT
3225 SPRINGER LN
ROCKWALL, TX 75087

XCELON DEVELOPEMENT LLC
3225 McLeod Dr Ste 100
Las Vegas, NV 89121

RESIDENT
3285 SPRINGER RD
ROCKWALL, TX 75087

VILLALPANDO URIEL AND DIANNE
3414 BERMUDA DRIVE
ROWLETT, TX 75088

RESIDENT
3465 SPRINGER RD
ROCKWALL, TX 75087

RESIDENT
3475 SPRINGER RD
ROCKWALL, TX 75087

SKIPPER JOSEPH AND
STEPHANIE BREANNE SKIPPER
3484 HAWTHORNE TRAIL
ROCKWALL, TX 75032

RESIDENT
3490 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3496 HAWTHORNE TR
ROCKWALL, TX 75087

CPIV-354 RANCH TRAIL LLC
354/356 RANCH TRL
ROCKWALL, TX 75032

RESIDENT
3602 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3605 HAWTHORNE TR
ROCKWALL, TX 75087

RESIDENT
3608 HAWTHORNE TR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

DIXON TERRY STERLING III
515 Millbrook Blvd
San Marcos, TX 78666

MCPF1-4 TX 276 LLC
5151 BELT LINE RD STE 725
DALLAS, TX 75254

2305 STATE HWY 276 LLC
709 W RUSK ST STE 112
ROCKWALL, TX 75087

ZHANG WEIGANG & SONGYAN WU
854 LILY AVE
CUPERTINO, CA 95014

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

LATTIMORE MATERIALS COMPANY LP
PO BOX 2469
ADDISON, TX 75001

ALMO INVESTMENT II LTD
PO BOX 2599
WAXAHACHIE, TX 75168

LYNSTAR LLC
PO BOX 847
ROCKWALL, TX 75087

COLIN-G PROPERTIES INC
PO BOX 847
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
ROCKWALL, TX 75087



AMAR Companies, Inc.
5001 Lyndon B Johnson Fwy #830
Dallas, TX 75244

(469) 310-1450
www.amarco.com
operations@amarco.com

June 11, 2025

RE: Application to Amend Planned Development District 46 (PD-046) – 3275 & 3285 Springer Lane, Rockwall, TX 75032 (Sharp Addition, Lot 4, Block A)

On behalf of CPIV-354 Ranch Trail LLC, the owner of record for the property located at 3275 and 3285 Springer Lane, Rockwall, Texas 75032 (the "Property"), we respectfully submit this letter in support of our formal application to amend Planned Development District 46 (PD-046) as it applies to the Property, comprising approximately 1.095 acres identified as Sharp Addition, Lot 4, Block A, situated at the corner of FM-549 and SH-276.

Background

The Property is currently zoned PD-046, which was most recently amended by Ordinance No. 25-12 (adopted March 3, 2025). The current entitlements across PD-046 accommodate a range of commercial and light industrial uses on the various tracts comprising the broader 47.37-acre planned development. The Property is presently utilized as a warehouse, and we seek to formalize and expand the permitted use designation accordingly through this amendment.

Nature of the Request

We are requesting an amendment to PD-046 to expressly permit the uses described in the attached Exhibit A as by-right permitted land use(s) on the Property. The proposed amendment is consistent with the existing character of PD-046, which already accommodates warehouse, heavy trade, mini-warehouse, and other industrial-adjacent uses on neighboring tracts. Permitting these uses on this 1.095-acre tract is a logical extension of the established PD framework and reflects the Property's current and highest-and-best use.

Use designations may be identified and incorporated into, or removed from, this application as the entitlement process progresses. We will coordinate directly with Planning staff to confirm the final scope of requested uses prior to the scheduling of any public hearing.

Consistency with PD-046 and the UDC

As outlined in Exhibit 'C' of Ordinance No. 25-12, PD-046 Development Standards provide that all properties within the district are subject to the base permitted uses of a Commercial (C) District under Article 04 of the Unified Development Code (Ordinance No. 20-02), with specific by-right uses assigned to individual tracts. The requested uses are commercially compatible and operationally appropriate for this location at the intersection of FM-549 and SH-276, which serves as a commercial and light industrial corridor within the City.

We appreciate the City's consideration of this application and look forward to working collaboratively with Planning staff and the Commission throughout the review process. Please do not hesitate to contact the undersigned with any questions or requests for supplemental information.

amarco

AMAR Companies, Inc.
5001 Lyndon B Johnson Fwy #830
Dallas, TX 75244

(469) 310-1450
www.amarco.com
operations@amarco.com

Respectfully submitted,



Eric Little

Managing Director

AMAR Companies, Inc. (AMARCO)

On behalf of CPIV-354 Ranch Trail LLC



AMAR Companies, Inc.
5001 Lyndon B Johnson Fwy #830
Dallas, TX 75244

(469) 310-1450
www.amarco.com
operations@amarco.com

EXHIBIT A

- 1 Custom and Craft Work
- 2 Research and Technology or Light Assembly
- 3 Carpet and Rug Cleaning
- 4 Light Assembly and Fabrication
- 5 Light Manufacturing
- 6 Printing and Publishing
- 7 Warehouse/Distribution Center

CITY OF ROCKWALL

ORDINANCE NO. 25-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46) [ORDINANCE NO. 21-32] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 46 (PD-46), BEING A 47.37-ACRE TRACT OF LAND SITUATED WITHIN THE J. A. RAMSEY SURVEY, ABSTRACT NO. 186, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Trenton Austin of GT Plumbing Services, LLC on behalf of Tim Connolly of Connolly Squared, LLC for the approval of a Zoning Change to amend Planned Development District 46 (PD-46) [Ordinance No. 21-32] for the purpose of allowing *Building Maintenance, Sales, and Service with Outside Storage* as a permitted land use on a 1.00-acre parcel of land identified as Tract 2-8, Abstract No. 186, of the J. A. Ramsey Addition being a portion of a larger 47.37-acre Planned Development District that is situated within the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 46 (PD-46) [Ordinance No. 99-05], which is more fully described and depicted in *Exhibit 'A'* of this ordinance, and hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 46 (PD-46) [Ordinance No. 21-32] 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 in *Ordinance No 21-32*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

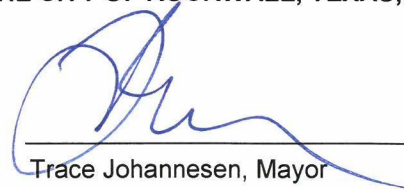
SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

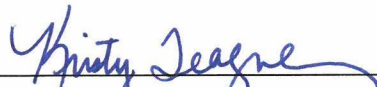
SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 9. 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 3RD DAY OF MARCH, 2025.



Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: February 18, 2025

2nd Reading: March 3, 2025

EXHIBIT 'A':
Legal Description and Survey

BEING 47.37 acres of land situated in the Abstract 186, J.A. Ramsey Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the south Right of Way of Discovery Blvd, at City Geodetic Control Monument #9. (NAD83 Texas State Plane GPS Coordinate: 2,607,463.893 E, 7,020,550.132 N feet) bearing South 73° 10' 43" East, a distance of 2,602.028 feet to the *POINT OF BEGINNING*;

BEGINNING at a point in the intersection of Springer Rd and Data Dr. (NAD83 Texas State Plane GPS Coordinate: 2,609,967.107 E, 7,019,844.125N feet);

THENCE South 00° 12' 17" West following the Eastern boundary line of Planned Development #46, a distance of 951.9 feet for a corner;

THENCE North 81° 8' 11" West, a distance of 1,019.177 feet to the beginning of a curve found in the centerline of State Highway 276, said being the beginning of a curve to the left having a tangent of 730.751 feet and a radius of 6,289.035 feet with a chord distance of 730.268 feet and a chord bearing of North 83 degrees 30 minutes 38 seconds West to a point;

THENCE North 89° 23' 42" West, a distance of 920.839 feet for a corner;

THENCE North 0° 20' 45" West, a distance of 693.685 feet for a corner;

THENCE North 89° 48' 28" East, a distance of 2,660.985 feet, to the *POINT OF BEGINNING AND CONTAINING* 47.37 acres of land (2,063,262.886 square feet) more or less.

EXHIBIT 'A':
Legal Description and Survey

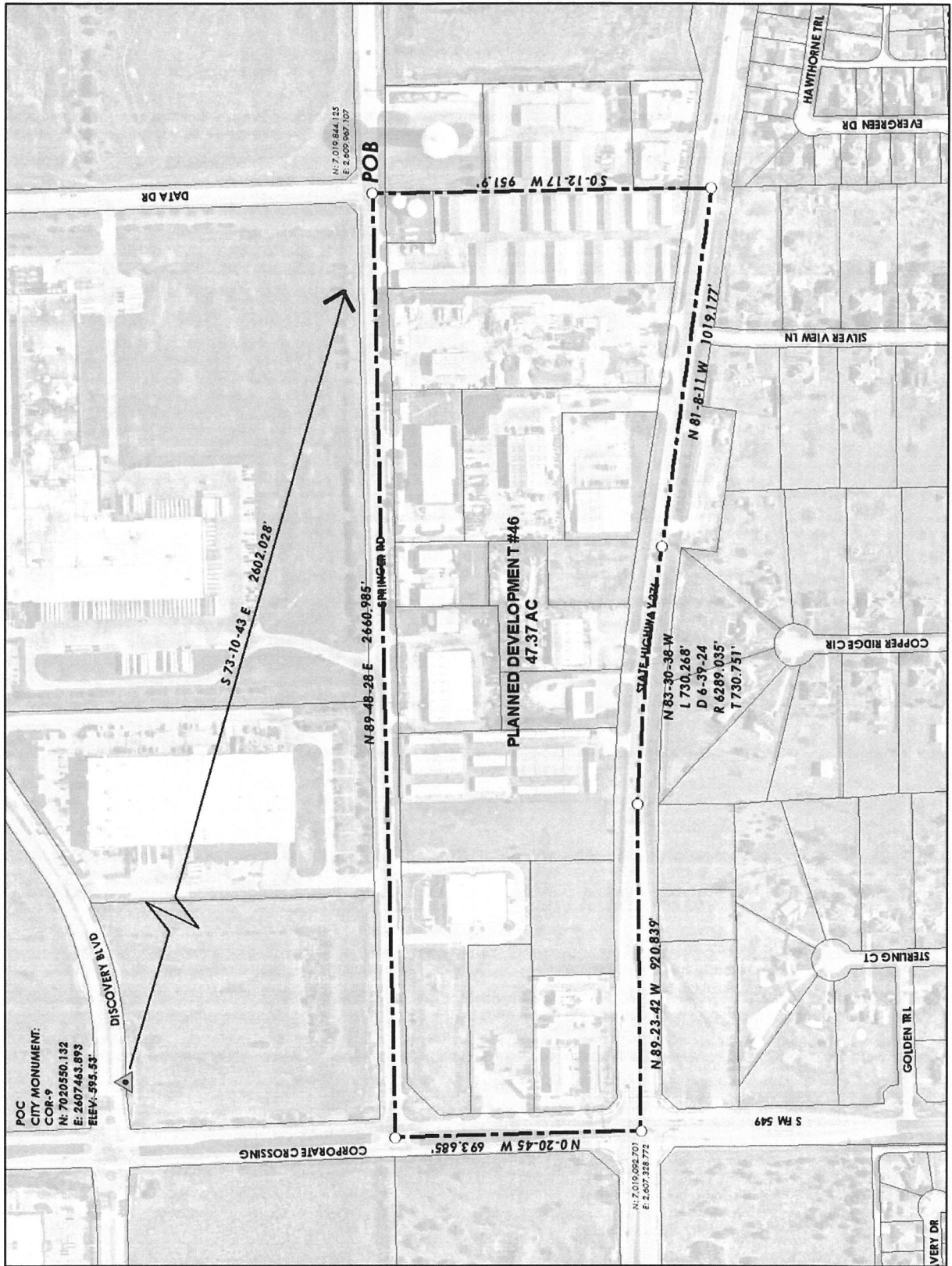


EXHIBIT 'B':
Concept Plan

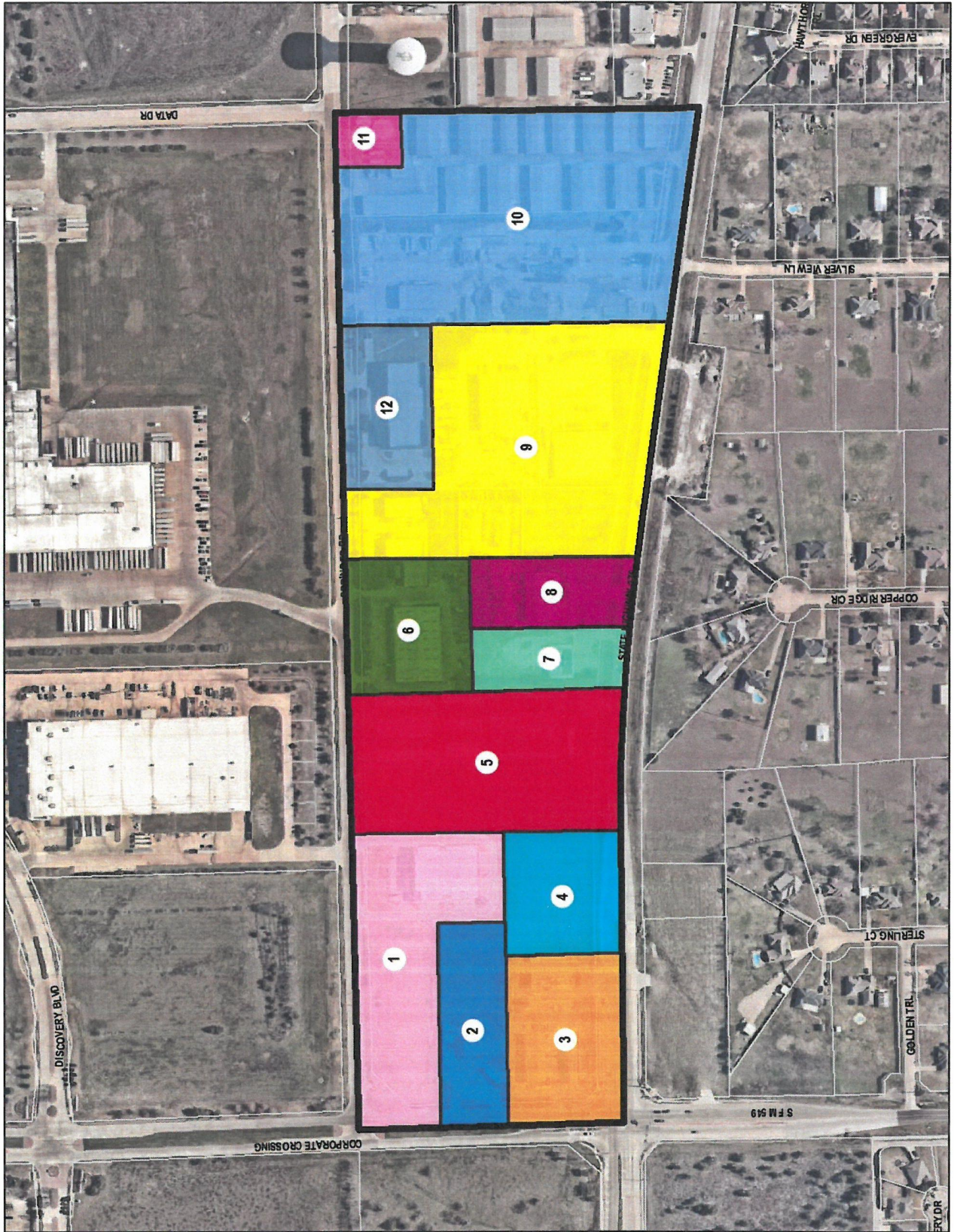


EXHIBIT 'C':
PD Development Standards

(A) Purpose. The purpose of this amendment to Planned Development District 46 (PD-46) is to supersede *Ordinance No. 21-32*; however, this ordinance does not change the intent, restrictions, or land uses established in *Ordinance No. 21-32* with the exception of adding the *Building Maintenance, Service, and Sales with Outside Storage* land use to *Tract 7* as depicted in *Exhibit 'B'* of this ordinance.

(B) Permitted Land Uses. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be permitted *by-right* on the corresponding tract:

(1) Tract 3 [Tract 2, Lot 02].

- Minor Automotive Repair Garage

(2) Tract 5 [Tract 2, Lot 06].

- Mini-Warehouse

(3) Tract 6 [Tract 2, Lot 03].

- Heavy Construction/Trade Yard

(4) Tract 7 [Tract 2, Lot 08].

- Building Maintenance, Service, and Sales with Outside Storage¹

NOTES

¹: The *Building Maintenance, Service, and Sales with Outside Storage* shall be subject to the following *Conditional Land Use Standards*:

- (1) All outside storage shall comply with the exhibit in Figure 1 below.
- (2) Heavy Equipment (*i.e. Tractor Machinery*) shall be permitted to be store on gravel; however, the storage of trucks, trailers, Conex boxes, or any other outside storage shall be on a concrete surface.
- (3) All outside storage shall be situated behind the building and not be visible from SH-276.
- (4) The outside storage areas shall be reviewed for visibility by the Planning and Zoning Commission at the time of site plan. Additional landscape screening may be required by the Planning and Zoning Commission and/or staff at the time of site plan approval.
- (5) All unpermitted improvements shall be removed from the property prior to site plan approval.

FIGURE 1. CONCEPT PLAN FOR 2305 SH-276



RED: OUTSIDE STORAGE AREA; **BLUE:** STORAGE OF SERVICE TRUCKS; **GREEN:** FUTURE BUILDING EXPANSION

(5) Tract 8 [Tract 2, Lot 07].

EXHIBIT 'C':
PD Development Standards

- New or Used Boat Dealership

(6) Tract 9 [A Portion of Tract 2, Lot 00].

- Trucking Company

(7) Tract 10 [Tract 2, Lot 13].

- Concrete Batch Plant
- Mini-Warehouse

(8) Tract 12 [A Portion of Tract 2, Lot 00].

- Warehouse

(C) Dimensional Requirements. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified in 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 this zoning change, and as maybe amended in the future.

(D) Legal Non-Conforming Status. All properties within the boundaries of this Planned Development District as depicted in *Exhibit 'B'* of this ordinance shall be allowed to maintain the same exterior building materials that are currently utilized on the existing building for any new buildings that are built; however, if an existing or new building is expanded to an amount that equals 50% of the appraised tax value of that building, the building shall be required to adhere to the requirements of the Commercial (C) District as stipulated in 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 this zoning change, and as maybe amended in the future.