

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JANUARY 30, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(1) Approval of minutes for the January 9, 2023 Planning and Zoning Commission meeting.

(2) **P2024-004 (HENRY LEE)**

Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for Lots 14-18, Block A, Creekside Commons Addition being a 16.719-acre tract of land identified as Lots 2-6, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

(IV) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is February 13, 2024.

(3) **Z2024-001 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 2 (PD-2) [Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], and take any action necessary.

(4) **Z2024-002 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

(5) **Z2024-003 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

(6) **Z2024-004 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Zach Butler for the approval of a Specific Use Permit (SUP) for an Accessory Building and Carport on a one (1) acre parcel of land identified as Lot 9 of the Northcrest Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 9 Crestview Circle, and take any action necessary.

(7) **Z2024-005 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Anthony Loeffel of Kimley-Horn on behalf of Ronald P. Berlin of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a Zoning Change from a Commercial (C) District to a Planned Development District for Commercial (C) District land uses on a 66.057-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

(8) **P2024-001 (HENRY LEE)**

Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

(9) **P2024-002 (ANGELICA GUEVARA)**

Discuss and consider a request by Robert Cruse for the approval of a Final Plat for Lots 1 & 2, Block A, Cruse Addition being a 0.2410-acre tract of land identified as Lot 5, Block F, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 12 (PD-12) [*Ordinance No. 06-46*], located at the northeast corner of S. Alamo Street and W. Ross Street, and take any action necessary.

(10) **P2024-003 (HENRY LEE)**

Discuss and consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval of a Preliminary Plat for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.

(11) **SP2024-001 (HENRY LEE)**

Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Site Plan for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

(12) Director's Report of post City Council meeting outcomes for development cases (**RYAN MILLER**).

- Z2023-054: Specific Use Permit (SUP) for an *Event Hall/Banquet Facility* at 303 E. Rusk Street (**1ST READING; APPROVED**)
- Z2023-055: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for 3601 Highpoint Drive (**1ST READING; APPROVED**)
- Z2023-056: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 295 Harborview Drive (**1ST READING; APPROVED**)

(V) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on January 26, 2024 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 9, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases),
3 AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC
4 USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

I. CALL TO ORDER

7
8 Chairman Deckard called the meeting to order at 6:00 PM. Commissioners present were John Womble, Jay Odom, Kyle Thompson, Ross Hustings
9 and Brian Llewelyn. Commissioners absent were Dr Jean Conway. Staff members present were Director of Planning and Zoning Ryan Miller, Senior
10 Planner Henry Lee, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams, Assistant City
11 Engineer Jonathan Browning. Absent from the meeting was Planner Bethany Ross and Civil Engineer Madelyn Price.

II. OPEN FORUM

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14
15 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the*
16 *policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN*
17 *FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings*
18 *Act.*

19
20 Chairman Deckard explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time, there being
21 no one indicating such, Chairman Deckard closed the open forum.

III. CONSENT AGENDA

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24 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)*
25 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

1. Approval of minutes for the December 27, 2023 Planning and Zoning Commission meeting.

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30 Commissioner Llewelyn made a motion to approve Consent Agenda. Vice-chairman Womble seconded the motion which passed by a vote of 6-0.

IV. PUBLIC HEARING ITEMS

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33
34 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please*
35 *submit a [Request to Address the Planning and Zoning Commission](#) (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning*
36 *Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments*
37 *to three (3) minutes out of respect for the time of other citizens.*

2. **Z2023-054 (HENRY LEE)**

38
39
40 Hold a public hearing to discuss and consider a request by Pare Underwood on behalf of Annette Lall of HIS Covenant Children, Inc. for the approval of a
41 Specific Use Permit (SUP) for an Event Hall/Banquet Facility on a 0.689-acre tract of land identified as Lots A & B, Block 2, Griffith Addition, City of Rockwall,
42 Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 E. Rusk Street, and
43 take any action necessary.

44
45 Senior Planner Henry Lee provided a summary regarding the request. The applicant is requesting a Specific Use Permit (SUP) for an event hall/
46 banquet facility. A bit of background on this case, this was a code enforcement case that was referred to our department as they were operating
47 without a Certificate of Occupancy (CO) and for land use that required a SUP per the zoning code. Staff should note that prior to November 2023 it
48 was not required for all businesses to have a CO unless they had direct access onto the exterior of the building, in this case they did not. They had
49 started operating before that November 2023 deadline. Therefore, when they had begun operating, they were not required a CO however since
50 November 2023 it has been required for all businesses have a CO, in this case, they're having to come to us because the land use does require that
51 SUP. Once they were informed, they got in touch with staff and have started working through the process. In addition, as they've been working
52 through this with staff, they have had the fire department and the building inspections department go out and do all the safety inspections and they
53 have passed all those inspections as well. As indicated the applicant is requesting an event hall/banquet facility on the subject property. The property
54 being a landmark property for the Historic District it did have to get a Certificate of Appropriateness (COA) first from the Historic Preservation
55 Advisory Board which they did recommend approval. Staff should also note that the landmark portion of this property is really the main church
56 building and not the annex building, but with it the landmark status applies to the whole property which is why they had to go through that process
57 as well with the Historic Preservation Advisory Board for approving that COA. They did send a recommendation of approval for the SUP. Another
58 consideration is the parking requirements for this property within your memo staff outlined that they be required 12 parking spaces for this use, and
59 they have a total of 27 parking spaces that will leave a remainder of 15 for the building. There are other tenants within this building and as those uses
60 change, they'll be required to get a COA and CO as well. This being a zoning case staff mailed out 145 notices on December 19th, 2023, to property
61 owners and occupants within 500 ft of the subject property. Currently staff has received one notice in favor of the applicant's request.

62
63 Pare Underwood
64 11644 CR 536

65 Rockwall, TX 75087

66

67 Mrs. Underwood came forward and provided additional details regarding the request.

68

69 Chairman Deckard opened the Public Hearing and asked anyone who wished to speak to come forward at this time, there being no one indicating
70 such, Chairman Deckard closed the public hearing and brought the item back for discussion or action.

71

72 Commissioner Llewelyn made a motion to approve Z2023-054. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0.

73

74 3. Z2023-055 (ANGELICA GUEVARA)

75 Hold a public hearing to discuss and consider a request by Dean Cathey of Dean Cathey Custom Homes on behalf of Chris Malek for the approval of a *Specific*
76 *Use Permit (SUP)* for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.2070-acre tract of land identified
77 as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2),
78 addressed as 3601 Highpoint Drive, and take any action necessary.

79

80 Planning Technician Angelica Guevara came forward and provided additional details regarding the request. The applicant is requesting approval of
81 a Specific Use Permit (SUP) for residential infill in an established subdivision. The subject property is located within the lakeside village phase four
82 subdivision which consists of 61 lots have been in existence since 1973. The proposed single-family home does meet all the density and dimensional
83 requirements for planned development district two however approval of this request is a discretionary decision for the Planning and Zoning
84 Commission and City Council pending a finding that the proposed home will not have a negative impact on the existing subdivision. On December
85 19th, 2023, staff mailed out 94 notices to property owners and occupants within 500 feet of the subject property and at this time staff had received
86 one notice back in favor of the applicant's request.

87

88 Chairman Deckard opened the Public Hearing and asked anyone who wished to speak to come forward at this time, there being no one indicating
89 such, Chairman Deckard closed the public hearing and brought the item back for discussion or action.

90

91 Vice-Chairman Womble made a motion to approve Z2023-055. Commissioner Odom seconded the motion which passed by a vote of 6-0.

92

93 4. Z2023-056 (ANGELICA GUEVARA)

94 Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Kisanet Ghebretsadik for the approval of a *Specific Use Permit (SUP)* for
95 Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.1377-acre parcel of land identified as Lot
96 22, Block B, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 295
97 Harborview Drive, and take any action necessary.

98

99 Planning Technician Angelica Guevara provided a summary regarding the request. The applicant is requesting approval of a Specific Use Permit
100 (SUP) for the purpose of constructing a single-family home on the lot. The proposed home is not conforming to two standards outlined in the unified
101 development code (UDC) which are the garage orientation and the roof pitch. According to the UDC the parking garages should be located at least
102 20 feet behind the front facade of the home and in this case the proposed garage is located evenly with the front facade of the home. Also, the UDC
103 states that all residential structures shall be constructed with the minimum of a 312-roof pitch. In this case the applicant is requesting a home with
104 roof pitches of 112 and 212. Staff should note that there are other examples of housing in the Harbor Landing subdivision with similar garage
105 orientations or roof designs proposed by the applicant. That this being said the approval of a waiver to the garage orientation or roof list requirements
106 is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission with the exception of these
107 two deviations from the general residential standards the rest of the request appears to be in conformance with the density and dimensional
108 requirements as stipulated by Planned Development District 8 (PD-8) and the unified development code. Staff mailed out notices on December 19th,
109 2023, to property owners and occupants within 500 feet of the subject property and at this time staff had received two (2) notices back in favor of the
110 applicant's request.

111

112 Chairman Deckard opened the Public Hearing and asked anyone who wished to speak to come forward at this time, there being no one indicating
113 such, Chairman Deckard closed the public hearing and brought the item back for discussion or action.

114

115 Commissioner Hustings made a motion to approve Z2023-056. Commissioner Thompson seconded the motion which passed by a vote of 6-0

116

117 V. ACTION ITEMS

118

119 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
120 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*

121

122 5. SP2023-047 (HENRY LEE)

123 Discuss and consider a request by Nick Hobbs of BGE, Inc. on behalf of Ben Scott of HEB, LP for the approval of a *Site Plan* for Grocery Store (i.e. HEB) on
124 a 12.519-acre tract of land identified as Tracts 2 & 3 of the J. M. Allen Survey, Abstract No. 2, City of Rockwall, Rockwall County, Texas, zoned Commercial
125 (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of
126 the eastbound IH-30 Frontage Road and John King Boulevard, and take any action necessary.

127

128 Senior Planner Henry Lee provided a summary regarding the request. The applicant is requesting a site plan approval for a grocery store. They
129 have heavy landscape screening area. Three-tiered screening as well as Evergreen shrubs to screen the loading docks. At the corner at John King
130 and I-30 they'd put in an enhanced landscape corner as a compensatory measure per staff recommendations. They are also showing their residential
131 adjacency buffer and, in this case, they are required a 50-foot landscape buffer which they have delineated on the landscape plan and they're
132 requesting the rod iron fence with the berm and Evergreen shrubs to provide a screening wall. The elevations showing the building as it exists

133 today. At the last meeting the Architectural Review Board (ARB) had already made a motion to recommend approval of this case. The applicant did
134 not have any changes for the board tonight however, staff did get plans today from the applicant making some minor changes they had been
135 working through comments. There was one change indicating incidental display being seasonal display. Items that usually go in front of the building
136 like common with mini grocery stores just with the site plan it's required that that's delineated on their which they have shown. The second was an
137 additional variance. Most of the requirements for the overlay district and the commercial general commercial district standards were met for this
138 however there are variances to the parking locations in the overlay district generally allowed to have one row of parking between the building and
139 the roadway in this case the parking is in front of the building. Parking landscaping every tree is required to be within 80 feet of a canopy tree in
140 this case the parking space closest to the building do not have the islands for the trees however the applicants indicated that its due to birds
141 nesting there and getting to the building which they covered in the work session meeting. The residential adjacency that 50-foot landscape buffer
142 does clip into the corner of the building, so they do have an encroachment there. Also, we don't allow paving and landscape buffer however they
143 have that drive that goes along the back of the building therefore that's what that variance comes from. The landscape percentage they're required
144 20% however there at 14%. The four-sided architecture they don't quite meet all the articulation requirements for buildings of this size that we've
145 seen with many other cases though that's not uncommon. Building materials, it's common for buildings of these sides and then for the parapet
146 that was the new one instead of finishing the back of the building with the materials they requested to paint it which staff doesn't really see an issue
147 with. The compensatory measures they offered they did Offer Up the enhanced landscape corner per staff recommendations which does meet
148 requirements and guidelines within the comp plan. They have a 10-foot sidewalk they're putting on long John king which maintains that 10-foot
149 sidewalk that we see a lot on the north side of I-30. They have benches along that 10-foot sidewalk and then they opted to put in five-inch caliper
150 canopy trees instead of four inches along john king as well further compensatory measures.

151 John Rose
152 4135 Calculus Drive,
153 Dallas TX 75244

154
155 Mr. Rose came forward and provided additional details regarding the request.

156
157 Chairman Deckard made a motion to approve SP2023-047. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0.

158
159 6. SP2023-048 (HENRY LEE)

160 Discuss and consider a request by Leslie Ford of Ofi Chito on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Site Plan
161 for a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In (i.e. McDonald's)* on a 1.251- acre tract of land identified as a portion of Lot 3 and all
162 of Lot 2, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay
163 (SH-205 OV) District, generally located north of the northeast corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.
164

165 Senior Planner Henry Lee provided additional details regarding the request. This project was submitted previously last year they did have to request
166 an extension and ultimately, they ended up withdrawing to make sure they could address concerns that the Architectural Review Board (ARB) had
167 as well as the concerns Planning and Zoning Commission. They did resubmit and they're coming forward tonight. ARB did look at this tonight and
168 they did make a recommendation of approval with a condition. The applicant is requesting approval for a site plan for a restaurant with a drive-
169 through greater than 2000 square feet. They generally meet all the requirements however they do have a few variances associated with this primarily
170 to the architecture of the building. The articulation requirements, the four-sided architecture requirements, roof design which is not uncommon for
171 a lot of these small restaurants that we've seen in the overlay districts. The stone requirements around primary materials. For the material variances
172 these are primarily indicated by applicant due to them trying to match on the 7/11 that was approved previously next door. The roof design standards
173 are standard and then the articulation requirements we've seen a lot as well. The ARB did not have issues with the building and that's why they
174 recommended approval despite those variances. However, on the parapets the thinner parapets they did want to see those brought back at a thicker
175 massing to that those parapets. That was their condition of approval. Their compensatory measures they have increased the amount of landscaping
176 the front side yard to 77%. The parking lot landscaping they have an excessive requirement they added an additional accent tree and then they have
177 a bench and outdoor planters outside of the building.
178

179 Leslie Ford
180 3224 Collinsworth Street
181 Ft. Worth, TX 76107

182 Mrs. Ford came forward and provided additional details regarding the request.

183
184 Commissioner Llewelyn made a motion to approve SP2023-048 with ARB recommendations. Commissioner Hustings seconded the motion which
185 passed by a vote of 6-0.
186

187 7. SP2023-049 (ANGELICA GUEVARA) [TABLED TO THE JANUARY 30, 2023 PLANNING AND ZONING COMMISSION MEETING]

188 Discuss and consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Chad Dubose of JCDB Goliad Holdings, LLC for the
189 approval of a Site Plan for *General Retail Building* on a 0.7621-acre portion of a larger 2.542-acre parcel of land identified as Lot 1, Block A, Pecan Valley
190 Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the
191 North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.
192

193 8. SP2023-050 (HENRY LEE) [TABLED TO THE JANUARY 30, 2023 PLANNING AND ZONING COMMISSION MEETING]

194 Discuss and consider a request by Jeff Carroll of Carroll Architects on behalf of Scott Tharp of Scott Free Investments for the approval of a Site Plan for
195 *Office/Warehouse Buildings* on a 3.90-acre tract of land identified as Tracts 2-23 & 2-24 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall,
196 Rockwall County, Texas, zoned Heavy Commercial (HC) District, located at the southeast corner of the intersection of Mims Road and National Drive, and
197 take any action necessary.
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201 9. **SP2023-051 (HENRY LEE) [TABLED TO THE JANUARY 30, 2023 PLANNING AND ZONING COMMISSION MEETING]**
202 Discuss and consider a request by Dwaine Powers for the approval of an Amended Site Plan for *Industrial Building* on a 1.8040-acre tract of land identified as
203 Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, 227 National Drive,
204 and take any action necessary.

205
206 VI. DISCUSSION ITEMS

207
208 10. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).

- 209 • P2023-039: Replat for Lot 32, Block F, Saddle Star Estates South, Phase 2 Addition (**APPROVED**)
- 210 • Z2023-052: Specific Use Permit (SUP) for the REDC for La Jolla Pointe Drive (**2ND READING; APPROVED**)
- 211 • Z2023-053: Amendment to Planned Development District 4 (PD-4) for the REDC (**2ND READING; APPROVED**)

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214 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

215
216 VII. ADJOURNMENT

217 **Chairman Deckard adjourned the meeting at 6:30PM**

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219
220 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
221 _____, 2024.

222
223
224
225 Attest:

226 _____
227 Melanie Zavala, Planning Coordinator

223
224
225 _____
226 Derek Deckard, Chairman



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 30, 2024
APPLICANT: Keaton Mai; *Dimension Group*
CASE NUMBER: P2024-004; *Replat for Lots 14-18, Block A, Creekside Commons Addition*

SUMMARY

Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for Lots 14-18, Block A, Creekside Commons Addition being a 16.719-acre tract of land identified as Lots 2-6, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting approval of a Replat of five (5) existing parcels of land on 16.719-acres (*i.e. Lots 2-6, Block A, Creekside Commons Addition*) in order to establish five (5) new lots (*i.e. Lots 14-18, Block A, Creekside Commons Addition*). The purpose of the Replat is to abandon existing easements, dedicate new easements, and adjust the lot lines of the five (5) existing lots in order to facilitate the future development of the subject property.
- The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. On March 4, 2013, the City Council approved a zoning case [*Case No. Z2013-002*] that rezoned the subject property from an Agricultural (AG) District to a Commercial (C) District. A preliminary plat [*Case No. P2021-027*] was approved by the City Council on June 7, 2021. This preliminary plat was amended by the City Council through *Case No. P2022-030* on July 5, 2022. On November 7, 2022, the City Council approved a final plat [*Case No. P2022-052*] that established the subject property as Lots 2-6, Block A, Creekside Commons Addition. On January 9, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2023-048*] to allow the construction of a *Restaurant Greater than 2,000 SF, with a Drive Through or Drive-In* on a portion of the subject property.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Replat for *Lots-14-18, Block A, Creekside Commons Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,

- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/26/2024

PROJECT NUMBER: P2024-004
PROJECT NAME: Final Plat for Creekside Commons
SITE ADDRESS/LOCATIONS: NWC of Hwy 205 & Future FM549

CASE CAPTION: Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a Replat for Lots 14-18, Block A, Creekside Commons Addition being a 16.719-acre tract of land identified as Lots 2-6, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/26/2024	Needs Review

01/26/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 14-18, Block A, Creekside Commons Addition being a 16.719-acre tract of land identified as Lots 2-6, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [SH-205] and S. FM-549.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2024-004) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Final Plat
Lots 14-18, Block A,
Creekside Commons Addition
Being a Replat of
Lots 2-6, Block A,
Creekside Commons Addition
Being 5 Lots
16.719-Acres/ 728,274.55 SF
Situated in the
W. W. Ford Survey, Abstract No. 80
City of Rockwall, Rockwall County, Texas

M.5 Please correct the Lot and Block designation to reflect the Title Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Provide the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

M.7 There is discrepancy between the plat and legal description with the last segment. The plat reads N43°50'09"W and the legal description reads N45°50'09"W. Please correct these to be consistent. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please remove the preliminary language from the surveyor signature block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: January 30, 2024
City Council: February 5, 2024

I.11 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jonathan Browning	01/26/2024	Approved w/ Comments

01/24/2024: Plat may not be filed until flood study is approved.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/24/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/22/2024	Approved

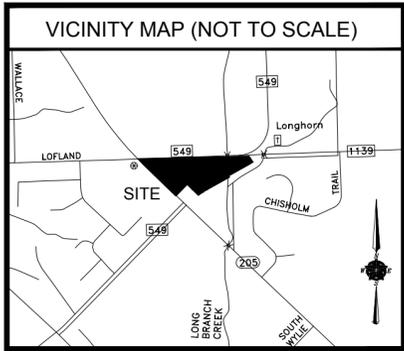
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/22/2024	Approved

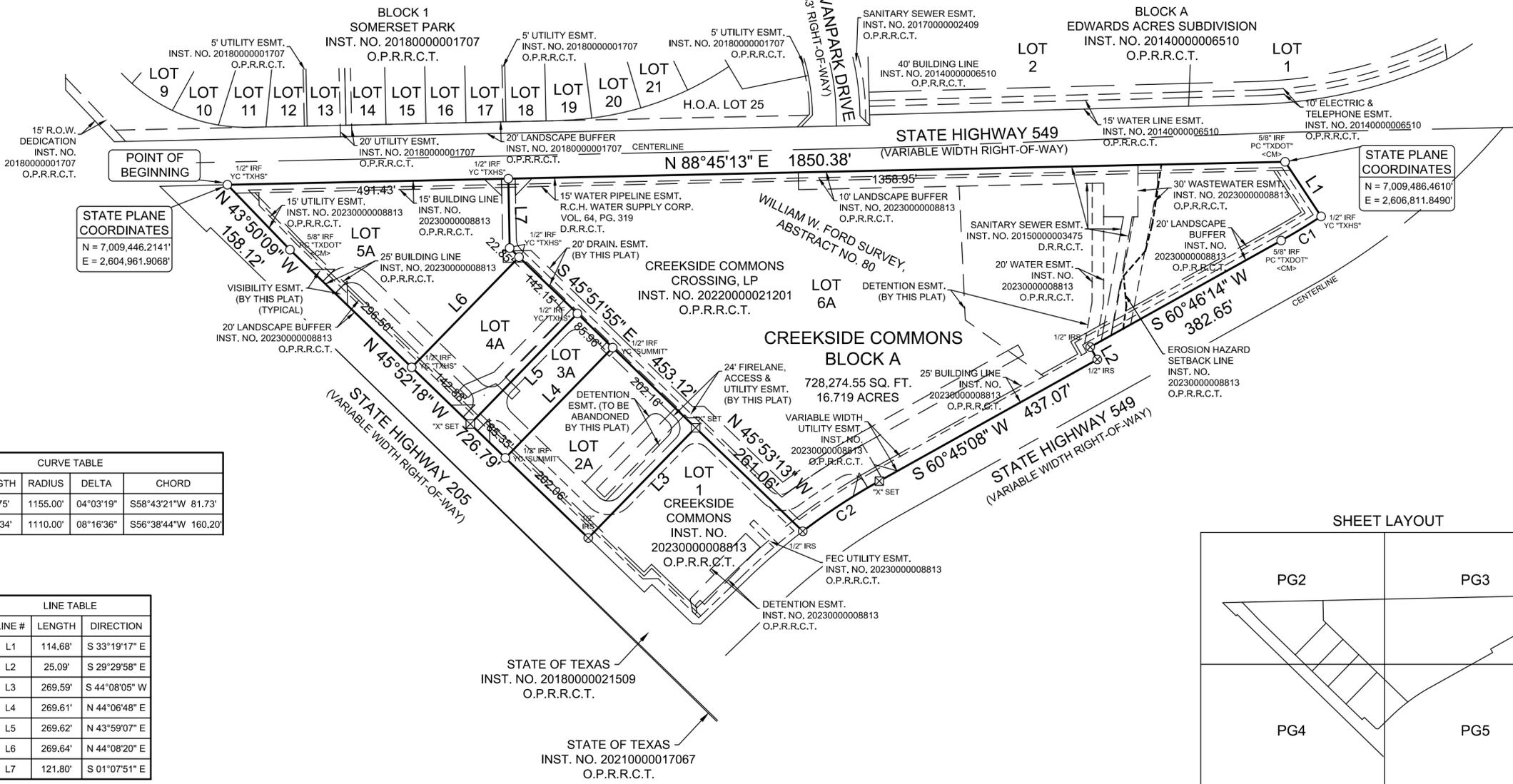
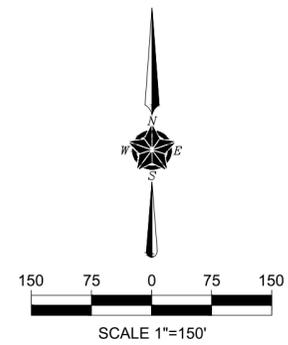
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/25/2024	Approved

No Comments



No Comments - MP
Plat may not be filed until flood
study is approved.

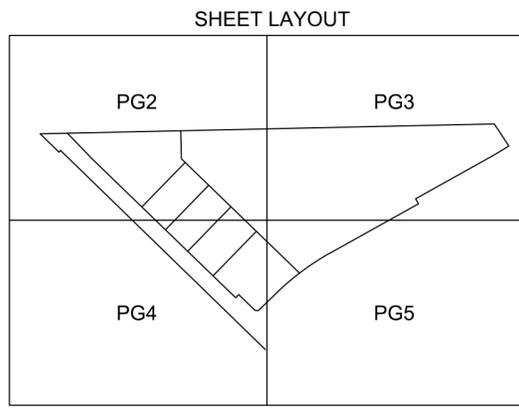


STATE PLANE
COORDINATES
N = 7,009,486.2141'
E = 2,604,961.9068'

STATE PLANE
COORDINATES
N = 7,009,486.4610'
E = 2,606,811.8490'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	81.75'	1155.00'	04°03'19"	S58°43'21"W 81.73'
C2	160.34'	1110.00'	08°16'36"	S56°38'44"W 160.20'

LINE TABLE		
LINE #	LENGTH	DIRECTION
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L3	269.59'	S 44°08'05" W
L4	269.61'	N 44°06'48" E
L5	269.62'	N 43°59'07" E
L6	269.64'	N 44°08'20" E
L7	121.80'	S 01°07'51" E



LEGEND:
IRF IRON ROD FOUND
PC "TXDOT" IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT"
IRS IRON ROD SET WITH YELLOW CAP STAMPED "TXHS"
<CM> CONTROLLING MONUMENT
D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
ESMT. EASEMENT
FEC FARMERS ELECTRIC COOPERATIVE
L= LENGTH

ENGINEER
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238



SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

REPLAT
CREEKSIDE COMMONS
LOTS 2A-6A, BLOCK A
16.719 ACRES / 728,274.55 SF
5 LOTS
BEING A REPLAT OF LOTS 2-6, BLOCK A OF
CREEKSIDE COMMONS
SITUATED IN THE
W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NWC of Hwy 205 and Future FM 549				
SUBDIVISION	Creekside Commons	LOT	2-6	BLOCK	A
GENERAL LOCATION	NWC of Hwy 205 and Future FM 549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial (C)	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial (C)	PROPOSED USE	Undeveloped (TBD)		
ACREAGE	16.719	LOTS [CURRENT]	5	LOTS [PROPOSED]	5

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]

<input type="checkbox"/> OWNER	Creekside Commons Crossing LP	<input checked="" type="checkbox"/> APPLICANT	The Dimension Group
CONTACT PERSON	Michael Hampton	CONTACT PERSON	Keaton Mai
ADDRESS	10755 Sandhill Rd	ADDRESS	10755 Sandhill Rd
CITY, STATE & ZIP	Dallas, TX 75238	CITY, STATE & ZIP	Dallas, TX 75238
PHONE	214-271-4630	PHONE	214-600-1152
E-MAIL	mhampton@prudentdevelopment.com	E-MAIL	kmai@dimensiongroup.com

NOTARY VERIFICATION [REQUIRED]

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

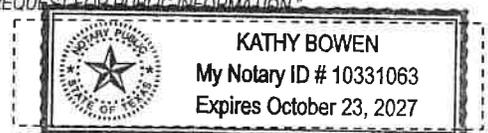
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 639.38 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF January, 2024

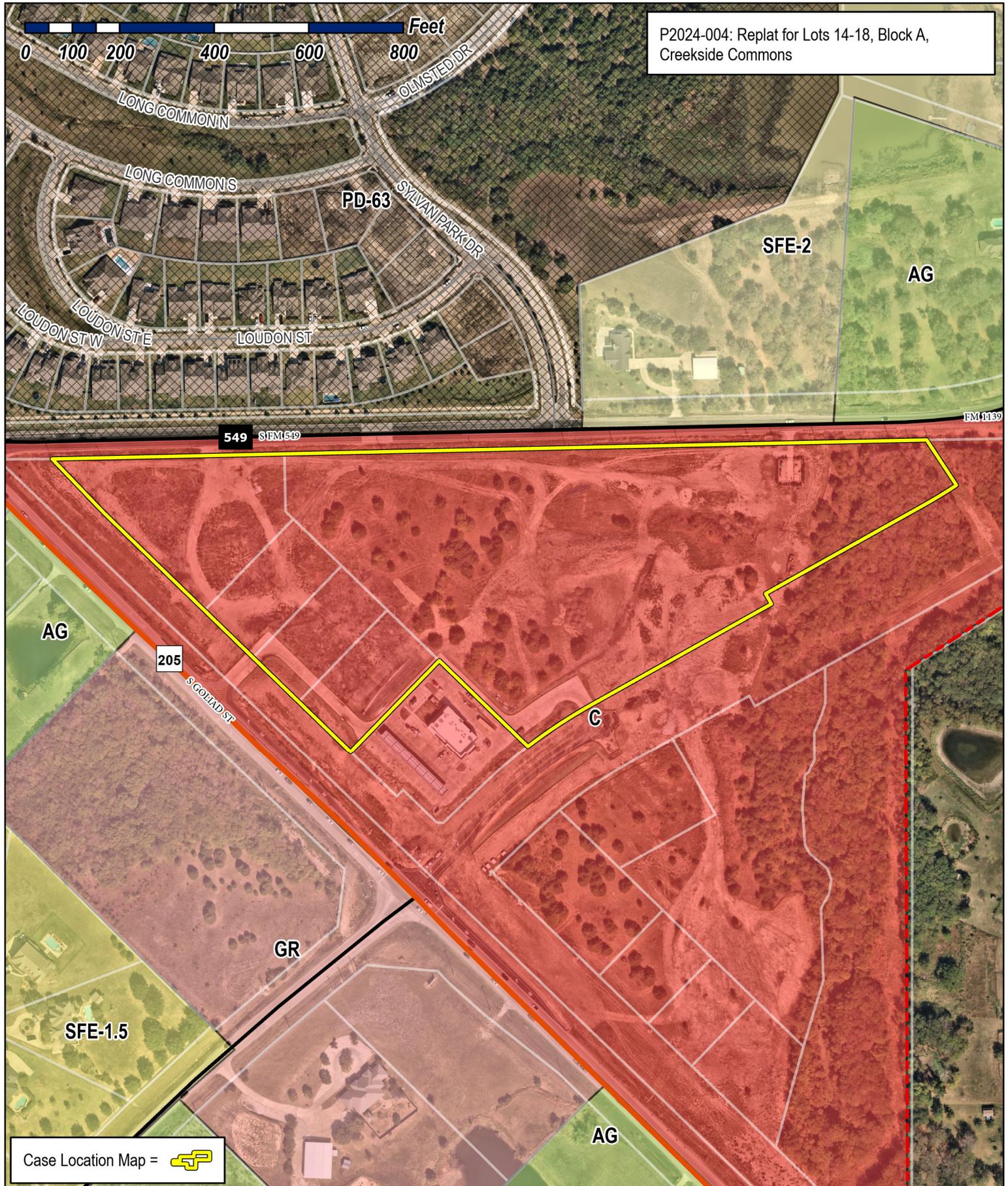
OWNER'S SIGNATURE

[Signature of Michael Hampton]
[Signature of Kathy Bowen]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/23/27



P2024-004: Replat for Lots 14-18, Block A, Creekside Commons

0 100 200 400 600 800 Feet

549 SFM649

FM1139

205

Case Location Map =

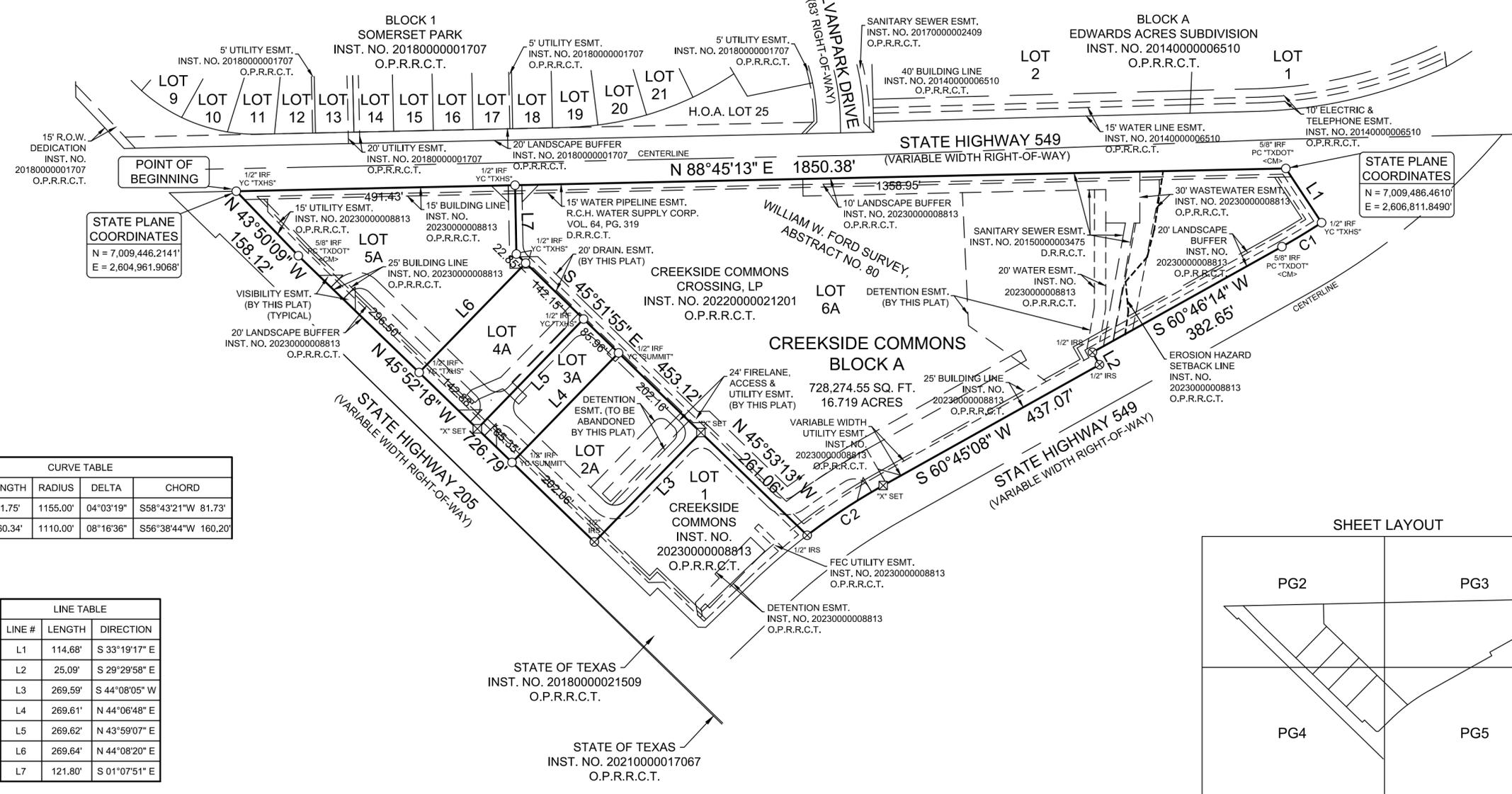
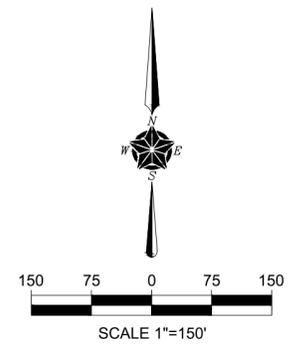
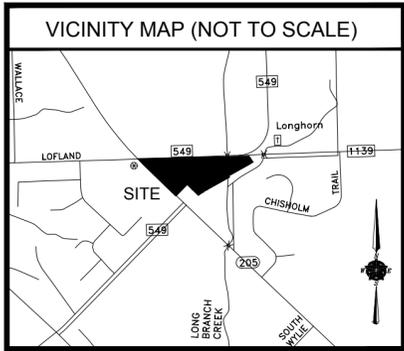


City of Rockwall

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

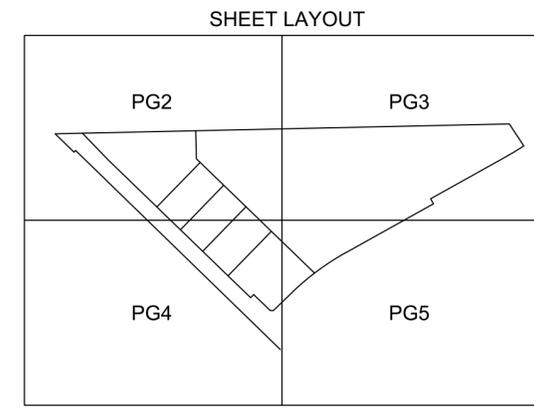
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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ENGINEER
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 10755 SANDHILL ROAD
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OWNER
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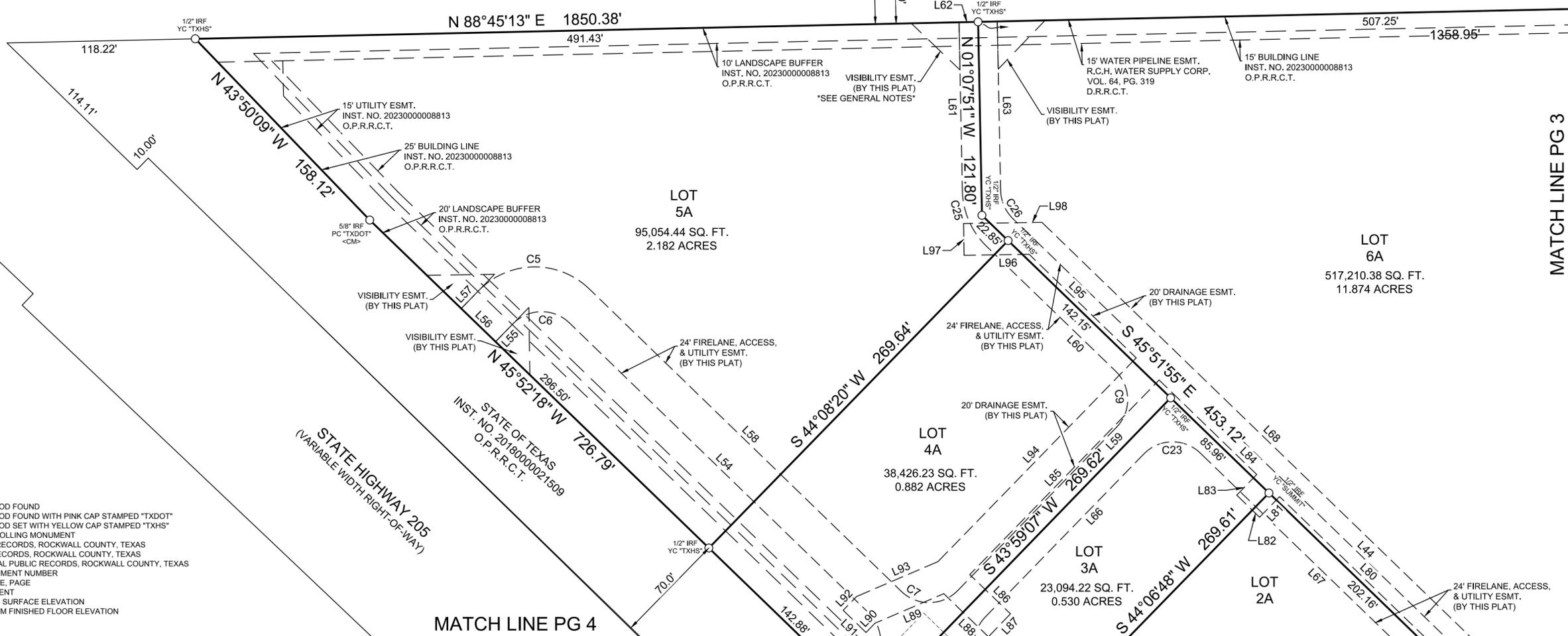
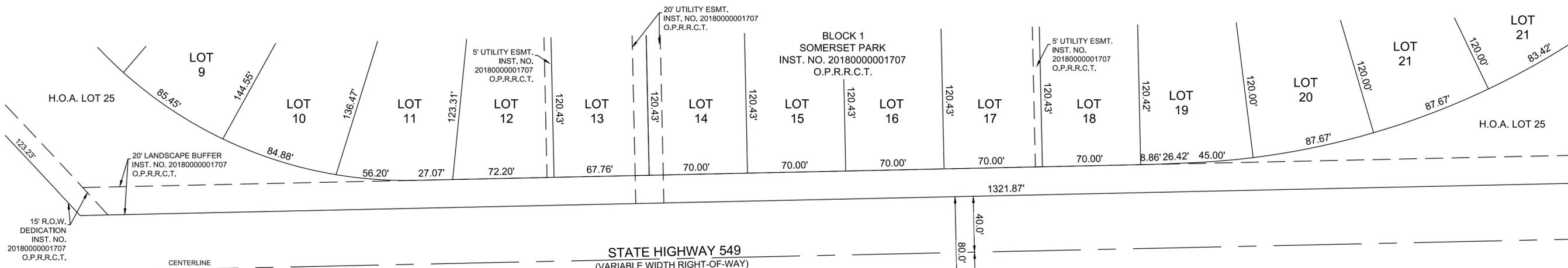
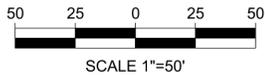


SURVEYOR

TEXAS HERITAGE
 SURVEYING, LLC

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 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm No. 10169300

REPLAT
CREEKSIDE COMMONS
 LOTS 2A-6A, BLOCK A
 16.719 ACRES / 728,274.55 SF
 5 LOTS
 BEING A REPLAT OF LOTS 2-6, BLOCK A OF
 CREEKSIDE COMMONS
 SITUATED IN THE
 W. W. FORD SURVEY, ABSTRACT NO. 80
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



MATCH LINE PG 3

MATCH LINE PG 4

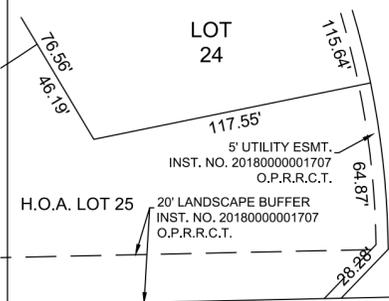
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- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- INST. NO. INSTRUMENT NUMBER
- VOL., PG. VOLUME, PAGE
- ESMT. EASEMENT
- WSEL WATER SURFACE ELEVATION
- MIN. F.F.E. MINIMUM FINISHED FLOOR ELEVATION



BLOCK 1
SOMERSET PARK
INST. NO. 2018000001707
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 2014000006510
O.P.R.R.C.T.



SYLVANPARK DRIVE
(83' RIGHT-OF-WAY)

SANITARY SEWER ESMT.
INST. NO. 2017000002409
O.P.R.R.C.T.

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.

BLOCK A
EDWARDS ACRES SUBDIVISION
INST. NO. 2014000006510
O.P.R.R.C.T.

10' ELECTRIC &
TELEPHONE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.

15' WATER LINE ESMT.
INST. NO. 2014000006510
O.P.R.R.C.T.



STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

100-YR WSEL = 519.58

N 88°45'13" E 1850.38'

MATCH LINE PG 2

WILLIAM W. FORD SURVEY,
ABSTRACT NO. 80

SANITARY SEWER ESMT.
INST. NO. 2015000003475
D.R.R.C.T.

DETENTION ESMT.
(BY THIS PLAT)

100-YR WSEL = 526.93

LOT
6A
517,210.38 SQ. FT.
11.874 ACRES
MIN. F.F.E. = 528.93

CREEKSIDE COMMONS
BLOCK A

728,274.55 SQ. FT.
16.719 ACRES
CREEKSIDE COMMONS CROSSING, LP
INST. NO. 20220000021201
O.P.R.R.C.T.

SANITARY SEWER ESMT.
INST. NO. 2015000003475
D.R.R.C.T.

20' WATER ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

30' WASTEWATER ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

100-YR WSEL = 518.87

10' UTILITY ESMT.
INST. NO. 20230000008813
O.P.R.R.C.T.

15' WATER PIPELINE ESMT.
R.C.H. WATER SUPPLY CORP.
VOL. 64, PG. 319
D.R.R.C.T.

MIN. F.F.E. = 521.54

20' LANDSCAPE BUFFER
INST. NO. 20230000008813
O.P.R.R.C.T.

25' BUILDING LINE
INST. NO. 20230000008813
O.P.R.R.C.T.

STATE HIGHWAY 549
(VARIABLE WIDTH RIGHT-OF-WAY)

20' DRAINAGE ESMT.
(BY THIS PLAT)

L71

L73

L103

L72

L106

L107

L104

L101

L102

L105

L108

L109

L110

L111

L112

L113

L114

L115

L116

L117

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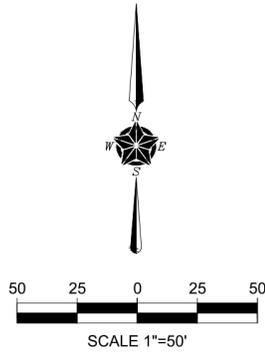
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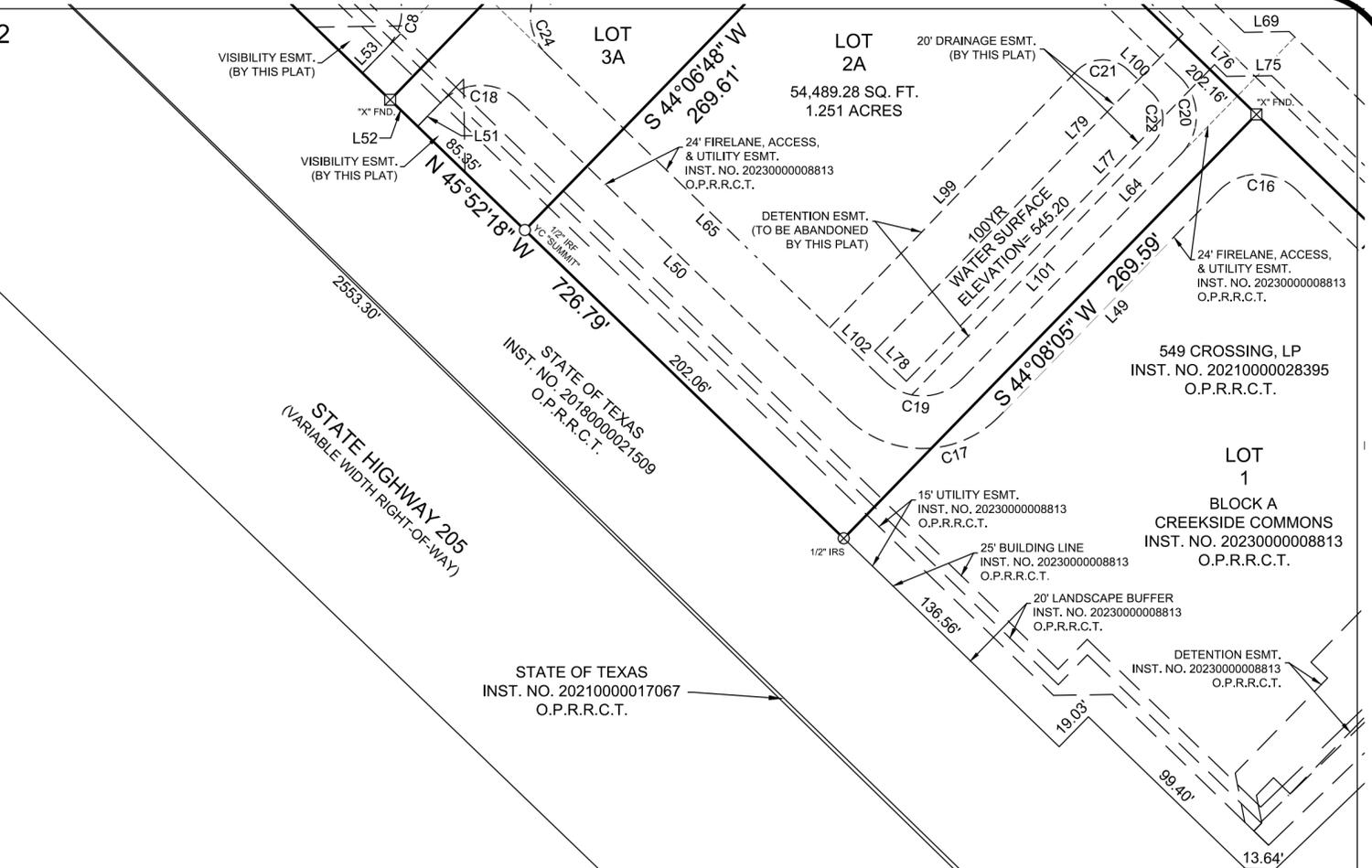
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MATCH LINE PG 2



EASEMENT CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C5	77.03'	49.00'	90°04'02"	N89° 09' 38"E 69.34'
C6	39.29'	25.00'	90°03'22"	N89° 09' 23"E 35.37'
C7	39.30'	25.00'	90°03'40"	N89° 09' 38"E 35.37'
C8	39.25'	25.00'	89°56'38"	S00° 50' 37"E 35.34'
C9	39.26'	25.00'	89°58'44"	N00° 52' 33"W 35.35'
C10	35.08'	25.00'	80°24'27"	S86° 04' 08"E 32.28'
C11	153.50'	1217.83'	07°13'18"	N57° 20' 17"E 153.39'
C12	23.41'	1110.00'	01°12'29"	S60° 10' 48"W 23.41'
C13	48.20'	30.00'	92°03'14"	N75° 56' 55"W 43.18'
C14	88.11'	1187.83'	04°15'00"	S55° 53' 57"W 88.09'
C15	68.78'	49.00'	80°25'32"	S86° 00' 47"E 63.27'
C16	39.27'	25.00'	90°00'00"	S89° 08' 05"W 35.36'
C17	76.97'	49.00'	90°00'04"	S89° 08' 07"W 69.30'
C18	39.27'	25.00'	90°00'08"	S89° 08' 12"W 35.36'
C19	39.27'	25.00'	90°00'07"	N89° 07' 55"E 35.35'
C20	39.27'	25.00'	90°00'00"	N00° 51' 55"W 35.36'
C21	25.92'	16.50'	90°00'00"	N88° 44' 15"E 23.34'
C22	25.92'	16.50'	90°00'00"	S01° 15' 34"E 23.33'
C23	39.28'	25.00'	90°01'16"	S89° 07' 27"W 35.36'
C24	39.26'	25.00'	89°59'07"	S00° 52' 45"E 35.35'
C25	39.04'	50.00'	44°44'04"	N23° 29' 53"W 38.05'
C26	20.30'	26.00'	44°44'04"	S23° 29' 53"E 19.79'
C27	148.68'	1200.00'	07°05'57"	N57° 14' 04"E 148.59'
C28	163.09'	1180.00'	07°55'09"	S56° 49' 28"W 162.96'



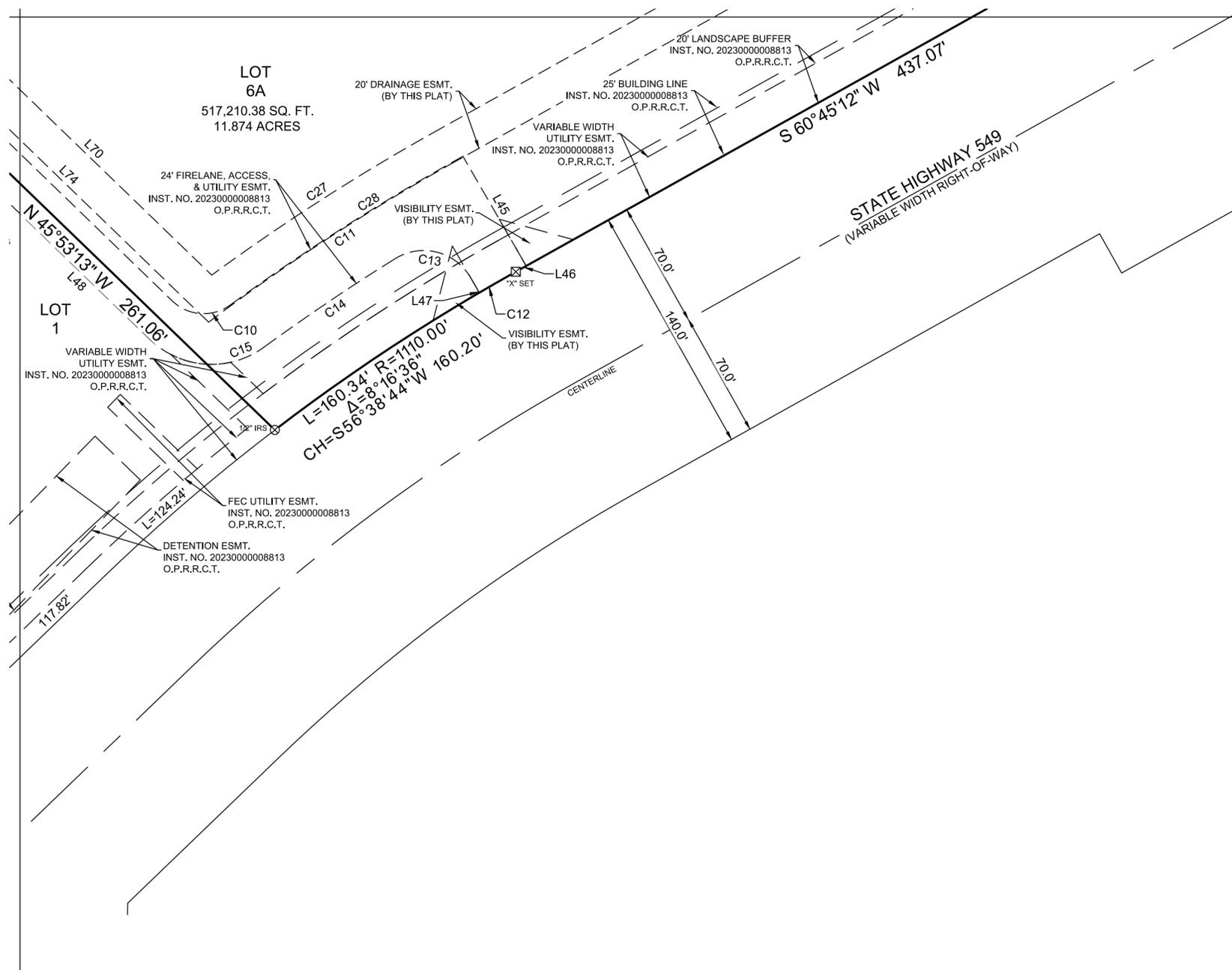
EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L44	607.70'	S45°51'55"E
L45	70.46'	S29°55'18"E
L46	6.59'	S60°50'37"W
L47	9.73'	N29°55'18"W
L48	139.25'	N45°51'55"W
L49	143.09'	S44°08'02"W
L50	208.04'	N45°51'50"W
L51	15.54'	S44°08'19"W
L52	35.00'	N45°52'18"W
L53	15.54'	N44°06'49"E
L54	261.78'	N45°48'56"W
L55	15.78'	S44°07'42"W
L56	30.00'	N45°52'18"W
L57	15.78'	N33°07'42"E
L58	273.18'	S45°48'56"E
L59	143.11'	N44°06'49"E
L60	112.86'	N45°51'55"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	106.13'	N01°07'51"W
L62	24.00'	N88°45'13"E
L63	106.18'	S01°07'51"E
L64	143.10'	N44°08'05"E
L65	213.57'	S45°52'18"E
L66	143.12'	N44°06'49"E
L67	213.62'	S45°51'55"E
L68	392.99'	S45°51'55"E
L69	20.50'	N89°08'05"E
L70	191.46'	S45°53'11"E
L71	328.53'	N60°45'08"E
L72	20.00'	S29°14'52"E
L73	328.54'	S60°45'08"W
L74	200.21'	N45°53'11"W
L75	20.50'	S89°08'05"W
L76	7.68'	N45°51'55"W
L77	201.31'	S44°08'05"W

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L78	20.00'	N45°51'55"W
L79	201.31'	N44°08'05"E
L80	146.26'	N45°51'55"W
L81	18.07'	S44°08'05"W
L82	20.00'	N45°53'11"W
L83	18.08'	N44°08'05"E
L84	85.41'	N45°51'55"W
L85	170.62'	S44°08'05"W
L86	35.54'	S45°57'08"E
L87	20.00'	S43°51'32"W
L88	38.96'	N45°56'48"W
L89	46.98'	S66°42'33"W
L90	8.11'	S44°11'04"W
L91	20.00'	N45°48'56"W
L92	12.09'	N44°11'04"E
L93	55.64'	S66°42'33"W
L94	178.63'	N44°08'05"E

EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION
L95	93.63'	N45°51'55"W
L96	40.86'	S89°08'05"W
L97	20.00'	N00°51'55"W
L98	49.14'	N89°08'05"E
L99	162.36'	N43°47'26"E
L100	15.00'	S46°15'34"E
L101	158.64'	S43°43'24"W
L102	34.53'	N45°52'02"W
L103	169.02'	N54°13'54"W
L104	235.29'	N02°38'25"W
L105	15.09'	N29°13'46"W
L106	4.21'	N60°46'14"E
L107	74.46'	N10°06'25"E
L108	208.50'	N0°05'08"E

MATCH LINE PG 5

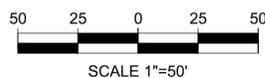


GENERAL NOTES:

- 1) Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- 2) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under the Subdivision Ordinance of the City of Rockwall.
- 3) Property owner shall be responsible for maintenance, repairs, and reconstruction of drainage and detention easements.
- 4) All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- 5) Bearings are based upon the Texas State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (2011).
- 6) The purpose of this replat is to create easements and change a lot boundary line.
- 7) Benchmarks:
 - COR-8: Aluminum disk stamped "City of Rockwall Survey Monument" at the northerly intersection of Silver View Lane and Diamond Way Drive ± 1 foot north of curb line in center of curve.
N= 7,018,063.113; E= 2,609533.682; Elevation= 600.48'
 - COR-9: Brass disk stamped "City of Rockwall Survey Monument" on the south side of Discovery Boulevard at the southeaster corner of curb inlet ± 180 feet east intersection of Discovery/Corporate.
N= 7,020,550.132; E= 2,607,463.893; Elevation= 595.63'
- 8) Zoning: Commercial (C) District
- 9) Base Flood Elevation information per FEMA GIS, FIRM Panel #48397C0045L.
- 10) All Visibility Easements are 30'x30' unless otherwise noted.
- 11) WSEL information based upon Floodplain / Detention Study NDMCE No. 23-014 by Nathan D. Maier Consulting Engineers, Inc. completed December of 2023.

MATCH LINE PG 4

MATCH LINE PG 3



OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Creekside Commons Crossing, LP is the owner of that tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, being Lots 2-6, Block A of Creekside Commons, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Instrument Number 2023000008813 of the Official Public Records of Rockwall County, Texas, and being that same tract of land described in Special Warranty Deed to Creekside Commons Crossing, LP recorded in Instrument Number 20220000021201 of the Official Public Records of Rockwall County, Texas,, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being in the northeast corner of that tract of land described as Parcel 1 Part 1 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, said corner also being in the south right-of-way line of existing State Highway 549 (variable width right-of-way);

Thence North 88 degrees 45 minutes 13 seconds East, along the south right-of-way line of said existing State Highway 549, a distance of 1,850.38 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said corner being the northwest corner of that tract of land described as Parcel 1 Part 2 in deed to the State of Texas recorded in Instrument Number 20180000021509 of the Official Public Records of Rockwall County, Texas, said corner also being in a northwest right-of-way line of new State Highway 549 (variable width right-of-way);

Thence, along the northwest line of said State of Texas Parcel 1 Part 2 tract and along the northwest line of said new State Highway 549, the following courses and distances:

Thence South 33 degrees 19 minutes 17 seconds East, a distance of 114.68 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" found for corner, said corner being the beginning of a non-tangent curve to the right, having a delta of 04 degrees 03 minutes 19 seconds, a radius of 1,155.00 feet and a chord bearing and distance of South 58 degrees 43 minutes 21 seconds West, 81.73 feet;

Thence, in a southwesterly direction, along said curve to the right, an arc length of 81.75 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence South 60 degrees 46 minutes 14 seconds West, a distance of 382.65 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 29 degrees 29 minutes 58 seconds East, a distance of 25.09 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner;

Thence South 60 degrees 45 minutes 08 seconds West, a distance of 437.07 feet to a "X" set for corner,said corner being the beginning of a non-tangent curve to the left, having a delta of 08 degrees 16 minutes 36 seconds, a radius of 1,110.00 feet and a chord bearing and distance of South 56 degrees 38 minutes 44 seconds West, 160.20 feet;

Thence, in a southwesterly direction, along said curve to the left, an arc length of 160.34 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being the east corner of Lot 1, Block A of said Creekside Commons;

Thence North 45 degrees 53 minutes 13 seconds West, along the northeast line of said Lot 1, Block A, a distance of 261.06 feet to an "X" set for corner, said corner being the north corner of said Lot 1, Block A;

Thence South 44 degrees 08 minutes 05 seconds West, along the northwest line of said Lot 1, Block A, a distance of 269.59 feet to a 1/2 inch iron rod with yellow plastic cap stamped "TXHS" set for corner, said corner being the west corner of said Lot 1, Block A, said corner also being in a northeast line of said State of Texas Parcel 1 Part 1 tract;

Thence North 45 degrees 52 minutes 18 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 726.79 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for corner;

Thence North 45 degrees 50 minutes 09 seconds West, along a northeast line of said State of Texas Parcel 1 Part 1 tract, a distance of 158.12 feet back to the POINT OF BEGINNING and containing 728,274.55 square feet or 16.719 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the CREEKSIDE COMMONS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the CREEKSIDE COMMONS subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purposes of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage or cause of action that I may have as a result of the dedication of exactions made herein.

Creekside Commons Crossing, LP

Jassem Setayesh
President/CEO

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Jassem Setayesh, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Signature

SURVEYORS CERTIFICATE:

I, J. R. January, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. (1/18/2024)

J. R. January, R.P.L.S. No. 5382

APPROVED: I hereby certify that the above and foregoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____, 2024.

Mayor of the City of Rockwall

Planning and Zoning Chairman

City Secretary

City Engineer

ENGINEER
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
attn: KEATON MAI

OWNER
CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL ROAD
DALLAS, TEXAS 75238



TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

SURVEYOR

CASE #
DATE: 11/9/2023 / JOB # 2300816-1 / SCALE= 1" = 50' / DRAWN: JACOB

REPLAT
CREEKSIDE COMMONS
LOTS 2A-6A, BLOCK A

16.719 ACRES / 728,274.55 SF
5 LOTS

BEING A REPLAT OF LOTS 2-6, BLOCK A OF
CREEKSIDE COMMONS
SITUATED IN THE

W. W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: January 30, 2024
SUBJECT: Z2024-001; Amendment to Planned Development District 2 (PD-2)

On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts*). The purpose of this effort is to [1] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [2] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are not intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*) and the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*).

Planned Development District 2 (PD-2) -- *also known as Lakeside Village and Turtle Cove Subdivisions* -- was originally adopted prior to 1972, and currently consists of 56 pages of regulations within 11 regulating ordinances. The following is a timeline and summary of the ~50 development cases associated with this Planned Development District:

RED: EXPIRED ORDINANCES

BLUE: SUPERSEDED ORDINANCES

GREEN: PARTIALLY SUPERSEDED ORDINANCES

ORANGE: ORDINANCES

- JUNE 21, 1972 (ORDINANCE NO. 72-13): Zoning Change from an Agricultural (AG) District to a Multi-Family 1 (MF-1) District for a portion of the Lakeside Village Subdivision. [**SUPERSEDED BY ORDINANCE NO. 73-33**]
- 1972: The original Planned Development District 2 (PD-2) was established as part of the 1972 Zoning Ordinance, and allowed the following land uses: *Yacht Club, Marina, Cabana Club, Lodge Tower, Multiple Family Apartments, Shopping Village, Golf Course, Pro-Shop and Health Club, Nursery, Townhouses, Villas, Recreation Areas, Lodges, and Tennis Courts*. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 73-33 & 84-53**]
- SEPTEMBER 4, 1973 (ORDINANCE NO. 73-33; PZ1973-003-01): Zoning Change to establish Phase VI of the Lakeside Village Subdivision (*present day Turtle Cove Subdivision*). [**SUPERSEDED BY ORDINANCE NO. 96-06**]
- SEPTEMBER 8, 1980 (ORDINANCE NO. 80-19): Zoning Change to allow for a Cable Television Monitoring Station between Lot 61 & 62, Block M (*i.e. Lots M61 & M62*), Lakeside Village, Phase II. [**EXPIRED; NO LONGER APPLICABLE**]
- FEBRUARY 10, 1983 (PZ1983-002-01): *Site Plan* for Lakeside Village, Phase V.
- OCTOBER 1, 1984 (PZ1983-023-01): *Site Plan* for Phases I – IV (*i.e. Phase 1-4*) of the Lakeside Village Subdivision.
- NOVEMBER 5, 1984 (ORDINANCE NO. 84-53): Zoning Change adopting a concept plan and area requirements for Phase I – IV (*i.e. Phases 1-4*) of the Lakeside Village Subdivision. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 92-23**]
- FEBRUARY 4, 1985 (PZ1984-133-01): *Preliminary Plat/Development Plan* for the Turtle Cove Subdivision.
- MARCH 18, 1985 (ORDINANCE NO. 85-16): Zoning Change adopting a concept plan and area requirements for the Turtle Cove Subdivision. [**PARTIALLY SUPERSEDED BY ORDINANCE NO. 92-08 & 96-06**]
- MAY 6, 1985 (PZ1985-025-01): *Final Plat* for the Turtle Cove Subdivision.
- DECEMBER 12, 1985 (PZ1985-093-01): Zoning Change to allow for a *Private Club* as an accessory land use to a *Restaurant* land use [**WITHDRAWN**].
- APRIL 21, 1986 (ORDINANCE NO. 86-28; PZ1986-014-01): Zoning Change to allow for a *Private Club* as an accessory land use to a *Restaurant* land use.

- NOVEMBER 7, 1988 (PZ1988-047-01): Replat for Lot 3, Block D, Lakeside Village, Phase I.
- APRIL 6, 1992 (ORDINANCE NO. 92-08; PZ1992-003-01): Zoning Change to amend Ordinance No. 85-16 to change the minimum side yard setback and the minimum side yard setback adjacent to a street. [*SUPERSEDED BY ORDINANCE NO. 96-06*]
- AUGUST 3, 1992 (ORDINANCE NO. 92-23; PZ1992-013-01): Zoning Change to change the area requirements for Phases I – IV (i.e. Phases 1-4) of the Lakeside Village Subdivision.
- SEPTEMBER 21, 1992 (PZ1992-036-01): Replat of Lots 1-20, Blocks C & Lots 1-9, Block D of the Turtle Cove Subdivision.
- JANUARY 4, 1993 (PZ1992-046-01): Vacating Plat for Phase V of the Lakeside Village Subdivision [*DENIED*].
- MARCH 14, 1993 (PZ1993-006-01): Vacating Plat for Phase V of the Lakeside Village Subdivision.
- AUGUST 10, 1995 (PZ1995-036-01): Replat for Lots 42-47, Block L, Lakeside Village, Phase II.
- OCTOBER 10, 1995 (PZ1995-053-01): Zoning Change and Preliminary Plat for Phase V of the Lakeside Village Subdivision to change the land use from Single-Family Attached to Single-Family Detached [*WITHDRAWN*].
- MARCH 4, 1996 (ORDINANCE NO. 96-06; PZ1995-064-01): Zoning Change adopting a concept plan and area requirements for the Turtle Cove Subdivision. [*SUPERSEDED BY ORDINANCE NO. 99-46*]
- MARCH 4, 1996 (PZ1995-064-02): Replat for the Turtle Cove Subdivision.
- AUGUST 5, 1996 (PZ1996-041-01): Replat for Lots 70R & 71R, Block A, Turtle Cove Addition.
- SEPTEMBER 3, 1996 (PZ1996-052-01): Replat for Lots 32R & 33R, Block B, Turtle Cove Addition.
- SEPTEMBER 3, 1996 (PZ1996-053-01): Replat for Lot 1, Block A, Turtle Cove Addition.
- JULY 21, 1997 (PZ1997-038-01): Preliminary Plat and Tree Plan for Phase 2 of the Turtle Cove Addition.
- OCTOBER 20, 1997 (PZ1997-076-01): Replat of Lots 28 & 29, Block A, Turtle Cove Addition for the purpose of abandoning a ten (10) foot utility easement (*the plat was never filed*).
- DECEMBER 15, 1997 (PZ1997-087-01): Preliminary Plat for Phase V of the Lakeside Village Subdivision.
- MARCH 16, 1998 (PZ1998-009-01): Final Plat for Phase V-A of the Lakeside Village Subdivision.
- SEPTEMBER 21, 1998 (PZ1998-048-01): Replat of Lots 28 & 29, Block A, Turtle Cove Addition for the purpose of abandoning a ten (10) foot utility easement.
- NOVEMBER 16, 1998 (PZ1998-077-01): Final Plat for Phase V-B of the Lakeside Village Subdivision.
- SEPTEMBER 20, 1999 (PZ1999-067-01): Preliminary Plat and Tree Plan for Phase 3 of the Turtle Cove Addition.
- OCTOBER 18, 1999 (PZ1999-076-01): Replat for Lot 7, Block A, Lakeside Village Subdivision, Phase V-A.
- OCTOBER 18, 1999 (ORDINANCE NO. 99-46; PZ1999-081-01): Zoning Change to increase the number of front-loaded lots permitted in the Turtle Cove Subdivision. [*SUPERSEDED ORDINANCE NO. 96-06*]
- NOVEMBER 15, 1999 (PZ1999-093-01): Replat for Lots 65, 66, 69, 70, 78-80, & 85-93, Block L; Lots 33, 72-79, & 83-85, Block M; and, Lots 3, 4, 58-62, 71-74, 82-85, 92, 93, 96, 97, 102, & 103, Block P, Lakeside Village Subdivision, Phase II, III & IV.
- SEPTEMBER 18, 2000 (PZ2000-74-01): Replat for Lot 44R, Block N, Lakeside Village, Phase IV.
- DECEMBER 18, 2000 (PZ2000-111-01): Replat for Lots 10-18, Block A, and Lots 1-5, Block B, Turtle Cove Addition, Phase III.
- APRIL 16, 2001 (PZ2001-038-01): Replat for Lots 15-21, Block M, Lakeside Village, Phase II.
- APRIL 16, 2001 (PZ2001-039-01): Replat for Lots 17R, Block C, Lakeside Village, Phase I.
- NOVEMBER 15, 2001 (PZ2001-094-01): Replat for Lot 69R, Block D, Lakeside Village, Phase I (*the plat was never filed*).
- OCTOBER 15, 2001 (PZ2001-100-01): Replat for Lots 72R, 74R, 78R, 80R & 84R, Block M, Lakeside Village, Phase II.
- FEBRUARY 18, 2002 (PZ2002-003-01): Final Plat for Phase V-C of the Lakeside Village Subdivision.
- DECEMBER 16, 2002 (PZ2002-100-01): Replat for Lot 69R, Block D, Lakeside Village, Phase I.
- FEBRUARY 11, 2003 (PZ2003-006-01): Replat for Lots 10 & 16, Block B, Lakeside Village, Phase V [*DENIED*].
- MARCH 3, 2003 (PZ2003-008-01): Replat for Lots 54-R, 71-R, & 78-R, Block L, Lakeside Village, Phase III.
- MAY 5, 2003 (PZ2003-022-01): Final Plat for Phase V-C of the Lakeside Village Subdivision.
- JUNE 16, 2003 (P2003-007): Replat for Lots 15-R, 16-R & 17-R, Block L, and Lots 15-R, 16-R, & 17-R, Block M, Lakeside Village, Phase II.
- NOVEMBER 14, 2003 (P2003-019): Replat for Lot 61R, Block A, Turtle Cove Subdivision.
- FEBRUARY 9, 2004 (P2004-001): Replat for Lot 20-R, Block B, Lakeside Village, Phase V-B.
- DECEMBER 15, 2014 (P2014-034): Replat for Lot 6, Block F, Lakeside Village, Phase I.

The proposed draft ordinance consolidates these regulating ordinances, resolutions, and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance will not change any of the requirements, concept plans, or development standards stipulated for any property in the Lakeside Village or Turtle Cove Subdivisions. To assist the Planning and Zoning Commission in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 2 (PD-2) and staff's proposed draft ordinance for comparison purposes. The proposed amendment to Planned Development District 2 (PD-2) will move forward in accordance with the following schedule:

Planning and Zoning Commission Work Session: January 30, 2024
Planning and Zoning Commission [*Public Hearing*]: February 13, 2024
City Council [*Public Hearing/First Reading*]: February 20, 2024
City Council [*Second Reading*]: March 4, 2024

Should the Planning and Zoning Commission have any questions, staff will be available at the January 30, 2024 Planning and Zoning Commission Work Session Meeting.



Z2024-001: Amendment to Planned Development District 2 (PD-2)



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.

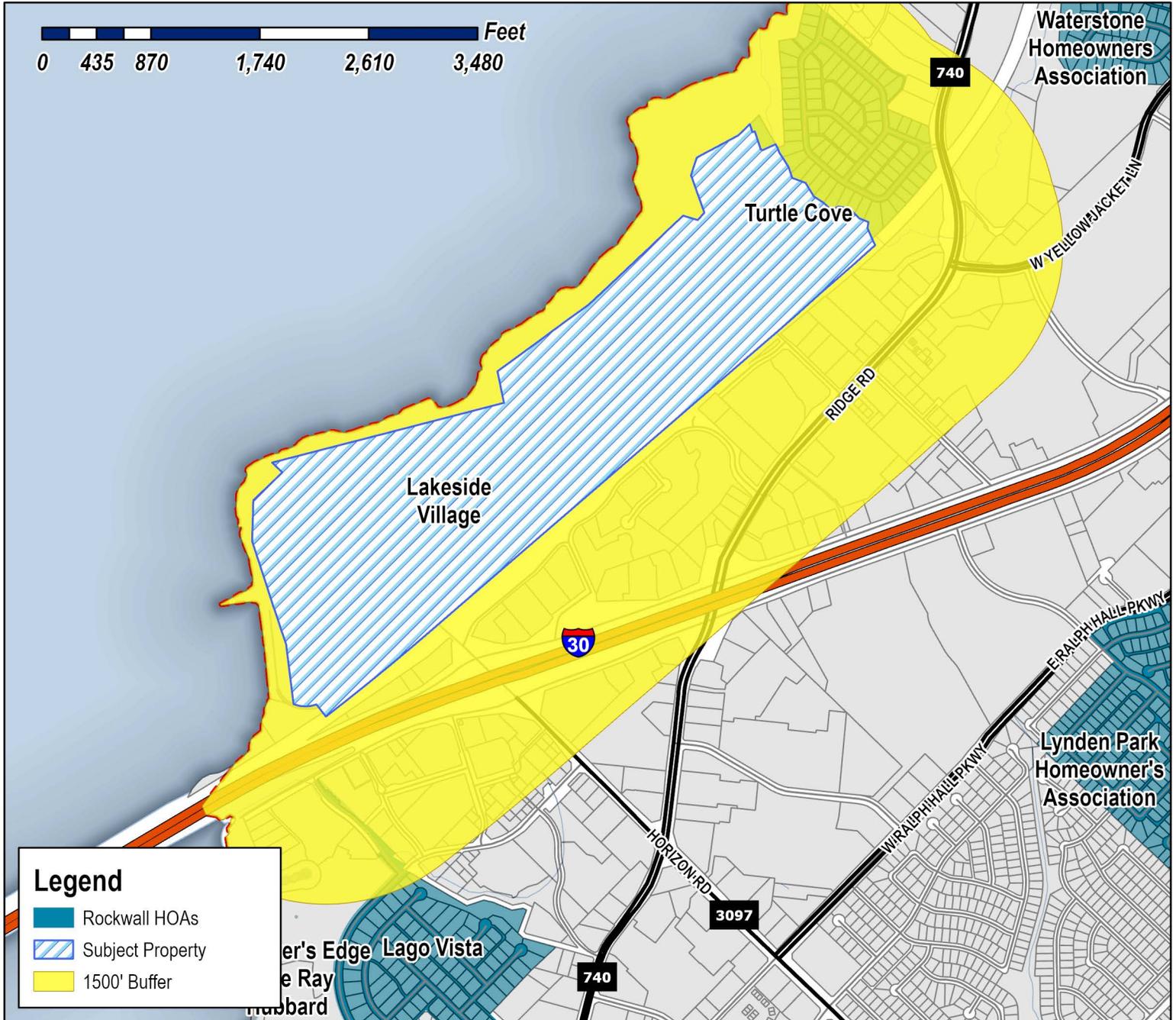




City of Rockwall

Planning & Zoning Department
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Case Number: Z2024-001
Case Name: Amendment to PD-2
Case Type: Zoning
Zoning: Planned Development District 2 (PD-2)
Case Address: Lakeside Village & Turtle Cove Subdivisions

Date Saved: 1/18/2024

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



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2024-001]
Date: Wednesday, January 24, 2024 10:55:38 AM
Attachments: [Public Notice \(P&Z\) \(01.19.2024\).pdf](#)
[HOA Map \(01.18.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday January 26, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, February 13, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, February 20, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-001: Amendment to PD-2

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a [Zoning Change](#) amending Planned Development District 2 (PD-2) [Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], and take any action necessary.

Thank you,

Melanie Zavala

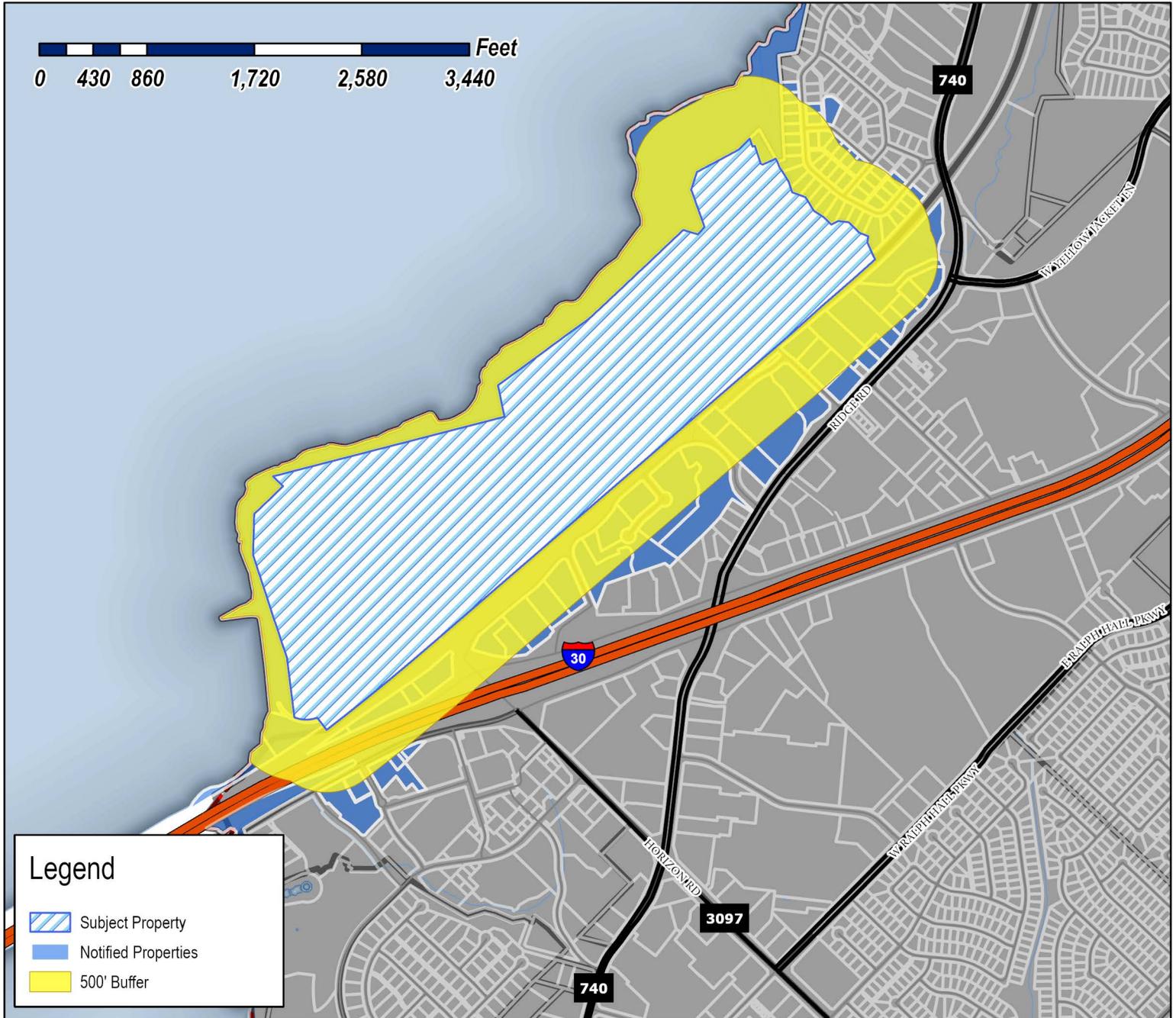
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



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: Z2024-001
Case Name: Amendment to PD-2
Case Type: Zoning
Zoning: Planned Development District 2 (PD-2)
Case Address: Lakeside Village & Turtle Cove Subdivisions

Date Saved: 1/18/2024

For Questions on this Case Call: (972) 771-7746



KHATTAK ASIF
1 LOCHLEVEN
RICHARDSON, TX 75082

SPARKS TANA J
1000 SPARKS DR
FATE, TX 75087

GARCIA JULIE
10027 CR 2332
TERRELL, TX 75160

LY LONG TUAN
1008 ATTICA LANE
PLANO, TX 75094

SHIPMAN FIRE GROUP INC
1020 LA JOLLA POINTE DRIVE
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O NEIGHBORHOOD MANAGEMENT
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

RAO PASAM S AND UMADEVI PASAM RAO
103 ALLENDALE DR
THIBODAUX, LA 70301

ROCKWALL RMKP LP
1033 KINGSBRIDGE LN
ROCKWALL, TX 75032

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

WILSON JOHN AND HSIAO-LAN
1107 SEWANEE DR
ALLEN, TX 75013

JACKSON CRAWFORD G III
111 LUTHER LN
ROCKWALL, TX 75032

PINES TOD BRADLEY
1120 KARSTEN RIDGE PASS
GUNTER, TX 75058

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

MCKEON DAVID & MARGARET S
11528 TAYLORCREST RD
HOUSTON, TX 77024

WILSON CARL & DARLA
116 COUNTY ROAD 1423
QUITMAN, TX 75783

HP TEXAS I LLC
120 S RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2017-1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

ILCA PROPERTY, LLC
12354 JULES DR
FRISCO, TX 75033

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

RESURRECTION REALTY PARTNERS, LLC
12850 SPURLING RD SUITE 200
DALLAS, TX 75230

BESSETTE CYNTHIA
13430 2ND AVE NE
BRADENTON, FL 34212

SWIERCINSKY JOSHUA L
1355 CLUBHILL DR
ROCKWALL, TX 75087

GREEN JIM & TIFFANY
1400 WELLS CIRCLE
ROCKWALL, TX 75032

CASCAVILLA ASA C
1417 E. INTERSTATE 30 SUITE 1
GARLAND, TX 75043

NKOMO VELISIWE
14248 SORANO DR
FRISCO, TX 75035

MOURIER LAND INVESTMENT CORPORATION
1430 BLUE OAKS BLVD STE 190
ROSEVILLE, CA 95747

LANDRY'S RESTAURANTS INC
DBA SALTGRASS STEAKHOUSE
1510 WEST LOOP S
HOUSTON, TX 77027

SHUGART MELODY S
1511 FT DUQUESNA DR
SUN CITY CENTER, FL 33573

PFEIFFER SEAN
15-2714 PAHOA VILLAGE RD H1235
PAHOA, HI 96778

RESIDENT
1549 LAGUNA DR
ROCKWALL, TX 75087

PRICE RHONDA
1572 SONNET DR
HEATH, TX 75126

RESIDENT
1599 LAGUNA DR
ROCKWALL, TX 75087

RESIDENT
1600 LA JOLLA POINTE DR
ROCKWALL, TX 75087

SHIELDS CHARLENE
1607 STONEYBROOK DR
ROCKWALL, TX 75087

ADAMS EDWINA
1609 AMESBURY
ROCKWALL, TX 75087

KELLY HOOPER CHILTON LIVING TRUST
KELLY HOOPER CHILTON- TRUSTEE
1634 GOODFIELD LN
GARLAND, TX 75042

RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75087

4020 MEDITERRANEAN ST LLC
1656 PRINCE WILLIAM LN.
FRISCO, TX 75034

RESIDENT
1675 LAGUNA DR
ROCKWALL, TX 75087

RESIDENT
1699 LAGUNA DR
ROCKWALL, TX 75087

PUENTE ERIC
1739 CRESCENT LN
DUNCANVILLE, TX 75137

ALAVI BENJAMIN W & ELIZABETH J
17413 CALLA DR
DALLAS, TX 75252

CRUTCHER CHRISTOPHER JASON AND JENNIFER
SUE
17618 DAVENPORT ROAD SUITE 2
DALLAS, TX 75252

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

MITCHELL MATTHEW AND NINA MADORE-
MITCHELL
1860 TAHOE DR
ROCKWALL, TX 75087

GIRARD JORDAN F & KIMBERLY COOPER GIRARD
1864 TAHOE DRIVE
ROCKWALL, TX 75087

WILSON WILLIAM M
1865 HURON DR
ROCKWALL, TX 75087

TERRY ROBERT
1868 TAHOE DR
ROCKWALL, TX 75087

SCHAEFER BERNARD CHARLES JR
1869 HURON DR
ROCKWALL, TX 75087

BEVERLY M WRIGHT INVESTMENT TRUST
BEVERLY M WRIGTH- TRUSTEE
1872 HURON DRIVE
ROCKWALL, TX 75087

MCDONALD LARRY AND CAROL
1872 TAHOE DR
ROCKWALL, TX 75032

GALLEGOS GUILLERMO AND JAZMIN ROSALES
1873 HURON DRIVE
ROCKWALL, TX 75087

TURNER JANICE B
1876 TAHOE DR
ROCKWALL, TX 75087

NUNEZ ERICK
1877 HURON DR
ROCKWALL, TX 75087

RESIDENT
1878 HURON DR
ROCKWALL, TX 75087

ROGERS BRENT L
1880 TAHOE DRIVE
ROCKWALL, TX 75087

HULL BETH MARIE AND HEATH CLARENCE
1881 HURON DRIVE
ROCKWALL, TX 75087

MARLER JENNIFER LEEANN
1882 HURON DR
ROCKWALL, TX 75087

FRABONI ANDREA
1884 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

DOLESHAL JENNIFER
1884 TAHOE DR
ROCKWALL, TX 75087

HEAD TIMOTHY C
1884 TAHOE DRIVE
ROCKWALL, TX 75087

RESIDENT
1885 HURON DR
ROCKWALL, TX 75087

RESIDENT
1886 HURON DR
ROCKWALL, TX 75087

LIVINGSTON PRESTON C AND TINA W
1888 PONTCHARTRAIN DR
ROCKWALL, TX 75087

MCKENDALL ALANA AND JOSHUA HAWKINS
1888 TAHOE DR
ROCKWALL, TX 75087

MOORE AMY & MARK
1889 HURON DR
ROCKWALL, TX 75087

NIEZGODA FRANK AND MARY KATHRYN
1890 HURON DR
ROCKWALL, TX 75087

NIEZGODA FRANK J & MARY K
1890 HURON DR
ROCKWALL, TX 75087

KHAN AMIR
1891 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

AL-BUSTAMI SABRI & LIA SARI GUPANA
1892 PONTCHARTRAIN DR
ROCKWALL, TX 75087

LENHEIM GREGORY A & RACHEL R
1892 TAHOE DRIVE
ROCKWALL, TX

BOVEE MARK R AND APRIL A
1894 HURON DR
ROCKWALL, TX 75087

BOVEE MARK R & APRIL A
1894 HURON DRIVE
ROCKWALL, TX 75087

LOUDERMILK CORY AND
R AIDAN FLORES
1895 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

CASTILLO RAFAEL F & D KEITH HODGES
1896 PONTCHARTRAIN DR
ROCKWALL, TX 75087

STEWART JIM & GAIL
1896 TAHOE DR
ROCKWALL, TX 75087

RESIDENT
1897 TAHOE DR
ROCKWALL, TX 75087

DEBRA E MORGAN LIVING TRUST
DEBRA E MORGAN- TRUSTEE
1898 HURON DR
ROCKWALL, TX 75087

CONFIDENTIAL
1899 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

RESIDENT
1900 PONTCHARTRAIN DR
ROCKWALL, TX 75087

FLOREZ DONALD R SR & PAMELA K
1900 TAHOE DR
ROCKWALL, TX 75087

RESIDENT
1901 HURON DR
ROCKWALL, TX 75087

TRAN MAI-TRAM & MATTHEW MOORHEAD
1901 TAHOE DR
ROCKWALL, TX 75087

RHEA PEGGY RUTH
1902 HURON DRIVE
ROCKWALL, TX 75087

CARMICHAEL JAMES H
1903 PONTCHARTRAIN DR
ROCKWALL, TX 75087

PLEASANT KATIE ELIZABETH
1904 PONTCHARTRAIN DR
ROCKWALL, TX 75087

TEXOMA PARK VICTORY INVESTMENT LLC
1904 SEGUIN CT
ALLEN, TX 75013

KELLEY CANDACE
1904 TAHOE DRIVE
ROCKWALL, TX 75087

WHALEY KATHERINE M
1905 HURON DR
ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA
1905 LAKEVIEW DR
ROCKWALL, TX 75087

LAWSON RENE A
1906 HURON DR
ROCKWALL, TX 75087

BALLARD KEVIN L ETUX
1907 LAKEVIEW DR
ROCKWALL, TX 75087

MORGAN JEREMY W
1908 PONTCHARTRAIN DR
ROCKWALL, TX 75087

COLMAN MATTHEW AND
VANESSA SARMIENTOS
1908 TAHOE DR
ROCKWALL, TX 75087

JONES AMY H
1909 HURON DRIVE
ROCKWALL, TX 75087

LALUMIA LAURA GAMBILL
1909 LAKEVIEW DR
ROCKWALL, TX 75087

PATE SCOTT EDWARD AND SHABNAM
1909 TAHOE DR
ROCKWALL, TX 75087

DAMRON DOUGLAS S
1910 HURON DR
ROCKWALL, TX 75087

DAWSON MELVYN H III
1910 S LAKESHORE DR
ROCKWALL, TX 75087

CHURCH ADRIA AND COLT
1911 LAKEVIEW DR
ROCKWALL, TX 75087

HOFFMAN MICHAEL AND ANGELA
1912 S LAKESHORE ROAD
ROCKWALL, TX 75087

BRENNER CATHRINE
1912 TAHOE DRIVE
ROCKWALL, TX 75087

AINSWORTH JERROD & NATALIE NICOLE
1913 HURON DR
ROCKWALL, TX 75087

FULBRIGHT CHRISTOPHER AND ANGELINE
1913 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1914 HURON DR
ROCKWALL, TX 75087

PATTON JAMES DOUGLAS
1914 S LAKESHORE DRIVE
ROCKWALL, TX 75087

MILLER DAVID M
1915 S LAKESHORE DR
ROCKWALL, TX 75087

2210 RIDGE ROAD LLC
1915 WESTRIDGE DR
IRVING, TX 75038

MASSAR STACY L & BERNARD A
1916 S LAKESHORE DRIVE
ROCKWALL, TX 75087

NEVES JESSE E AND COMEILETEA
1917 HURON DR
ROCKWALL, TX 75087

SCHLOTTERER LOUIS R JR AND CAROL ANN
1918 HURON DRIVE
ROCKWALL, TX 75087

SPENCER GARY S
1918 S LAKESHORE DR
ROCKWALL, TX 75087

HARBIN ERIC S & STACEY R
1920 S LAKESHORE DR
ROCKWALL, TX 75087

STOUT GEORGE & PATRICIA
1922 HURON DR
ROCKWALL, TX 75087

CONFIDENTIAL
1922 S LAKESHORE DRIVE
ROCKWALL, TX 75087

CANIZARES YUDIEL FELIX & DISMARY
GUARDARRAMAS PRIETO
1923 HURON DR
ROCKWALL, TX 75087

LUIZ ALBERT H
1924 S LAKESHORE DR
ROCKWALL, TX 75087

MCCLARD HARRY A
1925 S LAKESHORE DRIVE
ROCKWALL, TX 75087

SPRING TRUMAN E JR AND JANE C
1926 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1927 GULLWING DR
ROCKWALL, TX 75087

POST JEREMY AND JENNIFER
1927 S LAKESHORE DR
ROCKWALL, TX 75087

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

BAHN ERIC AND
JANET JONES
1928 S LAKESHORE DR
ROCKWALL, TX 75087

WHITE JOHN N & FRANCES
1929 LAKESHORE DR
ROCKWALL, TX 75087

RAY CYNTHIA
1930 S LAKESHORE DR
ROCKWALL, TX 75087

CARLESON BRULE G & MARY E
1931 GULLWING DR
ROCKWALL, TX 75087

WARREN COURTNEY AND
CAROLYN S GEHRING
1931 S LAKESHORE DRIVE
ROCKWALL, TX 75087

REPPOND ADAM
1932 GULLWING DRIVE
ROCKWALL, TX 75087

BYRD MICHAEL LEE
1932 S LAKESHORE DRIVE
ROCKWALL, TX 75087

MCCAFFITY LLOYD R JR
1933 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1934 LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1935 GULLWING DR
ROCKWALL, TX 75087

MOORE SAMUEL & MARION
1936 S LAKESHORE DR
ROCKWALL, TX 75087

PARKS AMY DAWN
1938 S LAKESHORE DR
ROCKWALL, TX 75087

MILNER CHRISTOPHER L AND CANDYCE N
1939 GULLWING DR
ROCKWALL, TX 75087

MORIARTY TIMOTHY I & PAMELA E
1940 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1942 LAKESHORE DR
ROCKWALL, TX 75087

PORTELE MICHAEL & PAIGE
1944 LAKESHORE DRIVE
ROCKWALL, TX 75087

MOON KEVIN J
1945 GULLWING DRIVE
ROCKWALL, TX 75087

BURCH ANGELA F & MICHAEL D
195 YANKEE CREEK ROAD
HEATH, TX 75032

GRANGER JUDD THOMAS
1951 GULLWING DR
ROCKWALL, TX 75087

HUTCHINGS ROBERT S
1955 GULLWING DR
ROCKWALL, TX 75087

2020 M.C. MYERS REVOCABLE TRUST
MATTISON EVERETT & CATHY JEAN MYERS-
TRUSTEES
1959 GULLWING DR
ROCKWALL, TX 75087

DIVINEY GERARD LEO AND MARGARET MARY
1960 GULLWING DR
ROCKWALL, TX 75087

BARTIS MICHAEL AND KRISTEN
1962 GULLWING DR
ROCKWALL, TX 75087

PRICE KENNETH
1963 GULLWING DRIVE
ROCKWALL, TX 75087

RESIDENT
1964 GULLWING DR
ROCKWALL, TX 75087

RESIDENT
1968 GULLWING DR
ROCKWALL, TX 75087

ROBINSON PETER R & ANGELA M
1972 GULLWING DR
ROCKWALL, TX 75087

GARCIA JOSE A & NANCY
2002 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

BENTO SERGIO
2002 S LAKESHORE DR
ROCKWALL, TX 75087

SCHROEDER BYRON MATTHEW & MONIQUE
2003 S LAKESHORE DRIVE
ROCKWALL, TX 75087

BEAVERS JEFFREY
2004 GULLWING DRIVE
ROCKWALL, TX 75087

CROSS STEVEN C
2004 S LAKESHORE DR
ROCKWALL, TX 75087

GARAY ELIZABETH AND JAIME
2005 GULLWING DRIVE
ROCKWALL, TX 75087

PADILLA KRIS AND JOE
2005 LAKESHORE DRIVE
ROCKWALL, TX 75087

RESIDENT
2006 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J
2006 S LAKESHORE DR
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L
2007 S LAKESHORE
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN
2008 GULLWING DR
ROCKWALL, TX 75087

CHARLES JACOB
2008 S LAKESHORE DR
ROCKWALL, TX 75087

VENNER JYL ALEXANDRA
2009 GULLWING DR
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND
KIMBERLY LEE PETRIELLO
2009 S LAKESHORE DRIVE
ROCKWALL, TX 75087

COOK PAUL W ETUX
201 LAKEHILL DR
ROCKWALL, TX 75087

SASSER EMILIE O
2010 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

MARSHALL BRUCE AND LORRAINE
2010 S LAKESHORE DRIVE
ROCKWALL, TX 75087

NORMAN ANDREW G ETUX
2013 CAYUGA LN
MT. PROSPECT, IL 60056

KEEGAN AND TERRY WILLIAMSON REVOCABLE
TRUST
KEEGAN DANIEL WILLIAMSON AND TERRY KING
WILLIAMSON- COTRUSTE
2014 GULLWING DR
ROCKWALL, TX 75087

BECKWITH THOMAS R
2014 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RESIDENT
2015 GULLWING DR
ROCKWALL, TX 75087

IGNOMIRELLO BRIAN
2015 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

WATT JENNIFER
2018 GULLWING DRIVE
ROCKWALL, TX 75087

MUTSCHLER AMANDA L
2018 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RESIDENT
2019 GULLWING DR
ROCKWALL, TX 75087

RESIDENT
2022 PONTCHARTRAIN DR
ROCKWALL, TX 75087

HORTON RHONDA
2025 PONTCHARTRAIN DR
ROCKWALL, TX 75087

SCHORR SCOTT WILSON
2026 PONTCHARTRAIN
ROCKWALL, TX 75087

ERWIN ALEXIS H
2029 PONTCHARTRAIN DR
ROCKWALL, TX 75087

INGRAM KENNY DON
203 LAKEHILL DR
ROCKWALL, TX 75087

MOSLEY LIVING TRUST
2030 PONCHARTRAIN DRIVE
ROCKWALL, TX 75087

RESIDENT
2033 PONTCHARTRAIN DR
ROCKWALL, TX 75087

MATA MIKE & DENISE
2034 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RESIDENT
2037 PONTCHARTRAIN DR
ROCKWALL, TX 75087

JOHNSON JOHN P AND DEBORAH G
2038 PONTCHARTRAIN DR
ROCKWALL, TX 75087

BLACK CRAIG AND LAURA
2041 PONTCHARTRAIN DR
ROCKWALL, TX 75087

NEILL LAURA DAWN &
DONALD G SCOTT
2042 PONTCHARTRAIN DR
ROCKWALL, TX 75087

DO THAO LE AND
JOEY TRAN
2045 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RESIDENT
2046 PONTCHARTRAIN DR
ROCKWALL, TX 75087

DAVE AND JOYCE HANNA LIVING TRUST
WILLIAM DAVID HANNA III AND JOYSE SUE
HANNA - TRUSTEES
2049 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

KOLAR MARC AND MONICA A
205 LAKEHILL DRIVE
ROCKWALL, TX 75087

MAYS RANDY E SR AND DONNA L
2050 PONTCHARTRAIN DR
ROCKWALL, TX 75087

MAYS DONNA L & RANDY E SR
2050 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

RESIDENT
2053 PONTCHARTRAIN DR
ROCKWALL, TX 75087

OSWALT MICHAEL AND KATHY
2054 PONCHARTRAIN
ROCKWALL, TX 75087

REYNOLDS KEVIN AND MAY
2057 PONTCHARTRAIN DR
ROCKWALL, TX 75087

SWEET MICHAEL J & KATHLEEN F, TRUSTEES
MICHAEL & KATHLEEN SWEET TRUST
2058 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

RESIDENT
2061 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WALLACE CARLENE AND SHAWN K DEVLIN
2062 PONTCHARTRAIN DR
ROCKWALL, TX 75087

GILLANI RAHIM A
2065 PONTCHARTRAIN DR
ROCKWALL, TX 75087

CLEAVER JOSEPH AND
AMANDA LUCAS
2066 PONTCHARTRAIN DR
ROCKWALL, TX 75087

PIERCE GERALD K AND PEGGY A
2069 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WEISHUHN TIMOTHY S AND SHANNON
207 LAKEHILL DR
ROCKWALL, TX 75087

LOWREY SUSAN F & DAVID D
2070 PONTCHARTRAIN DR
ROCKWALL, TX 75087

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F
2076 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

STEVENS JOSHUA D
209 LAKEHILL DR
ROCKWALL, TX 75087

LOVE TORY C AND MICHELLE K
210 LAKEHILL DRIVE
ROCKWALL, TX 75087

MOORE MIKE T & DIANA
211 LAKEHILL DR
ROCKWALL, TX 75087

RESIDENT
2200 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2210 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2224 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2230 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

HOUSTON KAREN
2304 VERSAILLES CT
HEATH, TX 75032

RESIDENT
2306 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2308 RIDGE RD
ROCKWALL, TX 75087

SPILLMAN DENTAL PROPERTIES LLC
2308 RIDGE RD STE B
ROCKWALL, TX 75087

IDZAL JUNE M REVOCABLE TRUST
JUNE M IDZAL TRUSTEE
2401 PENNSYLVANIA AVE 10834
PHILADELPHIA, PA 19130

TSENG HUANG NAN &
WEN CHI TSENG
2421 NEWTON LN
MCKINNEY, TX 75071

2424 MTA REALTY LLC
2424 RIDGE ROAD
ROCKWALL, TX 75087

2424 MTA REALTY LLC
2424 RIDGE ROAD
ROCKWALL, TX 75087

ESTATE OF DR RICHARD L BROOKS
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

AKSHAR 10 LLC
2508 SAM SCHOOL ROAD
SOUTHLAKE, TX 76092

GATEWOOD WADE AND PAULA K
2509 LOUDON ST W
ROCKWALL, TX 75032

GOLDEN STATE RESIDENTIAL LLC
2520 FAIRMOUNT ST SUITE 120
DALLAS, TX 75201

RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75087

LI DUO & PING MA
2604 BELLISER CT
COLLEGE STATION, TX 77845

HUDSON SFR PROPERTY HOLDINGS III LLC
2711 N HASKELL AVE SUITE 2100
DALLAS, TX 75204

HODGES DEE'ONN
27209 ORTH LANE
CONROE, TX 77385

THE SURVIVORS TRUST, ANB & TRUST AS
TRUSTEE
JERRY & JOSEFA FLESCH REVOCABLE TRUST
2732 MIDWESTERN PARKWAY
WITCHITA FALLS, TX 76308

MAY ROBERT G JR & MICHELE
2750 SARATOGA DRIVE
ROCKWALL, TX 75087

ARCHULETA SHAWNIE
2756 SARATOGA DR
ROCKWALL, TX 75087

FRANKS SHIRLEY W
2800 SARATOGA DR
ROCKWALL, TX 75087

HEIMAN NINA MEREDITH
2806 SARATOGA DR
ROCKWALL, TX 75087

MATTHIES TOREY CHRISTOPHER &
CAROLINE ROSE
2812 SARATOGA DRIVE
ROCKWALL, TX 75087

RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75087

ALGARIN EULOJIO C JR & BRENDA
2901 SARATOGA DR
ROCKWALL, TX 75087

RESIDENT
2902 SARATOGA DR
ROCKWALL, TX 75087

HALL JUSTIN KIMBELL
2902 PRESTON TRAIL
ROCKWALL, TX 75087

RAY STEPHEN G
2902 STARBOARD DR
ROCKWALL, TX 75087

MARLEY KELLE AND CLAYTON D
2904 PRESTON TRAIL
ROCKWALL, TX 75087

GANN LAURA KATHERINE & CURTIS CLARK
2904 STARBOARD DR
ROCKWALL, TX 75087

RESIDENT
2906 STARBOARD DR
ROCKWALL, TX 75087

DUCHARME JASON
2906 PRESTON TRAIL
ROCKWALL, TX 75087

LEE GREGORY P AND LAUREN W
2908 PRESTON TRAIL
ROCKWALL, TX 75087

WEAVER ALEXANDRIA LEE
2908 SARATOGA DRIVE
ROCKWALL, TX 75087

RIGGS STELLA
2908 SHALIMAR DR
PLANO, TX 75023

GOODLOE COLLIN AND K D
2908 STARBOARD DRIVE
ROCKWALL, TX 75087

THORNHILL DOROTHY E
2909 SARATOGA DR
ROCKWALL, TX 75087

KESTER SEAN AND MISTI
2910 PRESTON TRAIL
ROCKWALL, TX 75087

STORY BRETT AND NICOLE
2910 STARBOARD DR
ROCKWALL, TX 75087

RAMIREZ CHRISTIAN IVAN RIESTRA AND MELIZA
CHRISTINE
2912 STARBOARD DR
ROCKWALL, TX 75087

CHAUHAN HIMMAT V
2914 SARATOGA DRIVE
ROCKWALL, TX 75087

HALL MICHAEL J & VIVIANA M
2914 STARBOARD DR
ROCKWALL, TX 75087

GREENLY KRISTIN MARIE
2916 STARBOARD DR
ROCKWALL, TX 75087

SAENZ DANIEL RUBEN & MARSHA
2917 SARATOGA DRIVE
ROCKWALL, TX 75087

ORONA CHRISTI M AND ROBERT
2918 STARBOARD DR
ROCKWALL, TX 75087

CHRISTIAN LARRY R & LINDA M
2920 SARATOGA DR
ROCKWALL, TX 75087

CHEN XIANGNING AND
YIYUN HOU
2920 STARBOARD DR
ROCKWALL, TX 75087

RESIDENT
2923 SARATOGA DR
ROCKWALL, TX 75087

PAK JAMES
2926 SARATOGA DR
ROCKWALL, TX 75087

VAZQUEZ JOE JR
2929 SARATOGA DRIVE
ROCKWALL, TX 75087

WILLIAMS KATHERINE ELIZABETH
2932 SARATOGA DR
ROCKWALL, TX 75087

WILSON TRISTEN AND
DIONISIA RAY
2935 SARATOGA DRIVE
ROCKWALL, TX 75087

PATTRANUPRAVAT PRAPAN AND WONGNOI
2939 SARATOGA DR
ROCKWALL, TX 75087

EVANS SHEILA
3 WATERS EDGE CT
HEATH, TX 75032

VON SCHWARZ ROBIN D
300 RUSH CREEK DR APT A4
HEATH, TX 75032

CLARK ROGER AND VICKIE
3000 COUNTRY PL
ROCKWALL, TX 75032

ENGLAND ALICE BLACKSHEAR
3001 BAYSIDE DR
ROCKWALL, TX 75087

LUNN RICHARD C & MARTHA L
3001 HARBOR DR
ROCKWALL, TX 75087

HALE ROBERT L JR & JANET M
3001 PORTSIDE DR
ROCKWALL, TX 75087

EHLERT GORDON W & LINDA K
3001 PRESTON CT
ROCKWALL, TX 75087

RESIDENT
3002 PRESTON TR
ROCKWALL, TX 75087

MORROW KATHLEEN
3002 BAYSIDE DR
ROCKWALL, TX 75087

MORROW KATHLEEN
3002 BAYSIDE DR
ROCKWALL, TX 75087

MORROW KATHLEEN
3002 BAYSIDE DR
ROCKWALL, TX 75087

SEWELL SHANNON
3002 HARBOR DR
ROCKWALL, TX 75087

MCCAULEY DAVID AND KATHLEEN ELEANOR
NEWMAN MCCAULEY
3002 LAKESIDE DR
ROCKWALL, TX 75087

TURNER CECE
3002 PRESTON CT
ROCKWALL, TX 75087

LURIE SHIRLEY ANN
3003 BAYSIDE DR
ROCKWALL, TX 75087

MORRISON LORRAINE
3003 HARBOR DR
ROCKWALL, TX 75087

SANCHEZ ENEIDA
3003 LAKESIDE DR
ROCKWALL, TX 75087

URQUHART IVY M
3003 PORTSIDE DR
ROCKWALL, TX 75087

ROGERS GENTRY
3003 PRESTON COURT
ROCKWALL, TX 75087

RESIDENT
3004 PRESTON TR
ROCKWALL, TX 75087

RUPPRATH THOMAS & GLENDA
3004 BAYSIDE DR
ROCKWALL, TX 75087

HENDERSON PEGGY J
3004 HARBOR DR
ROCKWALL, TX 75087

KILE GERRALL RAY
3004 LAKESIDE DRIVE
ROCKWALL, TX 75087

MILLER KATHLEEN PALMER
3004 PRESTON CT
ROCKWALL, TX 75087

RESIDENT
3005 BAYSIDE DR
ROCKWALL, TX 75087

RESIDENT
3005 PORTSIDE DR
ROCKWALL, TX 75087

RESIDENT
3005 PRESTON CT
ROCKWALL, TX 75087

MAXFIELD DONALD E & PATRICIA J
3005 HARBOR DR
ROCKWALL, TX 75087

RESIDENT
3006 PRESTON TR
ROCKWALL, TX 75087

MILLER GARY R & COLLEEN R
3006 BAYSIDE DR
ROCKWALL, TX 75087

D ATRI DAVID & SHARON
3006 HARBOR DR
ROCKWALL, TX 75087

BECKERLEY BEN AND
CONNIE RENSHAW
3006 LAKESIDE DRIVE
ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A
3006 PRESTON COURT
ROCKWALL, TX 75087

RESIDENT
3007 HARBOR DR
ROCKWALL, TX 75087

STRADER MARK
3007 BAYSIDE DRIVE
ROCKWALL, TX 75087

CHILDRESS DENNIS K JR & HILARY
3007 LAKESIDE DR
ROCKWALL, TX 75087

LANE RONALD D ETUX
3007 PORTSIDE DR
ROCKWALL, TX 75087

BURK CATHERINE & HOWARD T
3007 PRESTON CT
ROCKWALL, TX 75087

RESIDENT
3008 PRESTON TR
ROCKWALL, TX 75087

SEGGELINK MICHAEL AND MECHELL
3008 BAYSIDE DR
ROCKWALL, TX 75087

GRAESER OTTO THEODORE JR & PAMELA L
3008 HARBOR DRIVE
ROCKWALL, TX 75087

FISHER RICHARD R ET UX
3008 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3009 BAYSIDE DR
ROCKWALL, TX 75087

ERVIN SCOTT
3009 BAYSIDE
ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY
3009 PRESTON CT
ROCKWALL, TX 75087

CALVIN HURST SURVIVOR'S TRUST, A SUB-TRUST
UNDER THE HURST LIVING TRUST
CALVIN W HURST- TRUSTEE
3010 BAYSIDE DRIVE
ROCKWALL, TX 75087

GROSS JEANNE L
3010 HARBOR DR
ROCKWALL, TX 75087

PLANAS KYLE B & SANTIAGO A
3010 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3011 LAKESIDE DR
ROCKWALL, TX 75087

GLEASON PHILIP C & CATHY
3011 BAYSIDE DR
ROCKWALL, TX 75087

KOONCE STEPHEN R
3012 BAYSIDE DR
ROCKWALL, TX 75087

DEBUSK RITA
3012 HARBOR DR
ROCKWALL, TX 75087

HONEYCUTT SHARON A
3012 LAKESIDE DRIVE
ROCKWALL, TX 75087

VANCIL MARK & SUE LIVING TRUST
MARK O & SUZANNE J VANCIL TRUSTEES
3013 BAYSIDE DRIVE
ROCKWALL, TX 75087

CHENAULT MARVIN H III
3014 BAYSIDE DR
ROCKWALL, TX 75087

FULLER RHONDA
3014 HARBOR
ROCKWALL, TX 75087

GARDNER DAVID C
3015 BAYSIDE DR
ROCKWALL, TX 75087

THOMPSON JEFFREY B
3015 LAKESIDE DR
ROCKWALL, TX 75087

KING GREGORY B & KAREN
3016 BAYSIDE DRIVE
ROCKWALL, TX 75087

HERNANDEZ EUGENEN R & ALICE G
3016 HARBOR DR
ROCKWALL, TX 75087

DUNCAN DONNA C
3017 BAYSIDE DRIVE
ROCKWALL, TX 75087

PRATT RANDY
3017 LAKESIDE DR
ROCKWALL, TX 75087

SELF NANCY
3018 BAYSIDE DR
ROCKWALL, TX 75087

LOREDO ANTONIO
3018 HARBOR DR
ROCKWALL, TX 75087

ANDERSON CATHERINE PAIGE
3019 BAYSIDE DRIVE
ROCKWALL, TX 75087

BARSEGYAN DAVID
3019 LAKESIDE DR
ROCKWALL, TX 75087

TIMPY ONDRUSEK FAMILY TRUST
TIMPY KAY ONDRUSEK- TRUSTEE
3020 BAYSIDE DRIVE
ROCKWALL, TX 75087

SMITH ERVING KIRK & KAREN K
3020 HARBOR DR
ROCKWALL, TX 75087

MUNIZ MARTHA O
3021 BAYSIDE DR
ROCKWALL, TX 75087

CRAWFORD RUTH AND MICHAEL
3021 LAKESIDE DRIVE
ROCKWALL, TX 75087

RONALD SPENCER FAMILY INVESTMENTS B LLC
3021 RIDGE RD STE A-277
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
3021 RIDGE ROAD A-120
ROCKWALL, TX 75032

RESIDENT
3022 BAYSIDE DR
ROCKWALL, TX 75087

RESIDENT
3022 HARBOR DR
ROCKWALL, TX 75087

MALEK CHRIS EDWARD & CHARLA BLASINGAME
3022 HARBOR DR
ROCKWALL, TX 75087

BISHOP DONNA
3023 BAYSIDE DR
ROCKWALL, TX 75087

ESTATE OF BEATRICE ELIZABETH LETTIERI
3024 BAYSIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
303 E I30
ROCKWALL, TX 75087

BRENNEMAN STEVEN J AND SHARLA F
3046 NW 21ST ST TER
NEW CASTLE, OK 73065

GANCI GLENN E AND DIANE N VAN DYK-GANCI
305 DREW LANE
HEATH, TX 75032

GANCI GLENN
305 DREW LN
HEATH, TX 75032

TRISARNSRI DUANG-JAI
305 W 86TH ST #6C
NEW YORK, NY 10024

RESIDENT
309 E I30
ROCKWALL, TX 75087

RESIDENT
3101 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3103 LAKESIDE DR
ROCKWALL, TX 75087

NELSON MARY E
3104 LAKESIDE DR
ROCKWALL, TX 75087

GOFFNEY KARLA REYES & KELLY ONEAL
3105 LAKESIDE DR
ROCKWALL, TX 75032

HEFFREN MICHAEL R
3106 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3107 LAKESIDE DR
ROCKWALL, TX 75087

BRUNS DONNA JUNE
3108 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3109 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
311 E I30
ROCKWALL, TX 75087

RESIDENT
3111 LAKESIDE DR
ROCKWALL, TX 75087

HALL LOWELL D
3111 LAKESIDE DR
ROCKWALL, TX 75087

MAKULINSKI STEVEN J
3113 LAKESIDE DR
ROCKWALL, TX 75087

MARTIN CHRISTOPHER AND GENEVIEVE
3115 LAKESIDE DR
ROCKWALL, TX 75087

SALINAS ROBERTO
3117 LAKESIDE DRIVE
ROCKWALL, TX 75087

CUELLAR FELISIA JULIANA
3119 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3201 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3302 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3303 LAKESIDE DR
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO
3304 AUGUSTA BLVD
ROCKWALL, TX 75087

KERN JAMES LEO JR & CHERYL
3304 LAKESIDE DR
ROCKWALL, TX 75087

ROBINSON MARK M &
KIM T ROBINSON
3305 LAKESIDE DR
ROCKWALL, TX 75087

DIXON JEFFORD B & MELINDA S
3306 LAKESIDE DR
ROCKWALL, TX 75087

MURRAY TRAVIS
3307 LAKESIDE DRIVE
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA
3308 AUGUST BLVD
ROCKWALL, TX 75087

WYATT VIRGINIA
3308 LAKESIDE DR
ROCKWALL, TX 75087

SEWING ERIC THOMAS & GABRIELLE FRAGOSO
3309 LAKESIDE DRIVE
ROCKWALL, TX 75087

HERMAN THOMAS M
3310 LAKESIDE DRIVE
ROCKWALL, TX 75087

GOITIA TINA
3311 LAKESIDE DR
ROCKWALL, TX 75087

CYNTHIA AND DOUGLAS BALZER LIVING TRUST
DOUGLAS A BALZER AND CYNTHIA S BALZER -
TRUSTEES
3312 AUGUSTA BLVD
ROCKWALL, TX 75087

FUENTES NELSON OSMIN AND ISABEL CRISTINA
3312 LAKESIDE DRIVE
ROCKWALL, TX 75087

THOMAS JERRY T AND BILLEE G AND
ROBYN M PACE
3313 LAKESIDE DRIVE
ROCKWALL, TX 75087

HART JOHN T & LAUREL A
3314 LAKESIDE DR
ROCKWALL, TX 75087

HURTT LAURIE R
3315 LAKESIDE DR
ROCKWALL, TX 75087

REED FRANCES GEAN
3316 AUGUSTA BLVD
ROCKWALL, TX 75087

WOLFE BRONSON ALAN
3316 LAKESIDE DR
ROCKWALL, TX 75087

DAVIS LARRY DEAN & KAREN RENEE
3317 AUGUSTA BLVD
ROCKWALL, TX 75087

GYER DAVID AND EVELYN CONSTANCE
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLIAMS HEIDI
3318 LAKESIDE DRIVE
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J
3319 AUGUSTA BLVD
ROCKWALL, TX 75087

HERVAS DAVID AND
MARIA FERNANDEZ LAMARQUE
3320 AUGUSTA BLVD.
ROCKWALL, TX 75087

HERVAS DAVID AND
MAIA LAMARQUE
3320 AUGUSTA BOULEVARD
ROCKWALL, TX 75087

SPARKS ROBIN F
3320 LAKESIDE DR
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K
3321 AUGUSTA BLVD
ROCKWALL, TX 75087

SLOVAK PAMELA A
3322 AUGUSTA BLVD
ROCKWALL, TX 75087

SPARKS GLENN E
3322 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3323 AUGUSTA BLVD
ROCKWALL, TX 75087

2016 P GRIFFIN REVOCABLE TRUST
PAMELA ANN GRIFFIN - TRUSTEE
3324 AUGUSTA BLVD
ROCKWALL, TX 75087

MARQUARDT ROBERT & NICOLE
3324 LAKESIDE DR
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
3326 LAKESIDE DR
ROCKWALL, TX 75087

GREENE BARBARA A
3326 AUGUSTA BLVD
ROCKWALL, TX 75087

KELLY KIM
3327 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLMON KEVIN LEE
3329 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
3400 LAKESIDE DR
ROCKWALL, TX 75087

GREENBERG AUSTIN LOUIS
3400 WATERVIEW TRAIL
ROCKWALL, TX 75087

VOHRA SURINDER L
C/O JULIA VOHRA
3401 AUGUSTA BLVD
ROCKWALL, TX 75087

LE JEUNE ARTHUR A III & MARIA G
3401 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3402 AUGUSTA BLVD
ROCKWALL, TX 75087

MENGES CATHERINE E
3402 WATERVIEW TRL
ROCKWALL, TX 75087

NEDROW MICHAEL JOSEPH
3403 AUGUSTA BOULEVARD
ROCKWALL, TX 75087

NEELEY JAMES D AND BECKY J
3403 LAKESIDE DRIVE
ROCKWALL, TX 75087

KEITH BENJAMIN C JR AND SHERYL A
3403 WATERVIEW TRAIL
ROCKWALL, TX 75087

KEITH BENJAMIN AND SHERYL
3403 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
3404 WATERVIEW TRL
ROCKWALL, TX 75087

CLARK WILLIAM J
3404 AUGUSTA BLVD
ROCKWALL, TX 75087

MEJIA PATRICIA E AND ROGER C WILLIAMSON
3404 LAKESIDE DR
ROCKWALL, TX 75087

MEJIA PATRICIA E
3404 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3405 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
3405 WATERVIEW TRL
ROCKWALL, TX 75087

COATS RANDALL G AND JUDITH L
3405 LAKESIDE DR
ROCKWALL, TX 75087

IDSAL WARREN B
3406 AUGUSTA BLVD
ROCKWALL, TX 75087

MINTH KRISTEN R
3406 LAKESIDE DR
ROCKWALL, TX 75087

JACKSON HAYLEE BROOKE AND DONALD LYNN
3406 WATERVIEW TRAIL
ROCKWALL, TX 75087

BAIN WILLIAM
3407 AUGUSTA BLVD
ROCKWALL, TX 75087

INGRAM STEVEN AND JULIE
3407 LAKESIDE DRIVE
ROCKWALL, TX 75087

FRANK SHEILA D
3407 WATERVIEW TRAIL
ROCKWALL, TX 75087

THE MARY SUE BOLAND REVOCABLE LIVING
TRUST
3408 AUGUSTA BLVD
ROCKWALL, TX 75087

OLBERA MARIO R
3408 LAKESIDE DR
ROCKWALL, TX 75087

WILLIAMS JACK AND
MICHAELA DAVIS
3408 WATERVIEW TRL
ROCKWALL, TX 75087

RESIDENT
3409 AUGUSTA BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
3409 WATERVIEW TRAIL
ROCKWALL, TX 75087

LEMMOND KIMBERLY
3410 AUGUSTA BLVD
ROCKWALL, TX 75087

TURNER CRAIG R
3410 LAKESIDE DR
ROCKWALL, TX 75087

TURNER CRAIG R
3410 LAKESIDE DR
ROCKWALL, TX 75087

MILLER SANDY
3410 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
3411 WATERVIEW TRAIL
ROCKWALL, TX 75087

CARDWELL CLIFFORD R & LINDA C
3411 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
3412 AUGUSTA BLVD
ROCKWALL, TX 75087

DOBRICK JOHN R
3412 LAKESIDE DR
ROCKWALL, TX 75087

SANTIBANEZ GUADALUPE AND ANTONIA
3412 WATERVIEW TRAIL
ROCKWALL, TX 75087

PUGH HUEY
3413 AUGUSTA BLVD
ROCKWALL, TX 75087

HEIMAN DILLON J
3413 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
3414 LAKESIDE DR
ROCKWALL, TX 75087

HOFSTAD KENT AND
STACEY L MCCOOL
3414 AUGUSTA BOULEVARD
ROCKWALL, TX 75087

CERVANTES GONZALO AND NEHA PATEL
3414 WATERVIEW TRAIL
ROCKWALL, TX 75087

VARNADO VIRGINIA D AND
KENNETH M MOHAN
3415 WATERVIEW TRL
ROCKWALL, TX 75087

TOTH DANIEL FRANK III
3416 AUGUST BLVD
ROCKWALL, TX 75087

SAMS DAMON CUYLER AND ANGELA BETH
3416 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3417 WATERVIEW TRAIL
ROCKWALL, TX 75087

FOX GREGORY AND LAURA C
3417 AUGUSTA BLVD
ROCKWALL, TX 75087

ANTHONY LINDA
3418 AUGUSTA BLVD
ROCKWALL, TX 75087

MOKRZECKY CHERYL AND
ROGER DIEBEL
3418 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3419 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
3420 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
3420 LAKESIDE DR
ROCKWALL, TX 75087

HINDS JOELLE
3421 AUGUSTA BLVD
ROCKWALL, TX 75087

RAY JAMIE J
3421 WATERVIEW TRAIL
ROCKWALL, TX 75087

BULLOCK JOHN D AND
LANEY BETH PHELPS
3422 AUGUSTA BOULEVARD
ROCKWALL, TX 75087

SHANMUGAN NOELINE EMMA
3422 LAKESIDE DRIVE
ROCKWALL, TX 75087

NEWMAN SLOAN & JILL
3423 WATERVIEW TRAIL
ROCKWALL, TX 75087

KETTLE ALEC J
3424 AUGUSTA BLD
ROCKWALL, TX 75087

OGLE JORDAN J
3425 AUGUSTA BLVD
ROCKWALL, TX 75087

THOMAS ROBERT R JR
3425 WATERVIEW TRL
ROCKWALL, TX 75087

BRYANT SHIRLEY
3426 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
3427 WATERVIEW TRL
ROCKWALL, TX 75087

RESIDENT
3428 AUGUSTA BLVD
ROCKWALL, TX 75087

WENDY LOU WOOD REVOCABLE TRUST
WENDY LOU WOOD- TRUSTEE
3430 AUGUSTA BLVD
ROCKWALL, TX 75087

OSBORNE ROGER D & BONITA L
3432 AUGUSTA BLVD
ROCKWALL, TX 75087

HARTLEROAD MICHAEL J AND JACQUELINE A
3434 AUGUSTA BLVD
ROCKWALL, TX 75087

ELDRIDGE LEWIS ERIC
3494 N STODGHILL ROAD
ROCKWALL, TX 75087

V & K TEXAS PROPERTIES LLC
3500 DALROCK RD
ROWLETT, TX 75088

V & K TEXAS PROPERTIES LLC
3500 DALROCK RD
ROWLETT, TX 75088

PATTERSON DENIS
3501 AUGUSTA TRL
ROCKWALL, TX 75087

GRAMMER JERRY R AND MARIAN LUANN
3501 HIGHPOINT DR
ROCKWALL, TX 75087

HARVILLE FAMILY THE TRUST
KEITH A HARVILLE & MARIA D TRUSTEES
3502 HIGHPOINT DR
ROCKWALL, TX 75087

VAICYS VYTAUTAS
3502 LAKESIDE DR
ROCKWALL, TX 75087

CROW DANNY AND MARY J
3502 WATERVIEW TR
ROCKWALL, TX 75087

COATS RYAN AND
NEIL COATS
3503 AUGUSTA TRAIL
ROCKWALL, TX 75087

GRAVES JAMES K
3503 HIGHPOINT DR
ROCKWALL, TX 75087

GRAY GARY A
3504 HIGHPOINT DR
ROCKWALL, TX 75087

SPROULL PATRICIA M
3504 LAKESIDE DR
ROCKWALL, TX 75087

GREMMINGER JERRY C AND CYNTHIA E
3504 WATERVIEW TRAIL
ROCKWALL, TX 75087

MOORE JOSEPH CHARLES & LINDA
3505 AUGUSTA TRL
ROCKWALL, TX 75087

BARBERA ARTURO F & JACQUELINE
3506 HIGHPOINT DR
ROCKWALL, TX 75087

CONNELLY MARK AND JILL
3506 LAKESIDE DRIVE
ROCKWALL, TX 75087

HILL MARTHA GAYE
3507 AUGUSTA TRL
ROCKWALL, TX 75087

SUZUKI AOMI AND
TAKAHIRO SUZUKI
3508 HIGHPOINT DR
ROCKWALL, TX 75087

MORRISSEY CRAIG AND PAIGE HUNT
3508 LAKESIDE DRIVE
ROCKWALL, TX 75087

ERICKSON DAVID CHARLES AND DEBORAH
3509 AUGUSTA TR
ROCKWALL, TX 75087

BEAUTY LEGACY LLC
3509 RIM FIRE DRIVE
GARLAND, TX 75044

KARBAUM WILLI AND NINA
3510 LAKESIDE DR
ROCKWALL, TX 75087

STALEY JON T AND SHARON J
3512 LAKESIDE DR
ROCKWALL, TX 75087

BLACKWOOD GLENITA AND SCOTT
3514 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LILIANA ANGELICA
3516 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LILIANA
3516 LAKESIDE DR
ROCKWALL, TX 75087

BMG TRUST DATED MAY 24, 2018
BETSEY M GAULT - TRUSTEE
3518 LAKESIDE DRIVE
ROCKWALL, TX 75087

KING KAREN ROSE
3522 LAKESIDE DR
ROCKWALL, TX 75087

KING KAREN R
3522 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LUCY F
3524 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3601 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3602 HIGHPOINT DR
ROCKWALL, TX 75087

BOWEN MEREDITH NINA
3602 HILLTOP CIRCLE
ROCKWALL, TX 75087

MYERS JERRY & MARCIA
3602 LAKESIDE DR
ROCKWALL, TX 75087

BRYANT BYRON L
3603 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3604 HIGHPOINT DR
ROCKWALL, TX 75087

GREMMINGER JASON A
3604 HILLTOP CIRCLE
ROCKWALL, TX 75087

HOLT DEVIN D AND BETTINA L
3604 LAKESIDE DR
ROCKWALL, TX 75087

LUNA REVOCABLE LIVING TRUST
3605 HIGHPOINT DR
ROCKWALL, TX 75087

SHAVER ROBERT
3606 HIGHPOINT DRIVE
ROCKWALL, TX 75087

DURHAM JOHN AND SANDRA AND
3606 HILLTOP CIR
ROCKWALL, TX 75087

BARLOW MADISON AND LUKE
3607 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3608 HILLTOP CIR
ROCKWALL, TX 75087

ROLAND STEPHEN CHARLES AND JULIA
3608 HIGHPOINT DRIVE
ROCKWALL, TX 75087

MATHURA PHILLIP ANTHONY AND
SUZANNE DARLENE ALLMAN-MATHURA
3608 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3609 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3610 HILLTOP CIR
ROCKWALL, TX 75087

PUGH GARY AND LAURA
3610 HIGHPOINT DR
ROCKWALL, TX 75087

KLEIN MICHAEL S AND DONNA G
3610 LAKESIDE DR
ROCKWALL, TX 75087

REID IRMA MASQUIFELT
3611 HIGHPOINT DR
ROCKWALL, TX 75087

HOWARD MARIA LOUISE
3612 HIGHPOINT DRIVE
ROCKWALL, TX 75087

SELMAN LINDA VALERIE
3612 HILLTOP CIR
ROCKWALL, TX 75087

MUKHERJEE JAYDEEP
3612 LAKESIDE DRIVE
ROCKWALL, TX 75087

PIERSON MICHAEL C & LESLIE PIERSON
3613 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3614 HIGHPOINT DR
ROCKWALL, TX 75087

DEATON KEVIN & SHERI
3614 HILLTOP CIR
ROCKWALL, TX 75087

SPENCER RONALD G
3614 LAKESIDE DR
ROCKWALL, TX 75087

HAMILTON JOHN E
3615 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3616 LAKESIDE DR
ROCKWALL, TX 75087

CONFIDENTIAL
3616 HIGHPOINT DRIVE
ROCKWALL, TX 75087

NETHERLAND JOHN L AND SUE
3616 HILLTOP CIRCLE
ROCKWALL, TX 75087

RESIDENT
3617 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3618 LAKESIDE DR
ROCKWALL, TX 75087

HORNQUIST ERIC R & SANDRA L
3618 HIGHPOINT DR
ROCKWALL, TX 75087

BEASLEY GILLIAN
3618 HILLTOP CIR
ROCKWALL, TX 75087

RESIDENT
3619 HIGHPOINT DR
ROCKWALL, TX 75087

CLARKE WILLIAM P & ISABEL A
3620 HIGHPOINT DR
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST
3620 HILLTOP CIR
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST
3620 HILLTOP CIR
ROCKWALL, TX 75087

CRAWFORD MIKE &
PAM WATKINS
3620 LAKESIDE DR
ROCKWALL, TX 75087

2017 D PARKHILL REVOCABLE TRUST
DEBORAH L PARKHILL- TRUSTEE
3621 HIGHPOINT DRIVE
ROCKWALL, TX 75087

MILLER CHARLES E JR
3622 HIGHPOINT DR
ROCKWALL, TX 75087

DEANA DIANE MCLARRY MANAGEMENT TRUST
DEANA DIANE MCLARRY - TRUSTEE
3622 LAKESIDE DR
ROCKWALL, TX 75087

WILKINS WILLIAM P & MARY E
3624 HIGHPOINT DR
ROCKWALL, TX 75087

MARICH ANDREW L
3624 LAKESIDE DR
ROCKWALL, TX 75087

BESIC VERONIKA & MUFID
3626 HIGHPOINT DRIVE
ROCKWALL, TX 75087

VELLANKI AMRUTHA AND
VIJAY KRISHNA RAYANKI AND SRINIVASA R
MOVVA
3626 LAKESIDE DRIVE
ROCKWALL, TX 75087

KRAEMER DANNA J
3628 LAKESIDE DR
ROCKWALL, TX 75087

SPRADLIN RYAN LLOYD
369 DOE CIR
FRANKTOWN, CO 80116

WILLIS REBECCA J
369 N KING RD
ROYSE CITY, TX 75189

RESIDENT
3701 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3702 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3703 MEDITERRANEAN
ROCKWALL, TX 75087

BARNETT ROBERT H JR AND DONNA L
3704 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3705 MEDITERRANEAN
ROCKWALL, TX 75087

OVERMAN DAMON
3706 MEDITERRANEAN ST
ROCKWALL, TX 75087

PRICE MELANIE B
3708 MEDITERRANEAN DRIVE
ROCKWALL, TX 75087

METZGER LAURA L
3709 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3710 MEDITERRANEAN
ROCKWALL, TX 75087

RICHARDSON LISA M
3710 RAWLINS ST STE 1420
DALLAS, TX 75219

RESIDENT
3711 MEDITERRANEAN
ROCKWALL, TX 75087

DOLLARD NANCY
3712 MEDITERRANEAN STREET
ROCKWALL, TX 75087

MELVIN VALERIE G
3713 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3714 MEDITERRANEAN
ROCKWALL, TX 75087

SANDRA RIBBENS REVOCABLE LIVING TRUST
AGREEMENT
3716 MEDITERRANEAN ST
ROCKWALL, TX 75087

JAMES NORMAN R AND TERRY D GARDNER
3720 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3722 MEDITERRANEAN
ROCKWALL, TX 75087

TARVER DONALD A & ALICE A MCGUIRE
3724 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3726 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3728 MEDITERRANEAN
ROCKWALL, TX 75087

ADAMS ARNOLD R III & KIT Y
3730 MEDITERRANEAN ST
ROCKWALL, TX 75087

VARNELL ERIC AND KATHLEEN R
3801 MEDITERRANEAN STREET
ROCKWALL, TX 75087

RESIDENT
3802 MEDITERRANEAN
ROCKWALL, TX 75087

GARCIA IRMA YOLANDA
3803 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3805 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3806 MEDITERRANEAN
ROCKWALL, TX 75087

SCAGNOLI NANCY LYNN
3809 MEDITERRANEAN STREET
ROCKWALL, TX 75087

CARSON KENT A & JORI A
3810 MEDITERRANEAN ST
ROCKWALL, TX 75087

SMITH ROY LEE
3811 MEDITERRANEAN STREET
ROCKWALL, TX 75087

BASHOR ARMAND & CHARLIE TRUSTEES
ARMAND BASHOR & CHARLIE BASHOR
REVOCABLE LIVING FAMILY TRUST
3812 MEDITERRANEAN DRIVE
ROCKWALL, TX 75087

RESIDENT
3813 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3816 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3818 MEDITERRANEAN
ROCKWALL, TX 75087

COLBURN JAMES B
3820 MEDITERRANEAN ST
ROCKWALL, TX 75087

RAY WES
3822 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3824 MEDITERRANEAN
ROCKWALL, TX 75087

MARCONI MYQUEL & HILGA GONZAGA RAINS
3826 MEDITERRANEAN STREET
ROCKWALL, TX 75087

RESIDENT
3828 MEDITERRANEAN
ROCKWALL, TX 75087

CRAWFORD CHARLOTE A & WILLIAM D
3830 MEDITERRANEAN ST
ROCKWALL, TX 75087

CRAWFORD WILLIAM D & CHARLOTTE A
3830 MEDITERRANEAN ST
ROCKWALL, TX 75087

JORDAN SHARON MICHELLE
3832 MEDITERRANEAN STREET
ROCKWALL, TX 75087

KING EVELYN
3834 MEDITERRANEAN ST
ROCKWALL, TX 75087

BELANGER CORKY W
3836 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3838 MEDITERRANEAN
ROCKWALL, TX 75087

BOVEE PAUL R & GHISLAINE
3840 MEDITERRANEAN ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3901 VILLAGE DR
ROCKWALL, TX 75087

GREEN LAURA
3902 MEDITERRANEAN STREET
ROCKWALL, TX 75087

DODSON JAMES THOMAS
3903 ROMA CT
ROCKWALL, TX 75087

TOMS DAVID E
3903 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
3904 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3905 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3905 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
3906 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3907 ROMA CT
ROCKWALL, TX 75087

SINGH GURDARSHAN AND PARAMJIT W
3907 MEDITERRANEAN ST
ROCKWALL, TX 75087

ANDREWS MICHAEL S
3907 VILLAGE DR
ROCKWALL, TX 75087

ATTAWAY KELLIANN N
3908 MEDITERRANEAN STREET
ROCKWALL, TX 75087

RESIDENT
3909 VILLAGE DR
ROCKWALL, TX 75087

FARR ROBERT MICHAEL AND
MICHAEL PATRICK FARR
3909 MEDITERRANEAN
ROCKWALL, TX 75087

CANNON SUSAN RENEE
3910 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3911 VILLAGE DR
ROCKWALL, TX 75087

MACON LISA RENEE & LOYD MICHAEL ROSELL
3911 MEDITERRANEAN ST
ROCKWALL, TX 75087

GEGOGINE JANET ANN
3911 ROMA COURT
ROCKWALL, TX 75087

RESIDENT
3912 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3913 MEDITERRANEAN
ROCKWALL, TX 75087

BAKER RANDY AND CINDY THOMPSON
3914 MEDITERRANEAN ST
ROCKWALL, TX 75087

LAMBIASE NICHOLAS
3915 MEDITERRANEAN STREET
ROCKWALL, TX 75087

THOMAS CALLIE ELISABETH AND
KEVIN MATTHEW HOYE
3915 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3916 MEDITERRANEAN
ROCKWALL, TX 75087

CODY KAREN S
3917 MEDITERRANEAN STREET
ROCKWALL, TX 75087

ADAO ROBERT
3917 ROMA CT
ROCKWALL, TX 75087

CONFIDENTIAL
3918 MEDITERRANEAN DR
ROCKWALL, TX 75087

SAXON VICTORIA
3919 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3920 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3921 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3922 MEDITERRANEAN
ROCKWALL, TX 75087

MCREYNOLDS ANDREW MARTIN & SARAH
KATHRYN
3923 ROMA CT
ROCKWALL, TX 75087

MCCARY PAUL A AND CHRISTY G
3924 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3925 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3926 MEDITERRANEAN
ROCKWALL, TX 75087

JESSICA WELLS WOOD REVOCABLE TRUST
JESSICA WELLS WOOD - TRUSTEE
3927 ROMA COURT
ROCKWALL, TX 75087

MATHEWS JOHN & STEPHANIE PAMELA
3928 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3929 ROMA CT
ROCKWALL, TX 75087

PAMELA STEPHANIE & MATHEWS
3930 MEDITERRANEAN ST
ROCKWALL, TX 75087

BRILEY KASITY AND MATTHEW
3931 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3932 MEDITERRANEAN
ROCKWALL, TX 75087

PESCHELL DANIEL J & COLLEEN J
3933 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3934 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3935 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3936 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4002 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4004 MEDITERRANEAN <Null>
ROCKWALL, TX 75087

BOTHA HELEN GALLOWAY
4006 MEDITERRANEAN ST
ROCKWALL, TX 75087

NORWOOD TIMOTHY CLYDE
4008 MEDITERRANEAN ST
ROCKWALL, TX 75087

HO JUI LIEN CHOU
4009 19TH STREET STE D
LUBBOCK, TX 79410

HO MING-TAO & JUI-LIEN CHOU
4009 19TH STREET STE D
LUBBOCK, TX 79410

TAYLOR BETTY FRANCES
4010 MEDITERRANEAN ST
ROCKWALL, TX 75087

MARIA RODRIGUEZ TRUST
4011 POMPEI CT
ROCKWALL, TX 75087

CASIMERO MAJELLA SANDOVAL
4012 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
4014 MEDITERRANEAN
ROCKWALL, TX 75087

TORRES TONY
4015 MEDITERRANEAN
ROCKWALL, TX 75189

RESIDENT
4016 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4018 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4020 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4022 MEDITERRANEAN
ROCKWALL, TX 75087

MCLEMORE MELISSA
4024 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
4026 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4028 MEDITERRANEAN DR
ROCKWALL, TX 75087

BURNS LORRAINE MARIETTI
C/O GOLD KEY REALTORS
403 W WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
4030 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

NIMON JAMES R AND
DONNA G NELSON
4101 CABANA CT
ROCKWALL, TX 75087

CHUNG KWANGYU AND
SUNME LEE
4102 CABANA CT
ROCKWALL, TX 75087

LEWIS MARY P
4103 CABANA CT
ROCKWALL, TX 75087

RESIDENT
4104 VILLAGE DR
ROCKWALL, TX 75087

MCGOWAN KYLE
4105 CABANA COURT
ROCKWALL, TX 75087

WILLARD ELIZABETH A
4106 VILLAGE DR
ROCKWALL, TX 75087

CROWELL TERESA
4107 CABANA CT
ROCKWALL, TX 75087

AGUILAR VICTOR
4108 VILLAGE DR
ROCKWALL, TX 75087

WILLIAMS CHARLES AND TAMIKA
4110 VILLAGE DRIVE
ROCKWALL, TX 75087

ROBERTS JAMES F
4112 VILLAGE DR
ROCKWALL, TX 75087

ROBERTS JAMES F
4112 VILLAGE DR
ROCKWALL, TX 75087

DAVIS CHAD S
4200 POMPEI CT
ROCKWALL, TX 75087

RESIDENT
4201 POMPEI CT
ROCKWALL, TX 75087

RIVES MELANIE STEWART
4212 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4214 VILLAGE DR
ROCKWALL, TX 75087

TOLLESON TERRY & PATSY
4216 VILLAGE DR
ROCKWALL, TX 75087

PECK KIMBERLY W
4218 VILLAGE DR
ROCKWALL, TX 75087

VENRICK CHERYL
4220 VILLAGE DR
ROCKWALL, TX 75087

HICKMAN MARILYN
4230 GIBSON ST UNIT C
HOUSTON, TX 77007

MOON EUNHA AND
NORIO HASEGAWA
424 N HARRISON ST
PRINCETON, NJ 8540

M & S MCGRATH TRUST AND MARY P MCGRATH
TRUST
MARTIN E & MARY P MCGRATH TRUSTEES AND
DAVID HILLIS MCGRATH
4350 BELTWAY DR
ADDISON, TX 75001

ZI HAN PROPERTIES LLC SERIES K
4432 WALNUT HILL LN
DALLAS, TX 75229

GEORGE DAVID E & TERESA L
447 SAINT MICHAELS WAY
ROCKWALL, TX 75032

SUNDAY SKY PROPERTIES
4628 SUNDANCE DR
PLANO, TX 75024

RESIDENT
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

36 WAGON ROAD, LLC
502 TERRY LANE
HEATH, TX 75032

36 WAGON ROAD, LLC
502 TERRY LANE
HEATH, TX 75032

WDI LOGISTICS INC
503 GLENBROOK CT
SOUTHLAKE, TX 76092

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

CJSM PROPERTIES LP
512 WILLOW SPRINGS DRIVE
HEATH, TX 75032

ZHANG TINGTING AND
RONALD SIEDOT MOK
517 GROVE LANE
FOREST PARK, IL 60130

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

LEATHERS TIMOTHY
5335 COUNTY ROAD 597
FARMERSVILLE, TX 75442

YING DENISE
5349 AMESBURY DR APT 2010
DALLAS, TX 75206

3818 MEDITERRANEAN STREET A PROTECTED
SERIES OF CQ CHICA TX LLC
539 W COMMERCE #5354
DALLAS, TX 75208

BT CAYMAN LLC
5430 LYNDON B JOHNSON FWY STE 1050

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

RESIDENT
550 LA JOLLA DR
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T
5788 W SKY HAWK TRL
ROYSE CITY, TX 75189

I BENDECK & CO LLC
5818 PRESTON FAIRWAYS DRIVE
DALLAS, TX 75252

WU SONG AND KEVIN Y
5941 GLENDOWER LN
PLANO, TX 75093

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

GANNAWAY DANNY EARL
601 COUNTRY CLUB DR
HEATH, TX 75032

JORDAN LINDA T
6018 RALEIGH DR
GARLAND, TX 75044

SCOTT PATRICIA ANN YOUNG AND JIMMY
ANTHONY
603 CLIFF VIEW CT
ROCKWALL, TX 75087

GRANTGES GERALD & LINDA
604 CLIFF VIEW COURT
ROCKWALL, TX 75087

RASOR RICK, AKA RICHARD RASOR AND
GEORGETTE
607 CLIFF VIEW CT
ROCKWALL, TX 75087

CLINGER FRANK B JR & GAIL M
608 CLIFF VIEW CT
ROCKWALL, TX 75087

FOX RICHARD C & LINDY S
611 CLIFF VIEW CT
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

LANKFORD TIMOTHY R & BLAIR H
612 CLIFF VIEW CT
ROCKWALL, TX 75087

GIBSON ROBIN S & JOHN
612 HARBOR COVE DRIVE
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

FEDDERSON WILLIAM R & PATRICIA L
615 LOCH VIEW COURT
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J
616 HARBOR COVE DR
ROCKWALL, TX 75087

BRADLEY CLIFFORD D & JOYCE M
616 LOCH VIEW CT
ROCKWALL, TX 75087

HANEY DYLAN K
617 HARBOR COVE DR
ROCKWALL, TX 75087

ROCKWALL INNKEEPERS I LTD
6176 FM 2011
LONGVIEW, TX 75603

ROCKWALL INNKEEPERS I LTD
6176 FM 2011
LONGVIEW, TX 75603

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

PRATT CHARLES A AND PATRICIA L
619 LOCH VIEW CT
ROCKWALL, TX 75087

SHAW STEPHANIE AND BRYAN
620 HARBOR COVE DR
ROCKWALL, TX 75087

TRAWEEK TOYA
620 LOCH VIEW CT
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

ADAMS PATRICIA M
624 LOCH VIEW CT
ROCKWALL, TX 75087

LITHERLAND LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
629 HARBOR COVE DR
ROCKWALL, TX 75087

ONTIVEROS NADINE MARGARET & ALFREDO
JOSE
631 HARBOR COVE DRIVE
ROCKWALL, TX 75087

BARROW KYLE
633 HARBOR COVE DR
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE
TRUST
JIMMIE LEE ALFORD AND BARBARA EDWARDS
ALFORD-COTRUSTEES
635 STAFFORD CIR
ROCKWALL, TX 75087

RESIDENT
637 STAFFORD CIR
ROCKWALL, TX 75087

GARRISON KIMBERLY RAE AND JOHN
638 TURTLE COVE BLVD
ROCKWALL, TX 75087

HAYS FAMILY TRUST
JOAN AVOY HAYS - TRUSTEE
639 STAFFORD CIR
ROCKWALL, TX 75087

EVANS HASKELL L & SHEILA L
640 WOODLAND WAY
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D
641 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GOODWIN HEATHER
641 STAFFORD CIR
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE
642 TURTLE COVE BLVD
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ
643 STAFFORD CIR
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
644 STAFFORD CIR
ROCKWALL, TX 75087

JOHNSON SAUNDRA J
644 TURTLE COVE
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K
644 WOODLAND WAY
ROCKWALL, TX 75087

COGDELL CHELSEA ANNE
645 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

GALLI THOMAS J AND MARTHA
645 STAFFORD CIR
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA
646 TURTLE COVE BLVD
ROCKWALL, TX 75087

FISH WADE W
647 STAFFORD CIR
ROCKWALL, TX 75087

MOORE KELLI M
647 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
648 STAFFORD CIR
ROCKWALL, TX 75087

GILLIKIN JENNIFER
648 WOODLAND WAY
ROCKWALL, TX 75087

SVRCEK JOSEPH T
649 CHANNEL RIDGE DR
ROCKWALL, TX 75087

WHITESIDE JANIS G
650 STAFFORD CIR
ROCKWALL, TX 75087

KATT WILLIAM CHARLES
650 TURTLE COVE BLVD
ROCKWALL, TX 75087

THORSEN LINDY N
651 STAFFORD CIR
ROCKWALL, TX 75087

LOFLAND SHERRIE
651 TURTLE COVE
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &
JENNIFER ANN WEST
652 STAFFORD CIRCLE
ROCKWALL, TX 75087

BANISTER NICOLE M
652 TURTLE COVE BLVD
ROCKWALL, TX 75087

SINGH PARAMJIT W
652 WOODLAND WAY
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA
653 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GOMEZ JESSE OMAR & JENNIFER KATHLEEN
653 STAFFORD CIR
ROCKWALL, TX 75087

DE LARA KARLA BELTRAN FERNANDEZ AND
ALFONSO ANDRADE
653 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

WING REMONA ANN
654 STAFFORD CIR
ROCKWALL, TX 75087

CLAY DEBBRA S
654 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILLIAMS AMY JO
655 STAFFORD CIR
ROCKWALL, TX 75087

TITUS JAMESON P & DEANNA C
655 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILKINSON BRYAN JR
JACQUELINE MIGNON WILKINSON
655 WOODLAND WAY
ROCKWALL, TX 75087

BAUGHMAN TERRILL L & PATRICIA A
656 STAFFORD CIRCLE
ROCKWALL, TX 75087

DONIHOO DANNY L & MARION
656 TURTLE COVE BLVD
ROCKWALL, TX 75087

CLARK JASON M III & SIVI
656 WOODLAND WAY
ROCKWALL, TX 75087

RESIDENT
657 CHANNEL RIDGE DR
ROCKWALL, TX 75087

SHINKAR MIKHAIL AND VIOLETTA
657 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

MCCORGARY MARY K
658 TURTLE COVE BLVD
ROCKWALL, TX 75087

BROWN ELIZABETH ANNE AND GARY ROBERT
BROWN JR
659 DANIELLE COURT
ROCKWALL, TX 75087

HOGUE VERNON JR & JUDY
659 STAFFORD CIR
ROCKWALL, TX 75087

LAUREANO JULIO J JR AND
SILVIA MURGUIA
659 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILLIAMS MARY ESTHER TRUSTEE
WILLIAMS FAMILY TRUST
659 WOODLAND WAY
ROCKWALL, TX 75087

COOK BRANDON L
660 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

CARRIZALES ERI E AND LENNY
660 DANIELLE CT
ROCKWALL, TX 75087

CONFIDENTIAL
660 STAFFORD CIR
ROCKWALL, TX 75087

JACOBSON LEANNE S
660 TURTLE COVE BLVD
ROCKWALL, TX 75087

ELLIOTT KENNETH J
660 WOODLAND WAY
ROCKWALL, TX 75087

VILLASANA JANICE
661 CHANNEL RIDGE DR
ROCKWALL, TX 75087

SAUNDERS GARY & SYLVIA
662 TURTLE COVE BLVD
ROCKWALL, TX 75087

WENDT JEFFREY & CARON
663 DANIELLE CT
ROCKWALL, TX 75087

BOEWE STEPHEN L & CATHY L
663 STAFFORD CIRCLE
ROCKWALL, TX 75087

LEINWEBER HAROLD MARVIN AND SAUNDRA
RUTH
663 WOODLAND WAY
ROCKWALL, TX 75087

RESIDENT
664 TURTLE COVE BLVD
ROCKWALL, TX 75087

BLANCO NOEL C AND MARIA NECTAR U BLANCO
664 CHANNEL RIDGE DR
ROCKWALL, TX 75087

ROCK REBEKAH LYNN AND CHRISTOPHER
EDWARD
664 DANIELLE COURT
ROCKWALL, TX 75087

GANTER ROBERT & RACHEL
664 STAFFORD CR
ROCKWALL, TX 75087

ELLIS MARGARET HENRY
664 WOODLAND WAY
ROCKWALL, TX 75087

KAMPFER JULIE
665 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

KING WILLIAM KENNETH &
BARBARA KAY HENNINGTON-KING
667 DANIELLE CT
ROCKWALL, TX 75087

CARR LAURA V
667 STAFFORD CIR
ROCKWALL, TX 75087

MORGAN FAMILY REVOCABLE LIVING TRUST
VICTORIA S MORGAN- TRUSTEE
667 WOODLAND WAY
ROCKWALL, TX 75087

OWENS JIMMY R AND CYNTHIA A
668 CHANNEL RIDGE DR
ROCKWALL, TX 75087

DICKERSON JEAN AND MICHAEL
668 DANIELLE CT
ROCKWALL, TX 75087

HALL JAMES L & LETA L
668 TURTLE COVE BLVD
ROCKWALL, TX 75087

HAMMERLE STEPHEN H AND MARLENE C
668 WOODLAND WAY
ROCKWALL, TX 75087

KRENZIN MIKE & JOYCE
669 CHANNEL RIDGE DR
ROCKWALL, TX 75087

MUCHMORE C AMANDA
669 TURTLE COVE BLVD
ROCKWALL, TX 75087

HOBEICHE KHALIL JAD
6703 GENSTAR LANE
DALLAS, TX 75252

PJYK PROPERTIES LLC
6708 EAGLE POINT COURT
PLANO, TX 75024

OELKE PATRICK AND LESLIE
671 DANIELLE CT
ROCKWALL, TX 75087

SHEFFIELD STANLEY AARON
671 STAFFORD CIR
ROCKWALL, TX 75087

ROLLINS WILLIAM D & ELIZABETH
671 TURTLE COVE BLVD
ROCKWALL, TX 75087

EDGECOMB REVOCABLE LIVING TRUST
MICHAEL DEAN EDGECOMB AND BETH ANN
EDGECOMB- TRUSTEES
671 WOODLAND WAY
ROCKWALL, TX 75087

BOYD RITA
672 CHANNEL RIDGE
ROCKWALL, TX 75087

ELAM M MARK AND SHARON A ELAM
REVOCABLE TRUST
M MARK ELAM AND SHARON A ELAM- CO
TRUSTEES
672 DANIELLE COURT
ROCKWALL, TX 75087

EDMONDS DAVID AND RHONDA
672 WOODLAND WAY
ROCKWALL, TX 75087

RESIDENT
673 CHANNEL RIDGE DR
ROCKWALL, TX 75087

VAUGHN MARILYN
673 TURTLE COVE BLVD
ROCKWALL, TX 75087

ANDERSON PATRICK D
675 DANIELLE CT
ROCKWALL, TX 75087

ANDERSON TIFFANI & JONATHAN
675 TURTLE COVE BLVD
ROCKWALL, TX 75087

GITTER DANIEL
675 WOODLAND WAY
ROCKWALL, TX 75087

SPEYRER CINDY
676 CHANNEL RIDGE DR
ROCKWALL, TX 75087

QIN BAIFANG & YELIN OU
676 DANIELLE COURT
ROCKWALL, TX 75087

CARTER CHRISTOPHER S AND SARAH W
676 WOODLAND WAY
ROCKWALL, TX 75087

GARFIELD BRADLEY AND MAILE
677 CHANNEL RIDGE DR
ROCKWALL, TX 75087

NYNAS THOMAS & NICHOLE
679 DANIELLE CT
ROCKWALL, TX 75087

BEAKEY MARJORIE
679 WOODLAND WAY
ROCKWALL, TX 75087

MEINHARDT CAROL
680 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

DAVID M TRAW AND PAMELA J TRAW FAMILY
TRUST
DAVID MILTON TRAW AND PAMELA JANE
TRAW- TRUSTEES
680 DANIELLE CT
ROCKWALL, TX 75087

FUGATE VICTOR & MARY
680 WOODLAND WAY
ROCKWALL, TX 75087

MOONEY STEPHEN SCOTT AND SHAWNETTE
681 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

BIG F LLC- SKY HIGH PROPERTIES SERIES
6817 208TH ST SW #5532
LYNNWOOD, WA 98046

STONE GRETCHEN & JUSTIN
684 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

LILES MICHAEL R & JO ANN
684 DANIELLE CT
ROCKWALL, TX 75087

CASTANEDA DAVID
684 WOODLAND WAY
ROCKWALL, TX 75087

ADANG MERCY
685 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GARCIA LATONYA D
688 CHANNEL RIDGE DR
ROCKWALL, TX 75087

THOMAS JOHN WAYNE & PAULA
688 WOODLAND WAY
ROCKWALL, TX 75087

WERNER MARK BEE & REBECCA
689 CHANNEL RIDGE DR
ROCKWALL, TX 75087

DRIVER DENA &
DANA DRIVER ROGERS
6900 HAMMOND AVE
DALLAS, TX 75223

RESIDENT
692 CHANNEL RIDGE DR
ROCKWALL, TX 75087

STURGEON GLEN ROBERT AND JOAN ELIZABETH
693 CHANNEL RIDGE
ROCKWALL, TX 75087

KING KENNETH C
7 BEVIL PL
TEXARKANA, TX 75503

RESIDENT
700 TURTLE COVE BLVD
ROCKWALL, TX 75087

STORMS STEWART M
708 AGAPE CIRCLE
ROCKWALL, TX 75087

BRYANT BRENT ALLEN
710 S ALAMO RD
ROCKWALL, TX 75087

RS XII DALLAS OWNER 1 LP
C/O ROOFSTOCK
717 N HARWOOD STREET SUITE 2800
DALLAS, TX 75201

BRILEY MATTHEW J AND KASITY
720 WILFORD WAY
HEATH, TX 75032

BRILEY MATTHEW J AND KASITY
720 WILFORD WAY
HEATH, TX 75032

HADAWI LASENA MAREE & KEVIN FRANCIS
723 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILHELM WILLIAM
724 TURTLE COVE BLVD
ROCKWALL, TX 75087

LEE BOBBY D
726 TURTLE COVE BLVD
ROCKWALL, TX 75087

BURNSIDE JACK W AND SHERRY L
727 TURTLE COVE BLVD
ROCKWALL, TX 75087

OISTAD LEIF ERIK AND LINDA HAWKS
728 TURTLE COVE BLVD
ROCKWALL, TX 75087

NIXON ARTHUR T & VANESSA VALENTINE
729 TURTLE COVE BLVD
ROCKWALL, TX 75087

NIXON ARTHUR T & VANESSA VALENTINE
729 TURTLE COVE BLVD
ROCKWALL, TX 75087

RODBERG JAMES A
731 TURTLE COVE BLVD
ROCKWALL, TX 75087

RODBERG JAMES A
731 TURTLE COVE BLVD
ROCKWALL, TX 75087

HUBBINS STEPHEN J & JACQUELINE S
733 TURTLE COVE BLVD
ROCKWALL, TX 75087

DUNAVANT LINDA J
734 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

KOENEN JOHANNES J
735 TURTLE COVE BLVD
ROCKWALL, TX 75087

NAIK RAMESH B & GITA PALLI
737 TURTLE COVE BLVD
ROCKWALL, TX 75087

SALAZAR LIVING TRUST
VICTOR ANTHONY SALAZAR AND MICHELE
EMILE SALAZAR- TRUSTEES
738 TURTLE COVE BLVD
ROCKWALL, TX 75087

SMITH RICKY D ETUX PATRICIA
739 TURTLE COVE BLVD
ROCKWALL, TX 75087

FERGUSON LAJUANA
740 TURTLE COVE
ROCKWALL, TX 75087

LOTT MARIANNA
741 TURTLE COVE BLVD
ROCKWALL, TX 75087

2021 R S WHITE REVOCABLE TRUST
RUSSELL EUGENE WHITE AND STEPHANIE ANN
WHITE- TRUSTEES
743 TURTLE COVE BLVD
ROCKWALL, TX 75087

BEATY CHRISTOPHER ADAM AND
EILEEN MARIE MACNAUGHTON
744 TURTLE COVE
ROCKWALL, TX 75032

MANN BARRY
745 TURTLE COVE BLVD
ROCKWALL, TX 75087

HARRIS CHRISTOPHER L
747 TURTLE COVE BLVD
ROCKWALL, TX 75087

STONE PAMELA
748 TURTLE COVE BLVD
ROCKWALL, TX 75087

HUGHES CHRISTOPHER &
VICTORIA CLARKE-GARCIA
749 TURTLE COVE BLVD
ROCKWALL, TX 75087

TYRA KRISTY & DOUGLAS
750 TURTLE COVE BLVD
ROCKWALL, TX 75087

ALVAREZ FRANCISCO J & SOPHIA N
751 TURTLE COVE BLVD
ROCKWALL, TX 75087

JIMMIE G ATKINS LIVING TRUST
JIMMIE G ATKINS AND LINDA T ATKINS-
TRUSTEES
8108 DOVER CIRCLE
FORT SMITH, AR 72903

INGLIS PAULA J
8313 WILLOW CIR
TERRELL, TX 75160

NR SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

REGNIER JANICE SUE
8517 GLENMORE DR
LAS VEGAS, NV 89134

ROCKWALL ALIGNED REI LP
8637 FREDERICKSBURG RD SUITE 360
SAN ANTONIO, TX 78240

MOORE SUSAN K
901 LEXINGTON DR
ROCKWALL, TX 75087

KNIGHT CAMERON R & JANEY K
9032 COUNTY ROAD 2432
TERRELL, TX 75160

STARBOARD LAKESIDE LLC
906 W MCDERMOTT DR SUITE 116-271
ALLEN, TX 75013

COURBIER YVES & JENNIFER
907 LEXINGTON DR
ROCKWALL, TX 75087

BAPAT ANJALI AND
JARED MANLY
911 LEXINGTON DRIVE
ROCKWALL, TX 75087

PHOU LIDA
915 LEXINGTON DR
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC
915 SUNSET HILL DRIVE
ROCKWALL, TX 75087

LINANE MARK
919 LEXINGTON DR
ROCKWALL, TX 75087

GAY-SEVITS MORIAH E
920 BRIAR OAK
ROCKWALL, TX 75087

GOODSON LISA JO AND TOMMY LEONARD
923 LEXINGTON DRIVE
ROCKWALL, TX 75087

BISHOP MICHAEL F
926 BRIAR OAK DR
ROCKWALL, TX 75087

HAIR WILLIAM D & SHEILA
926 LEXINGTON DR
ROCKWALL, TX 75087

OGLE JONATHAN AND KAY-LEE M
927 LEXINGTON DR
ROCKWALL, TX 75087

JEFCOAT CANDACE
930 BLUFFVIEW DR
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY
930 BRIAR OAKS DR
ROCKWALL, TX 75087

CRADY DEBORAH ANN AND
MARSHALL H DRENNAN III
930 LEXINGTON DRIVE
ROCKWALL, TX 75087

KEARNEY STEPHEN P & PATRICIA A
931 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

YARMEY JESSICA
931 LEXINGTON DRIVE
ROCKWALL, TX 75087

SONDRA J RAMPY REVOCABLE TRUST
SONDRA J RAMPY- TRUSTEE
934 BLUFFVIEW DRIVE
ROCKWALL, TX 75087

HAYNES JERI
934 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

NONNEMACHER STEPHANIE GAYLE AND
EXEQUIEL ALVAREZ
934 LEXINGTON DRIVE
ROCKWALL, TX 75087

RESIDENT
935 LEXINGTON DR
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER
935 BRIAR OAK DR
ROCKWALL, TX 75087

MORGAN STEEL LLC
9360 PARKGATE DRIVE
GERMANTOWN, TN 38139

MCKINNEY LEONARD L & MARLENE D
938 BLUFFVIEW DR
ROCKWALL, TX 75087

GARRISON KATHLEEN AND JOHN
938 BRAIR OAKS DRIVE
ROCKWALL, TX 75087

JONES SHAWN J & SORAIA SILVA RAIMUNDO
938 LEXINGTON DRIVE
ROCKWALL, TX 75087

MEEK SALLY C
939 BRIAR OAK DR
ROCKWALL, TX 75087

GOODMAN VERNON & JOYCE
939 LEXINGTON DRIVE
ROCKWALL, TX 75087

LEDOUX LYNN RUPE AND JAMES F
942 BLUFFVIEW DRIVE
ROCKWALL, TX 75087

HARRIS JOHN
942 LEXINGTON DR
ROCKWALL, TX 75087

PETKOSH PAUL
943 BRIAR OAKS DR
ROCKWALL, TX 75087

FREESE PAUL R
943 LEXINGTON DR
ROCKWALL, TX 75087

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

HENDERSON GLEN I AND CRYSTAL LYNN
946 BLUFFVIEW DR
ROCKWALL, TX 75087

LUTZ DAVID
946 BRIAR OAK DRIVE
ROCKWALL, TX 75087

QUICK RONALD L AND RUTH E
946 LEXINGTON DR
ROCKWALL, TX 75087

RESIDENT
947 BRIAR OAKS DR
ROCKWALL, TX 75087

2017 M L DEAN REVOCABLE TRUST
947 LEXINGTON DRIVE
ROCKWALL, TX 75087

FOGEL STANLEY LEONARD AND IRENE A
950 BLUFFVIEW DRIVE
ROCKWALL, TX 75087

SANDERS JOLINDA
950 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

TEBEAU JOSEPH R & CAROLYN G
950 LEXINGTON DR
ROCKWALL, TX 75087

RESIDENT
951 LEXINGTON DR
ROCKWALL, TX 75087

CRUSETURNER DIANE
951 BRIAR OAK DRIVE
ROCKWALL, TX 75087

FIELDS TODD H AND NANCY E
954 BRIAR OAKS DR
ROCKWALL, TX 75087

LARISCY GEORGE AND MARY
954 LEXINGTON DRIVE
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A
955 BRIAR OAK DR
ROCKWALL, TX 75087

POLUNSKY BRENT AND
APRIL WILSON
955 LEXINGTON DR
ROCKWALL, TX 75087

PYKE RONALD A & JANE L
956 BLUFFVIEW DR
ROCKWALL, TX 75087

WILLIAMS KYLIE J
958 BRIAR OAK DR
ROCKWALL, TX 75087

KELLUM CINDY
959 LEXINGTON DRIVE
ROCKWALL, TX 75087

JONES CHRISTOPHER SCOTT & TONYA BETH
PIGULSKI
9631 HILLDALE DR
DALLAS, TX 75231

TAYLOR LIVING TRUST
KEVIN ASHLEY TAYLOR AND ANNETTE
ELIZABETH TAYLOR - CO-TRUSTE
9918 LINCOLNSHIRE CT
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

DAVIES ROBERT G
P.O. BOX 50125
JAX BEACH, FL 32240

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

LAKESIDE VILLAGE HOMEOWNERS
P.O. BOX 650255
DALLAS, TX 75265

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

BRANCH BANKING AND TRUST COMPANY
ATTENTION TAX DEPT (FORSYTH COUNTY)
PO BOX 167
WINSTON SALEM, NC 27102

SJOERDSMA COURTNEY
PO BOX 1778
NORMANGEE, TX 77871

JENKA INC
PO BOX 181807
DALLAS, TX 75218

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

MITCHELL JOHN P AND TAMRA R
PO BOX 2253
ROCKWALL, TX 75087

MITCHELL JOHN AND TAMRA
PO BOX 2253
ROCKWALL, TX 75087

HANFORD SARALYN M
PO BOX 245
ROCKWALL, TX 75087

MEMAR MASOUD OSTADHASSAN
PO BOX 701332
DALLAS, TX 75370

JAFRI SYED
1706 IVY LANE
CARROLLTON, TX 75007

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: 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:

Z2024-001: Amendment to PD-2

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 2 (PD-2) [Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], 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, February 13, 2024 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 20, 2024 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Tuesday, February 20, 2024 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. Z2024-001: Amendment to PD-2

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.

[Redacted area]

Name: [Redacted]

Address: [Redacted]

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



January 22, 2024

TO: The Residents of the Lakeside Village and Turtle Cove Subdivisions

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

SUBJECT: Case No. Z2024-001; Amendment to Planned Development District 2 (PD-2)

Property Owners and/or Residents of the Lakeside Village and Turtle Cove Subdivisions,

The City of Rockwall has initiated an amendment to Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 2 (PD-2) -- *which currently regulates the Lakeside Village and Turtle Cove Subdivisions* -- consists of over 56 pages of regulations within 11 regulating ordinances, and over 50 development cases. The proposed amendment does not change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances, resolutions, and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and contractors looking to do work in these Subdivisions.

WHY AM I GETTING THIS NOTICE?

The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice areas. This means that you are receiving this notice because you either live within the Lakeside Village or Turtle Cove Subdivisions or within 500-feet of their boundaries. The attached map is a visual representation of the subject property (*i.e. the Lakeside Village and Turtle Cove Subdivisions*) and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?

NO. The proposed amendment to Planned Development District 2 (PD-2) will not change your zoning or any development requirements associated with your property or any other properties located within the Lakeside Village or Turtle Cove Subdivisions. It will only make it easier to find the development requirements associated with property for property owners, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within these Subdivisions* -- will not be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?

The Planning and Zoning Commission will hold a **PUBLIC HEARING** on Tuesday, February 13, 2024 at 6:00 PM, and the City Council will hold a **Public Hearing** on Tuesday, February 20, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email planning@rockwall.com.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning



January 22, 2024

TO: The Residents of the Lakeside Village and Turtle Cove Subdivisions

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

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Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

PLANNED DEVELOPMENT DISTRICT - 2 - Yacht Club, Marina, Cabana Club and Beach, Lodge Tower, Apartments, Shopping Village, Golf Course, Pro Shop and Health Club, Apartments, Nursery, Townhouses, Villas, Recreation Area, Lodges and Tennis Courts (Symbol designation PD-2-Multiple Uses).

Planned Development District permitting uses for a yacht club, marina, cabana club, lodge tower, multiple family apartments, shopping village, golf course, pro shop and health club, nursery, townhouses, villas, recreation areas, lodges and tennis courts, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives, drainage facilities, utility easements, recreation areas and service areas appropriate to the location and function of the development, and shall provide for the dedication and improvement of any street deemed necessary by the Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site.

The property shall be developed in accordance with the site plan attached to and made a part of this ordinance, and such proposed use and development shall not be substantially different from said site plan, without first, after public hearings, obtaining approval from the City Planning and Zoning Commission and City Council.

The density, coverage, height, park and offstreet loading standards shall be as set forth on the site plan. The requisite site plan attached hereto shall govern the development, provided, however, that such development may be in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered and maintained according to said site plan.

ORDINANCE NO. 73-33

An Ordinance amending the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council by permitting the property described in Exhibit A to this Ordinance to be used under Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center; That Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center shall be granted with reference to the property described in Exhibit A, subject, however, to the special conditions hereinafter more fully expressed; Providing for a fine of not more than Two Hundred Dollars (\$200.00) for each violation hereof; Providing for a Severability Clause; and Providing an effective date.

WHEREAS, the City Plan Commission of the City of Rockwall and the Governing Body of the City of Rockwall in compliance with the Charter of the City of Rockwall and the State Law with reference to the granting of Planned Development Districts under the Zoning Ordinance Regulations, have given the requisite notices by publication and otherwise and after holding due hearings and affording a full and fair hearing to all the property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvement of the property described in Exhibit A, the Governing Body of the City of Rockwall is of the opinion that said Planned Development District should be granted, subject to the conditions set out herein;

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL:

SECTION 1. That the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council be, and they are hereby amended insofar as they apply to the property described in Exhibit A which shall be used under Planned Development District No. _____ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center.

SECTION 2. That this Planned Development District No. _____ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center with reference to the property described in Exhibit A is approved and granted upon the following express conditions, and adopted as part of the City of Rockwall Zoning Ordinances:

(1) DEVELOPMENT PLAN: There is attached to and made a part of this ordinance a Development Plan composed of one (1) plat for development titled Lakeside Village Phase VI. All development shall be in general conformance with the attached development plat.

(2) DEVELOPMENT SCHEDULE: All development within this Planned Development District shall be in phases in accordance with the plat.

(3) SUBDIVISION PLAT: The above described plat shall constitute the subdivision plat for the portion of Lakeside Village represented and for this Planned Development District upon filing for record with the County Clerk, Rockwall County, Texas.

(4) USES: Uses of property in this Planned Development District No. _____ shall be consistent with the Declaration of Covenants, Conditions and Restrictions of Lakeside Village approved by the City Council and filed of record in Vol. 99, Pg. 130, Deed Records, Rockwall County, Texas, and the plat described above.

(5) BUILDING LOCATION AND SPACING: The location and spacing of all main and accessory buildings, the distance between buildings, between buildings and property lines, street lines, alley lines, right-of-way for vehicular access, and easements, shall be consistent with the plat. The dimensions for and arrangement of off-street parking spaces and vehicular access to dwelling units shall be as indicated on the plat.

(6) MAXIMUM HEIGHT: The maximum height of all buildings shall not exceed three stories.

(7) LOT WIDTH: The minimum lot width shall be as shown on the plat.

(8) LOT DEPTH: The minimum lot depth shall be as shown on the plat.

(9) DENSITY: Maximum density of dwelling units permitted shall be one per lot on the lots described in the plat.

(10) OFF-STREET PARKING: All off-street parking shall be located as shown on the plat.

(11) LOT LOCATION AND SPACING: The location and spacing of all lots shall be as shown on the plat.

(12) SIGNS: Pole signs shall be permitted in this Planned Development District, which shall have a maximum height of 30 feet, and shall be set back from all property lines a minimum distance of 15 feet. All other signs in the area of residential lots shall comply with requirements of the City of Rockwall Zoning Ordinances. No advertising signs shall be permitted in the Planned Development District except in the area of any shopping center or shopping units. Except in shopping areas, wall signs shall be for building identification only and ground signs shall be for community information, building identification, or directions only. No signs of a revolving, flashing, or intermittently lighted type shall be permitted in this Planned Development District except in a shopping area.

(13) ACCESS: Vehicular access to the area within this Planned Development District shall be located as shown on the approved plat.

(14) LANDSCAPING: Landscaping of all common areas within the development shall be the responsibility of the Homeowners Association.

(15) BUILDING EXTERIOR: All exterior walls of buildings shall be consistent with the Declaration of Covenants, Conditions and Restrictions.

(16) OPEN SPACE: Required open space may contain the ordinary facilities provided in a public park or playground and shall be located as shown on the development plat.

(17) DEDICATIONS: Easements for public utilities shall be as shown in the plat. No public dedication of streets, drives or other property shall be required except as shown in the plat.

(18) PAVING: All driveways, entrances, parking areas, and all streets shall be paved in an adequate manner consistent with common practice in the City of Rockwall. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary until such time as such improvements are conveyed to the Homeowners Association, from which time the Homeowners Association shall bear the total cost and maintenance of all such improvements.

(19) UTILITIES AND DRAINAGE: All on-site utilities shall be underground and all requirements of departments of the City of Rockwall regarding utilities and drainage structures shall be met. Each single family dwelling shall have separate utilities.

(20) LIGHTING: No light poles in residential areas shall exceed 30 feet in height.

(21) REFUSE CONTAINMENT: All containers for litter and refuse shall be visually screened by planted or masonry screens on all sides except a side adjacent to an alley or easement used for garbage pickup.

(22) HOMEOWNERS ASSOCIATION REQUIRED: In connection with the property to be designated as common areas in the developments, proper evidence showing the execution and filing of deeds conveying such common areas to the Homeowners Association shall be submitted to the City Plan Commission prior to the completion of the development. The structure of such association shall be consistent with the Bylaws and Declaration of Covenants, Conditions and Restrictions approved by the City Council on the 7th day of September, 1971, and filed with the City Secretary. Such deeds and the deeds to individual property owners in the development shall provide for the following:

(A) MAINTENANCE RESPONSIBILITY: The property owner or owners of the development shall be responsible for the development and maintenance of all common facilities and easements except easements dedicated to a municipal, county, or state authority.

1. Each owner of property within the Development shall be a member of the Homeowners Association and shall have rights to the use of all common facilities and easements within the common areas and facilities of the Development.

2. The Homeowners Association shall be responsible for the operation and continuing maintenance of all common facilities and easements with the exception of easements dedicated to a municipal, county, or state authority.

3. Continuous maintenance of these areas of responsibility shall be financed by assessments levied against each property owner within the Development; such assessments shall be of sufficient amounts to insure adequate maintenance.

(B) That such deeds shall constitute a covenants binding on each property owner within this described area, their heirs or successors in title, and shall run with the land.

(23) FIRE LANES: Fire lanes shall be provided in accordance with the requirements of the Fire Department.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in a manner consistent with standard City of Rockwall specifications adopted for such purpose.

SECTION 4. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the penalties provided for herein.

SECTION 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

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SECTION 6. PENALTY CLAUSE: Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction in Municipal Court shall be subject to a fine not to exceed Two Hundred (\$200.00) Dollars for each offense and each and every day any violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. WHEREAS, it appears that the subject property of this Ordinance is to be used under Planned Development District No. _____ for single family dwellings, multiple family dwellings, neighborhood services uses, office or shopping center uses, and private community center, and this Ordinance shall take effect immediately from and after its passage, in accordance with the provisions of the Charter of the City of Rockwall and it is accordingly so ordained.

APPROVED AS TO FORM:

City Attorney

Passed on the 4th day of September,
1973.

Vary L. Myers
Mayor

ATTEST:

Ramona Williams
City Secretary

EXHIBIT A

ING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

HENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

HENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

HENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

HENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

HENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

HENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

HENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

HENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

HENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

HENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

HENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

HENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

HENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

HENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

HENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

HENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

HENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

HENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

HENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

HENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

HENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

HENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

HENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

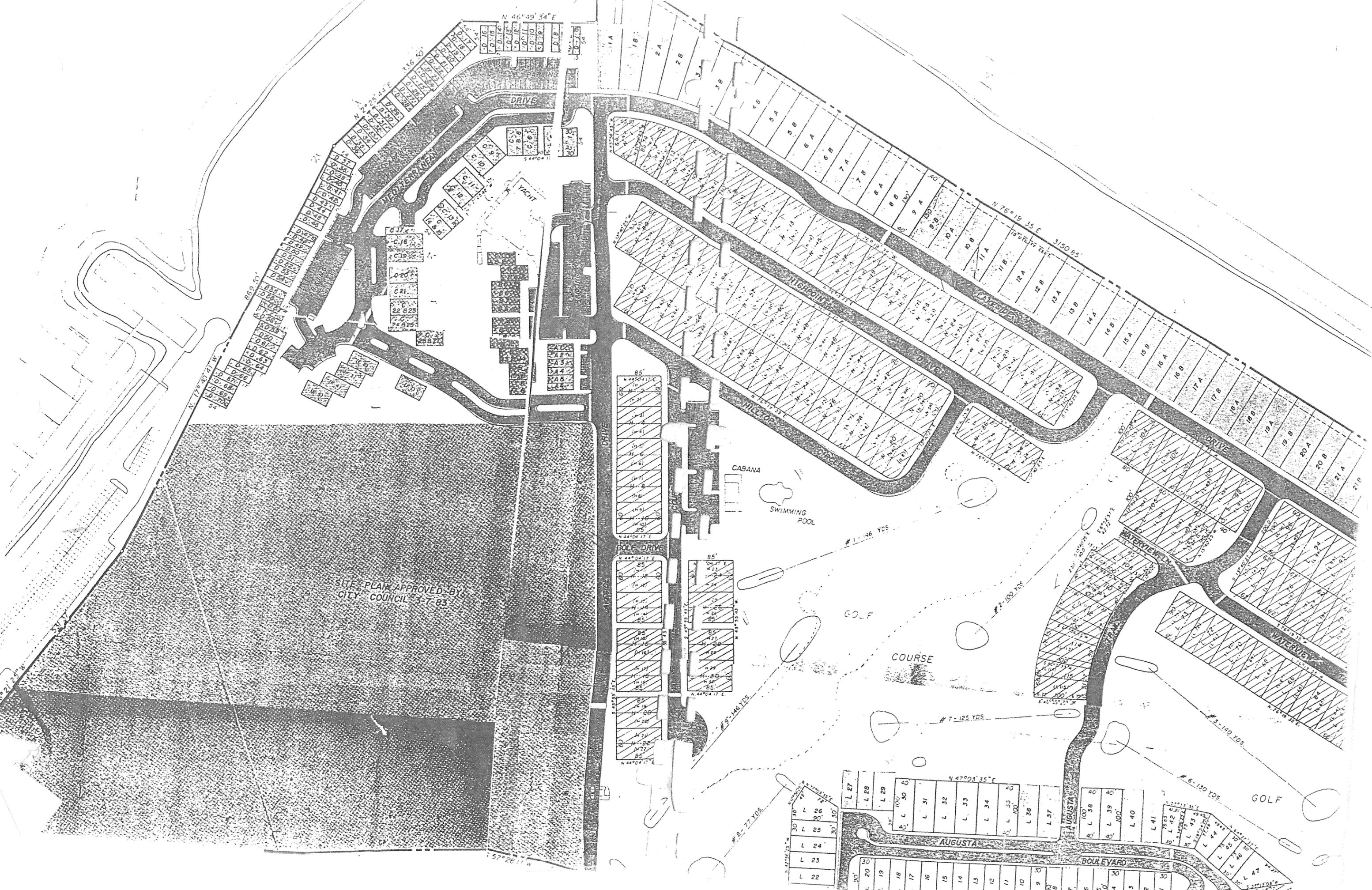
HENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

HENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

HENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

HENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land.

EXHIBIT A



SITE PLAN APPROVED BY
CITY COUNCIL 3-7-83

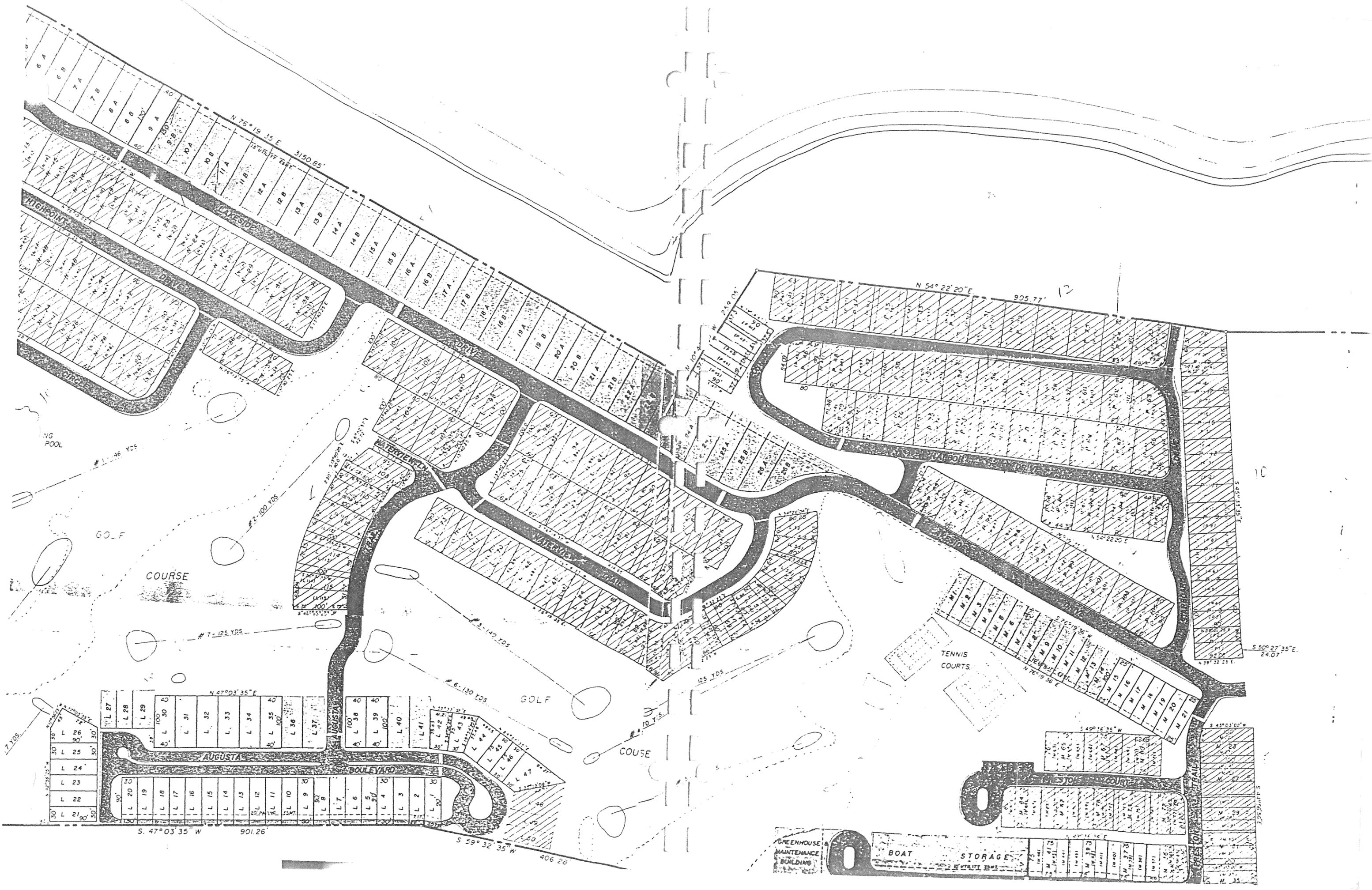
CASANA
SWIMMING POOL

GOLF COURSE

AUGUSTA

BOULEVARD

GOLF



N 75° 19' 35" E 3150.85'

HIGHPOINT

POOL

GOLF COURSE

WATERVIEW DRIVE

L 1, L 2, L 3, L 4, L 5, L 6, L 7, L 8, L 9, L 10, L 11, L 12, L 13, L 14, L 15, L 16, L 17, L 18, L 19, L 20, L 21, L 22, L 23, L 24, L 25, L 26, L 27, L 28, L 29, L 30, L 31, L 32, L 33, L 34, L 35, L 36, L 37, L 38, L 39, L 40, L 41, L 42, L 43, L 44, L 45, L 46, L 47

AUGUSTA BOULEVARD

BOAT STORAGE

TENNIS COURTS

GREENHOUSE MAINTENANCE BUILDING

S 47° 03' 35" W 901.26'

S 59° 32' 35" W 406.28'

N 47° 03' 35" E

WATERVIEW DRIVE

N 54° 22' 20" E 905.77'

S 50° 27' 35" E 24.07'

12

ORDINANCE NO. 80-19

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED SITE PLAN OF PD-2 PLANNED DEVELOPMENT DISTRICT NUMBER 2 TO PERMIT USE OF THE FOLLOWING DESCRIBED PROPERTY FOR A CABLE TELEVISION MONITORING STATION, SUCH TRACT BEING DESCRIBED AS FOLLOWS:

Being a tract of land situated in the William Blevins Survey, Abstract No. 9, Rockwall County, Texas, and being a part of Lakeside Village Phase 2, an addition to the City of Rockwall as recorded in Volume 3, Page 4, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point at the South corner of Lot M-62 and on the Northwesterly line of the M.K.&T. Railroad;
THENCE: South 49 deg. 36' 35" West a distance of 100.00 feet along said line of the M.K.&T. Railroad to a point for a corner;
THENCE: North 40 deg. 20' 25" West a distance of 40 feet to a point for a corner;
THENCE: North 49 deg. 36' 35" East a distance of 100 feet to a point for a corner on the Southwest line of M-61;
THENCE: South 40 deg. 20' 25" East a distance of 40 feet with said Southwest line of M-61 and M-62 to the Point of Beginning and Containing 4,000 square feet of Land.

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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 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, Texas, as heretofore amended, be, and the same is hereby, amended by amending the approved site plan for "PD-2" Planned Development District Number 2 to permit the use of the following described tract for a cable television monitoring station, said tract being described as follows:

Being a tract of land situated in the William Blevins Survey, Abstract No. 9, Rockwall County, Texas, and being a part of Lakeside Village Phase 2, an addition to the City of Rockwall as recorded in Volume 3, Page 4, Plat Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point at the South corner of Lot M-62 and on the Northwesterly line of the M.K.&T. Railroad;
THENCE: South 49 deg. 36' 35" West a distance of 100.00 feet along said line of the M.K.&T. Railroad to a point for a corner;
THENCE: North 40 deg. 20' 25" West a distance of 40 feet to a point for a corner;
THENCE: North 49 deg. 36' 35" East a distance of 100 feet to a point for a corner on the Southwest line of M-61;
THENCE: South 40 deg. 20' 25" East a distance of 40 feet with said Southwest line of M-61 and M-62 to the Point of Beginning and Containing 4,000 square feet of Land.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described tract of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, and as amended hereby, provided that the amendment of the approved site plan for Planned Development District Number 2 shall affect only the property described herein and said property shall be limited to use for a cable television monitoring station only, subject to the following special conditions:

(a) Prior to the issuance of any building permit for the construction or installation of a cable television monitoring station on the tract of land described herein, a revised site plan for such area shall be filed with and included as Exhibit "A" and made a part of this ordinance for all purposes.

(b) No customer service or sales may be conducted on the tract described herein by any person, whether it be by a licensee or other person operating the cable television monitoring station.

(c) The tower or antenna or any other appurtenance used in connection with the operation of a cable television monitoring station to be placed on the tract described herein shall not exceed a maximum height of fifteen feet (15').

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
ON THE 8th DAY OF SEPTEMBER, 1980.

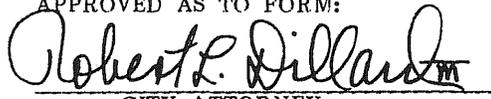
APPROVED:


MAYOR

ATTEST:


CITY SECRETARY

APPROVED AS TO FORM:


CITY ATTORNEY

ORDINANCE NO. 84-53

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE NO. 83-23 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED DEVELOPMENT PLAN AND AREA REQUIREMENTS FOR PHASES I, II, III AND IV PD-2 LAKESIDE VILLAGE; ATTACHING THE APPROVED DEVELOPMENT PLAN AS EXHIBIT "A"; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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, provided that the amendment of the approved development plan for Phases I, II, III, and IV of Planned Development No. 2 shall affect only the property shown thereon and said property shall be limited to the uses, area, setback and other requirements set forth thereon and in this ordinance subject to the following conditions:

- (a) That the development plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Phases I, II, III, and IV of PD No. 2 and any and all such development shall be in strict accordance with such development plan.
- (b) That the area requirements attached hereto as Exhibit "B" and made a part hereof shall apply to all development of Phases I, II, III, and IV of PD No. 2 and any and all such development shall be in strict conformance with such area requirements.

(c) No substantial change in development of Lakeside Village Phases I, II, III, or IV shall be permitted except after obtaining approval of the change of such development through amendment of this development plan or other changes in the Comprehensive Zoning Ordinance applicable to PD No. 2 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 2. 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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

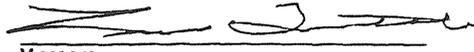
SECTION 3. If any section subsection, sentence, phrase, word, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance if for any reason is judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, paragraph, or provision of the Comprehensive Zoning Ordinance 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 the provisions of this ordinance are declared to be severable.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. 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 5th day of November, 1984,

APPROVED:



Mayor

ATTEST:



City Secretary

EXHIBIT "B"

LAKESIDE VILLAGE PHASES I, II, III, IV

AREA REQUIREMENTS

There shall be three type of designations in the development: Single Family Detached (SFD), Single Family Attached (SFA), and Townhouse (TH).

1. Maximum number of single family dwellings per lot - SFD - 1
SFA - 1
TH - 1
2. Minimum lot area - SFD - 2,700 square feet
SFA - 2,700 square feet
TH - 750 square feet
3. Minimum square footage per dwelling unit - SFD - 1,200 square feet
SFA - 1,200 square feet
TH - 800 square feet
4. Minimum frontage on street - SFD - 15 feet
SFA - 15 feet
TH - Not applicable
5. Minimum lot depth - SFD - 70 feet
SFA - 70 feet
TH - 50 feet
6. Minimum depth of front setback -
 - a) Front Entry Garage - SFD - 20 feet
SFA - 20 feet
TH - Not applicable
 - b) Rear or Side Entry Garage - SFD - 10 feet
SFA - 10 feet
TH - Not applicable
7. Minimum width of side setback -
 - a) Abutting Structures separated by a fire retardant wall - SFD - N/A
SFA - 0 ft
TH - 0 Ft
 - b) Internal lot - SFD - 5 feet
SFA - 5 feet
TH - 5 ft.
 - c) Zero lot line abutting adjacent side yard - SFD - 0 feet
SFA - 0 feet
TH - 0 feet
 - d) Side yard setback abutting street -
SFA - Lots with widths of less than 30 feet - 0 feet
Lots with widths of at least 30 feet - 10 feet
TH - Lots with widths of less than 30 feet - 0 feet
Lots with widths of at least 30 feet - 10 feet
SFD - 10 ft.

Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.

Where one or more lots have been combined to establish new property lines, all references to the side lot line shall refer to the new property line.

8. Minimum rear setback - SFD - 7½ feet
SFA - Lots L1 - L20 - 20 feet
All other lots - 7½ feet
TH - 7½ feet
9. Minimum separation between attached buildings -
SFD - Not applicable
SFA - Every 250 feet there shall be a minimum of 10 feet between buildings
TH - Every 250 feet there shall be a minimum of 10 feet between buildings
10. Maximum number of attached units -
SFD - Not applicable
SFA - 12 units up to a maximum of 250 feet
TH - 12 units up to a maximum of 250 feet
11. Maximum height of structures - SFD - 42 feet
SFA - 42 feet
TH - 42 feet
12. Minimum number of off-street parking spaces - SFD - 2 spaces
SFA - 2 spaces
TH - 2 spaces

An enclosed garage shall not be considered in meeting the off-street parking requirements.

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND APPROVE A DEVELOPMENT PLAN FOR PD-2: TURTLE COVE, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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 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, Texas, as heretofore amended, be and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to approve a zoning change and development plan for "PD" Planned Development District Number 2: Turtle Cove on the property specifically described in Exhibit "A".

SECTION 2. That Planned Development District Number 2: Turtle Cove shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 2: Turtle Cove to the above described tract of land is subject to the following special conditions:

- A. Prior to the issuance of any building permit in Planned Development District No. 2: Turtle Cove, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 2: Turtle Cove shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development Number 2: Turtle Cove shall be regulated by the requirements listed in Exhibit "C".

SECTION 3. 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 ONE THOUSAND DOLLARS (\$1,000) for

each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 4. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, 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.

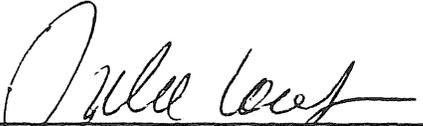
SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. 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.

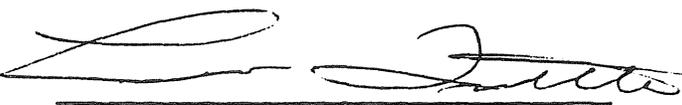
DULY PASSED AND APPROVED this 18th day of March, 1985.

ATTEST:

APPROVED:



City Secretary



Mayor

EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

THENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

THENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

THENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

THENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

THENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

THENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

THENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

THENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

THENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

THENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

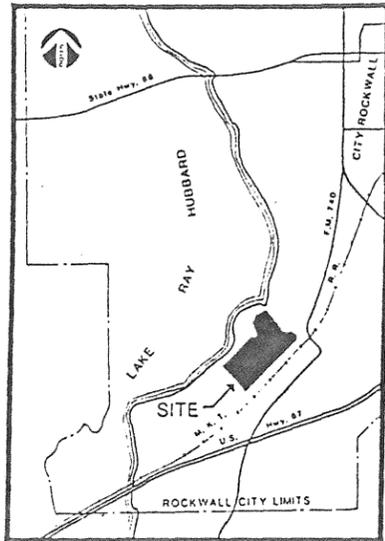
THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;

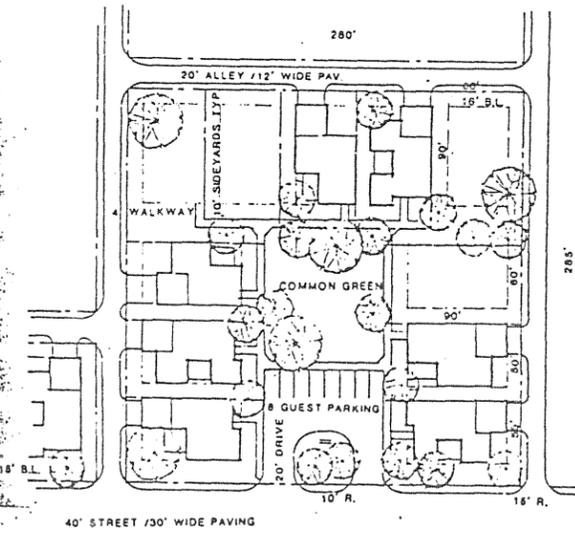
THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land



LOCATION MAP

LAKESIDE DRIVE TO BE AN OPEN STREET OR EMERGENCY ACCESS PER DECISIONS OF HOMEOWNERS ASSOCIATIONS



PATIO HOME CLUSTER LAYOUT
4,500 S.F. MINIMUM LOT SIZE

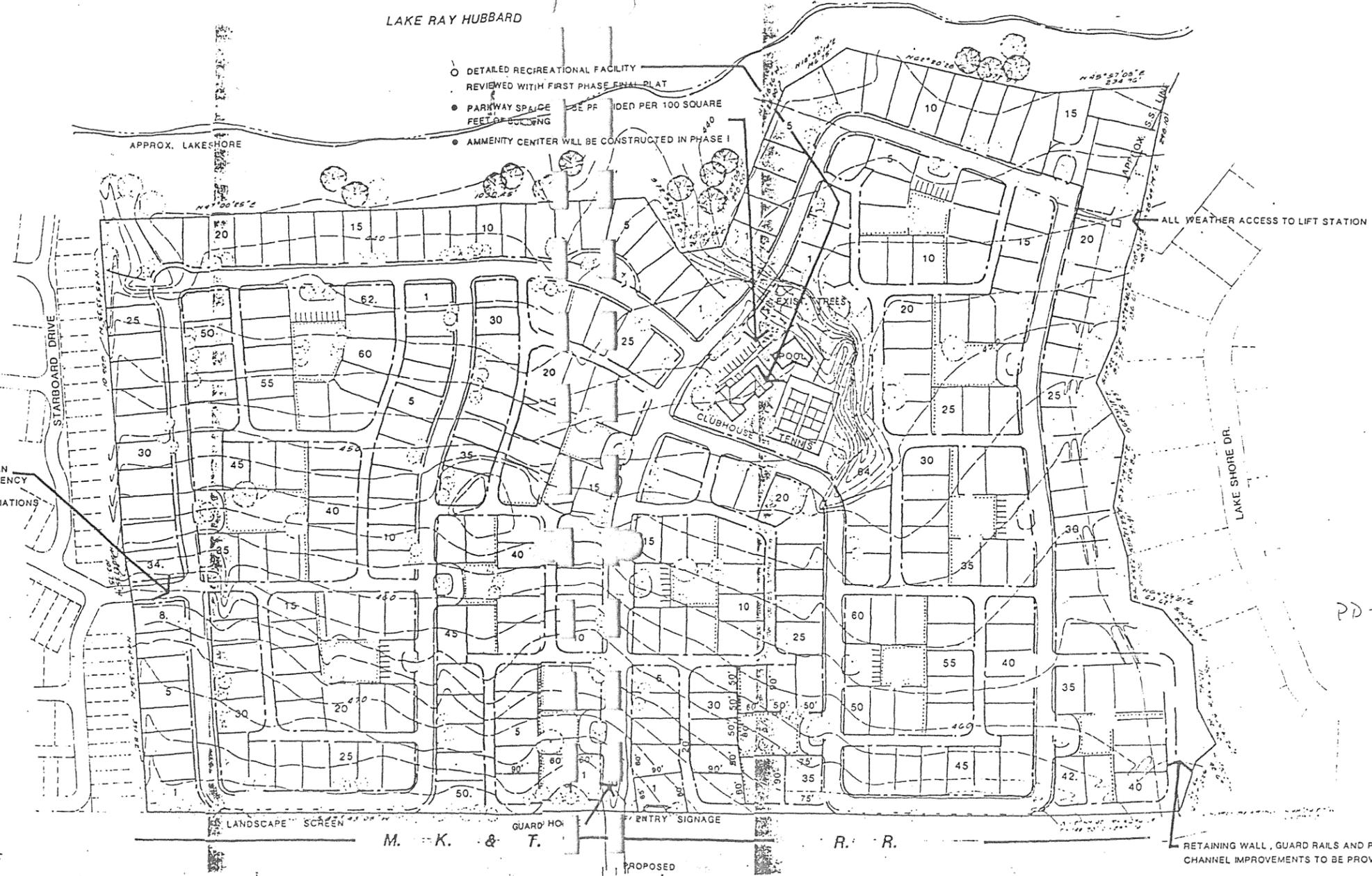
GENERAL NOTES

- RESTRICT PARKING TO ONE SIDE OF STREET WHERE REAR ENTRY HOUSES FACE EACH OTHER
- REQUIRE GARAGES TO HAVE GARAGE DOOR OPENERS BY COVENANT
- ALL OPEN SPACE AND COMMON AREAS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION
- ALL FRONT ENTRY LOTS WILL HAVE A 20' BLDG. SET BACK AND REQUIRE PAVED PARKING FOR TWO CARS OUTSIDE THE GARAGE
- MAXIMUM HEIGHT OF 2 STORIES AND 28 FEET
- MINIMUM 75% MASONRY FACADES
- SPRINKLER SYSTEMS IN COMMON AREAS AND YARDS
- PHASES DEFINED WITH FIRST FINAL PLAT

219 50'x90' REAR ENTRY CLUSTER LOTS
& 76 50'x100' FRONT ENTRY LOTS
WITH 6.4 ACRE COMMON GREEN OPEN SPACES
& 61 GUEST PARKING SPACES.

PRELIMINARY DEVELOPMENT PLAN
TURTLE COVE
Rockwall, Texas

A CLUSTER PATIO HOME DEVELOPMENT
BY SHEFFIELD DEVELOPMENT COMPANY



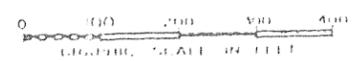
- DETAILED RECREATIONAL FACILITY REVIEWED WITH FIRST PHASE FINAL PLAT
- PARKWAY SPACE TO BE PROVIDED PER 100 SQUARE FEET OF BUILDING
- AMMENITY CENTER WILL BE CONSTRUCTED IN PHASE I

RETAINING WALL, GUARD RAILS AND POST CHANNEL IMPROVEMENTS TO BE PROVIDED

PD-2

PD-2

CARTER & BURGESS, INC.
ENGINEERS - PLANNERS



3rd approved

EXISTING TURTLE COVE

EXHIBIT C

Allowed Uses: Single Family detached patio homes
Recreation facilities
Guardhouse

Area Requirements: Number of lots
Rear entry-----219
Front entry----- 76
Minimum lot area-----4,500 sq. ft.
Maximum units per lot-----1
Minimum sq. ft. per unit-----1,400 sq. ft.
Minimum lot width
Rear entry-----50 ft.
Front entry-----50 ft.
Minimum lot depth
Rear entry-----90 ft.
Front entry-----100 ft.
Minimum front setback
Rear entry-----10 ft.
Front entry-----20 ft.
Minimum rear setback-----10 ft.
Minimum side setback-----0 ft. & 10 ft.
Adjoining street-----15 ft.
Minimum length rear drive-----18 ft.
Minimum width rear drive-----18 ft.
Maximum density-----5.5 units/acre
Maximum height-----2 stories, 28 ft.
Off street parking in
addition to garage
Houses-----2 per unit
Cluster areas-----62
Recreation complex-----1/100 sq. ft.
floor area
Minimum Masonry facade-----75%

Other Requirements:

1. All streets privately maintained by the developer and homeowners' association.
2. Stack spaces for two automobiles provided between the guard gate and the MKT Railroad.
3. Lakeside Drive open street or emergency access as decided by the homeowners' associations.
4. Parking restricted to one side of street where rear entry houses face each other.
5. Garage door openers required by covenant.

Exhibit "C" Continued

6. Retaining wall and guard rail provided along northeast alley.
7. All-weather access to lift station.
8. Open space and take line property maintained by homeowners' association.
9. Sprinkler system in common areas and yards.
10. Detailed recreation facility plan with parking reviewed with first phase final plat.
11. Phasing to follow Exhibit "D".
12. No additional drainage onto Lake Ridge Park.
13. All lots above flood level.

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE; PROVIDING FOR A PRIVATE CLUB AS AN ACCESSORY TO A GENERAL RESTAURANT ON THE TRACT MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

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 so as to approve a change in the preliminary plan for "PD-2" Planned Development District No. 2 to provide for a private club as an accessory to a general restaurant on the tract of land as described in Exhibit "A".

Section 2. That the granting of the change in the preliminary plan "PD-2" Lakeside Village for a private club shall be subject to the following conditions:

The private club shall meet all conditions for the issuance of private club permits set out by the City Council in Ordinance No. 85-2 and any future regulatory ordinances.

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, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 4. That the tract of land described as Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

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 ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section 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 of 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 21st day of April, 1986.

APPROVED:



Mayor

ATTEST:



City Secretary

1st reading 4/14/86

2nd reading 4/21/86

EXHIBIT "A"

LAKESIDE VILLAGE PROPERTY DESCRIPTION

Beginning at a concrete monument stamped X7-6, said monument being the most northerly corner of a 27.72 acre tract of land remaining after a 41.0 acre conveyance to the City of Dallas from said tract;

Thence: south $45^{\circ}55'43''$ east a distance of 709.0 ft. to an iron pin for a corner;

Thence: south $43^{\circ}56'35''$ west a distance of 820.81 ft. to an iron pin for a corner set on the takeline of Lake Ray Hubbard;

Thence: following said takeline north $17^{\circ}40'41''$ west a distance of 569.5 ft. to a concrete monument stamped X7-4 north $2^{\circ}25'44''$ east a distance of 336.5 ft. to a monument stamped X7-5 and north $46^{\circ}49'34''$ east a distance of 300.13 ft. to the Place of Beginning and containing 10.0 acres of land, but expressly excluding all land within the boundaries of any and all platted lots contained in the above described property.

ORDINANCE NO. 92-8

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 85-16 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, TURTLE COVE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DCT Investment Corp., has requested consideration of an amendment to a portion of PD-2 known as Turtle Cove, further described herein, to amend certain area requirements 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 the Comprehensive Zoning Ordinance and Ordinance 84-4 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 and Ordinance No. 85-16 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the approved Exhibit "C" attached to Ordinance 85-16 to amend the Minimum side setback requirements to read as follows for "PD-2" Planned Development District No. 2, Turtle Cove, further described on the attached Exhibit "A", which is made a part hereof.

EXHIBIT C

Minimum Side Setback _____ "10% of lot width"
Adjoining street _____ 15 ft.

All area requirements not specifically listed herein shall comply with the requirements set forth on Exhibit "C" attached to Ordinance 85-16, or, if not listed under Ordinance 85-16, as set forth in the corresponding standard zoning classification for such use.

Section 2. All development of property covered by Planned Development District No. 2, Turtle Cove, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. 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.

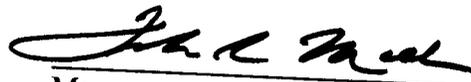
Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. 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.

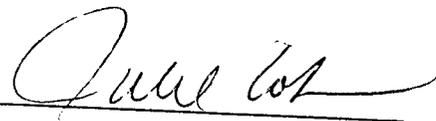
DULY PASSED AND APPROVED this 6th day of April, 1991.

APPROVED:



Mayor

ATTEST:

By: 

1st reading March 16, 1992
2nd reading April 6, 1992

EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;

THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;

THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;

THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;

THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;

THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;

THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;

THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;

THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;

THENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;

THENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;

THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;

THENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;

THENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;

THENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;

THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;

THENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;

THENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;

THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;

THENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;

THENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;

THENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;

THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;

THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;

THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas

Railroad Right of Way, a 100-foot Right of Way;

THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas

Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a center

angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;

THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land

ORDINANCE NO. 92-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-53 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lakeside Village Homeowners Association has requested consideration of an amendment to a portion of PD-2 known as Phases 1, 2, 3, and 4 of Lakeside Village to amend certain area requirements 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 the Comprehensive Zoning Ordinance and Ordinance 84-53 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 and Ordinance No. 84-53 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the approved Exhibit "B" attached to Ordinance 84-53 to amend the minimum square footage per dwelling unit requirements, and rear setback requirements on certain lots to read as follows for "PD-2" Planned Development District No. 2, Lakeside Village, further described as all of Phases 1, 2, 3, and 4 of Lakeside Village filed of record as additions to the City of Rockwall. (Added language shown in bold.)

EXHIBIT B

1. Minimum square footage per dwelling unit, excluding garage -

SFD - 1800 square feet
SFA - 1800 square feet
TH - 1200 square feet"

8. Minimum Rear Setback -

SFD - 7 1/2 feet

SFA - Lots L1 - L20 - 20 feet

All other lots - 7 1/2 feet

TH - "Lots D63-D70, and Lots F1-F5 - 0 feet

All other lots" - 7 1/2 feet

Section 2. All development of property covered by Planned Development District No. 2, Lakeside Village, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section 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 of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. 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 17th day of August, 1992.

APPROVED:


Mayor

ATTEST:

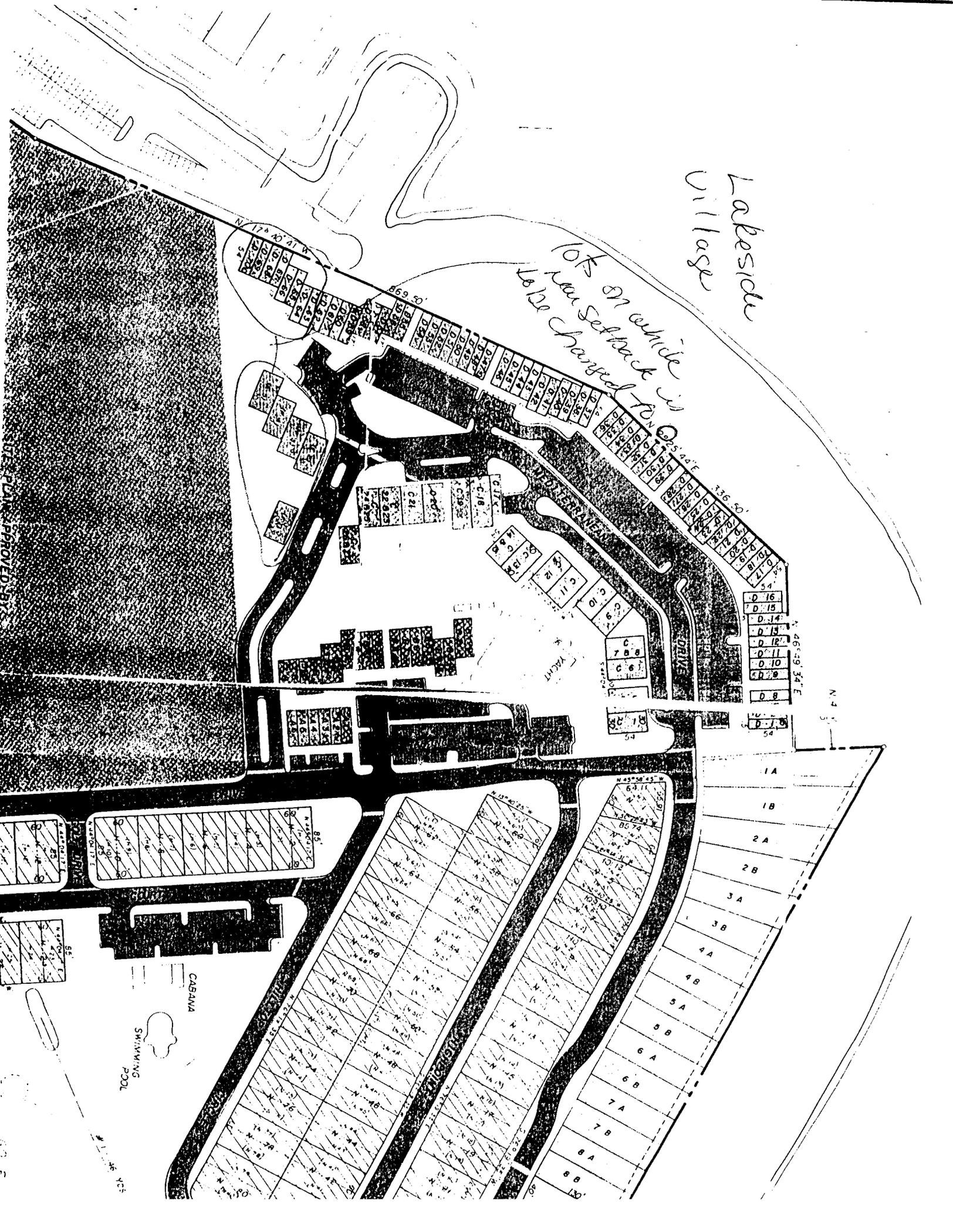
By: Hilda Crangle

1st reading August 3, 1992

2nd reading August 17, 1992

Lakeside
Village

lots on which
have setbacks
to be changed to



PLAN APPROVED 5/27/87

CABANA
SWIMMING POOL

1A
1B
2A
2B
3A
3B
4A
4B
5A
5B
6A
6B
7A
7B
8A
8B

ORDINANCE NO. 96-6

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE ~~85-16~~SO AS TO AMEND A PORTION OF PLANNED DEVELOPMENT NO.2, "PD-2" WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A", BY ALLOWING "SINGLE FAMILY", "OPEN SPACE", "RECREATION USES ", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; AMENDING THE DEVELOPMENT PLAN FOR A PORTION OF PD-2; ADOPTING AREA REQUIREMENTS; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Ashton Custer ,LLC for the property more specifically described in Exhibit "A" attached hereto; 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, and ordinance~~85-16~~ be and the same are hereby amended by amending a portion of Planned Development No. 2, "PD-2", further described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", & "C" and the Comprehensive Zoning Ordinance and the Standards of Design of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 of this ordinance shall remain in full force and effect.

SECTION 5. 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 6. 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 case provides.

DULY PASSED AND APPROVED this 4th day of March, 1996

ATTEST:

APPROVED:

BY 


Mayor

1st reading 2-19-96

2nd reading 3-4-96

EXHIBIT "A"

ITC10448

BEING a tract of land situated in the E.P. Gains Chism Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition Deed recorded in Volume 53, Page 373, Deed Records, Rockwall County a part of now being platted as Turtle Cove, an Addition to the City of Rockwall, Texas, recorded in Slide B, Pages 235-236, and the replat of Turtle Cove Addition, Blocks C and D, recorded in Slide C, Pages 164-165, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for a corner in the northwesterly right of way of the M.K. & T. Railroad (a 100' R.O.W.) said corner also being the southeast corner of Lakeside Village, Phase 3, an Addition to the City of Rockwall, recorded in Volume 3, Page 18, Plat Records of Rockwall County, Texas;

THENCE N 44 deg. 58' 27" W, along the northeast line of said addition a distance of 391.82 feet to a 5/8" iron rod found for corner,

THENCE N 50 deg. 29' 22" W, continuing with said northeast line a distance of 103.65 feet to a 5/8" iron rod found for corner,

THENCE N 45 deg. 33' 32" W, continuing with said northeast line a distance of 606.00 feet to a 1/2" iron rod found for corner at the north corner of the aforementioned Lakeside Village, Phase 3 addition and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along said Take Line the following:

N 46 deg. 59' 32" E a distance of 1029.96 feet to a concrete monument marked X2-2;

S 73 deg. 08' 40" E a distance of 124.22 feet to a concrete monument marked X2-3;

N 40 deg. 28' 42" E a distance of 79.43 feet to a concrete monument marked X2-4

N 19 deg. 14' 18" W a distance of 315.36 feet to a concrete monument with a broken top;

N 18 deg. 36' 27" E a distance of 146.82 feet to a concrete monument with a broken top;

N 62 deg. 24' 37" E a distance of 377.56 feet to a 5/8" iron rod found;

N 46 deg. 01' 56" E a distance of 235.06 feet to a 5/8" iron rod found;

1060

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PAGE

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S 28 deg. 45' 43" E a distance of 298.16 feet to a 5/8" iron rod found in the bed of a creek on the southwesterly line of Lake Ridge Park, an Addition to the City of Rockwall;

THENCE along the southwesterly line of Lake Ridge Park and the meanders of said creek the following:

S 20 deg. 52' 17" E a distance of 48.01 feet;

S 32 deg. 13' 39" E a distance of 136.61 feet;

S 17 deg. 19' 55" E a distance of 87.71 feet;

S 68 deg. 28' 08" E a distance of 115.23 feet;

S 31 deg. 26' 48" E a distance of 128.86 feet;

S 56 deg. 18' 21" E a distance of 93.41 feet;

S 46 deg. 15' 48" E a distance of 84.06 feet;

N 64 deg. 32' 05" E a distance of 63.62 feet;

S 80 deg. 42' 55" E a distance of 82.71 feet;

S 45 deg. 16' 35" E a distance of 117.46 feet;

S 66 deg. 48' 22" E a distance of 80.50 feet;

S 10 deg. 03' 11" W a distance of 48.69 feet;

S 23 deg. 04' 06" E a distance of 93.78 feet to a concrete monument marked X1-5 on the aforementioned northwest line of the M.K. & T. Railroad right of way and also being the beginning of a curve to the right having a central angle of 2 deg. 46' 02" a radius of 5696.19 and a chord bearing of S 48 deg. 12' 20" W, 275.07 feet;

THENCE along said curver and northwest line in a southwesterly direction an arc distance of 275.11 feet to a 5/8" iron rod found for corner,

THENCE: S 49 deg. 35' 21" W continuing along said northwest line a distance of 1671.74 feet to the POINT OF BEGINNING and containing 53.6337 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

FROM HAGEN & PARSONS P.C.

11.21.1995 15:32

NOV 21 '95 03:37PM

OCT-31-95 TUE 11:34

HERITAGE TITLE CO.

1060

115

BEING LOT 12, BLOCK B, AND LOTS 15,16,17 AND 18, BLOCK E OF TURTLE
COVE ADDITION AND LOTS 4,5,AND 9, BLOCK C OF THE REPLAT OF TURTLE
COVE ADDITION.

TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN
Exhibit C
 February 9, 1996

- * The acreage indicated deletes the 8 owner occupied dwellings.
- ** The lot width may vary to allow flexibility of product widths without revising the Revised Development Plan. The lots shown on the Development Plan with a (*) can have less than 60' of frontage and 4,500 square foot lot area.
- *** The front yard setback at the garage doors will be 20 FT on front entry lots. In the case of swing in garages at the front or corner side yard, the setback at the front garage face at the street facing wall may be 10 foot.
- **** The depth of the drive will be 20 FT on rear loading lots; however, it may overlap 2 FT into the private alley easement.

■ **Other Standards:**

1. All private access utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association.
2. Two stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
3. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association.
4. Parking will be restricted to one side of the street where rear entry lots face each other.
5. All weather access will be provided to the lift station as indicated on the Revised Development Plan.
6. Private open space area will be maintained by the Homeowner's Association.
7. The take-line property along Lake Ray Hubbard will be mowed by the Homeowner's Association. Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association, nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the lake take-line property.
8. Sprinkler systems will be provided in private open space areas.
9. All lots will be above the flood level.
10. The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the Private Open Space maintained by the Homeowner's Association.
11. The lift station is currently surrounded by a chain link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.
12. A treescape plan will be submitted based on the tree ordinance requirements.

Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. exact location of access will be determined at the time that phase is platted

TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

Exhibit C

February 9, 1996

- **Allowed Uses:** Single Family Detached Dwellings
Recreation Facilities
Guard House and Related Facilities

- **Area Requirements:**

• Total Acreage.....	53.6337 Gross Acres
Rezoning Area.....	52.7225 Net Acres*
• Total Quantity of Lots.....	231
Occupied/Built Lots.....	8
Quantity of Lots in Rezoning Area.....	223
Rear Entry Lots.....	168
Front Entry Lots.....	55
• Overall Dwellings Per Acre.....	4.31 DU's/Gross Acre
• Minimum Lot Area.....	5,400 SF**
• Maximum Units Per Lot.....	1
• Minimum SF Per Unit.....	1,500 SF
• Minimum Lot Width.....	60 FT**
• Minimum Lot Width at Cul-de-sac & Elbow Measured at Setback	50 FT
• Minimum Lot Depth.....	90 FT
• Minimum Front Yard Setback.....	10 FT ***
• Minimum Rear Yard Setback.....	10 FT
• Minimum Side Yard Setback.....	5 FT
• Minimum Side Yard Setback..... Adjoining a Street	10 FT
• Minimum Depth Rear Driveway.....	20 FT*****
• Minimum Depth Front Driveway.....	20 FT***
• Maximum Height.....	2 Stories/34 FT
• Minimum Masonry Facade.....	75 Percent
• Parking:	
At Cluster Areas.....	30
At Recreation Center.....	20
• Private Open Space Area:.....	192,193 SF
• Maximum Lot Coverage.....	60%

ORDINANCE NO. 96-24

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO, 84-53 AS HERETOFORE AMENDED SO AS TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-2 ATTACHING THE AMENDING PRELIMINARY PLAN; PROVIDING FOR SPECIAL CONDITIONS; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the Preliminary Plan for portions of PD-2, as described in Exhibit "A" has been submitted by Kirby Albright; 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 amending the approved Preliminary Plan for PD-2 for the area identified in Exhibit "A". That said amended Preliminary Plan is attached hereto and made apart hereof for all purposes.

SECTION 2. That the tract identified in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for herein and the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this amendment to the approved Preliminary Plan for PD-2 shall affect only the property described in Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

SECTION 3. That development in area in Exhibit "A", shall shall comply with the area, use and all other requirements of the Zero-lot line zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended. Except that

the homes lots can be either have one zero side setback or can be center loaded with a 5' side setback. Once a determination has been made regarding the a zero or center loaded homes, all homes must comply with that determination.

SECTION 4. No substantial change in development of the area as shown in Exhibit "A" shall be permitted except after obtaining approval of the change of such development through amendment of the Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 5. Prior to or in conjunction with any plat submittal, a concept plan must be submitted for review and approval by the Planning and Zoning Commission and City Council. The concept plan shall include the following items.

- (I) Identify the location of any amenities planned for the residential areas.
- (ii) A detailed street layout for each phase that will be subject to review and approval by the Planning and Zoning Commission and City Council that identifies the location, type and general design of screening of alleys and along major roads
- (iii) Identify location of neighborhood entry features for each area.

SECTION 8. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances, as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

SECTION 9. Any person, firm or corporation violating any of the provisions of this ordinance 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. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 of this ordinance shall remain in full force and effect.

SECTION 11. 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 12. 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 case provides.

DULY PASSED AND APPROVED this 1st day of July, 1996

ATTEST:

APPROVED:

 BY Stanley R. M... J. Miller
Mayor

1st reading 6/17/96

2nd reading 7/1/96

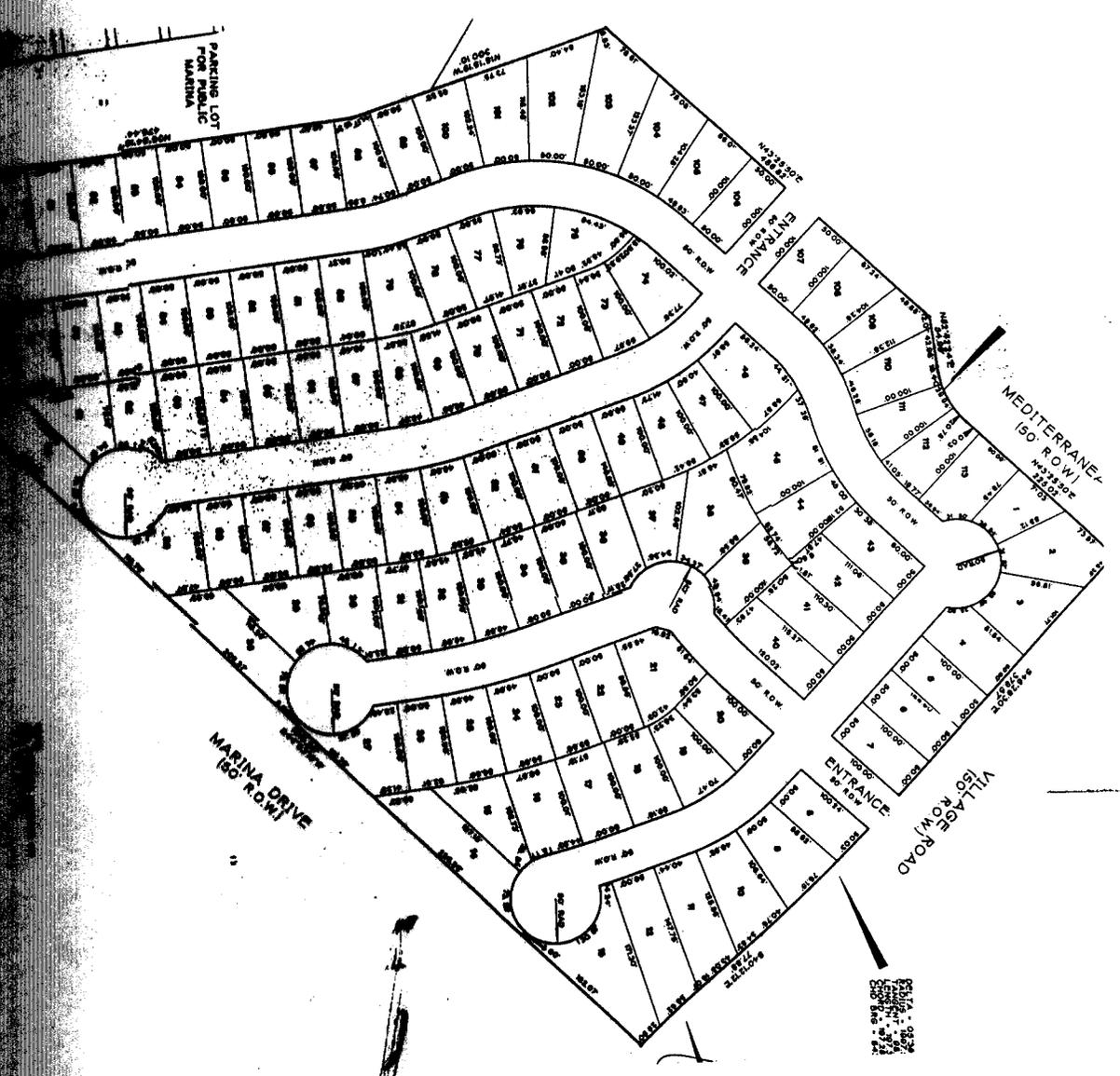


EXHIBIT "A"

ORDINANCE NO. 99-46

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE ~~85-16~~ SO AS TO AMEND A PORTION OF PLANNED DEVELOPMENT NO.2, "PD-2" WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A", BY ALLOWING "SINGLE FAMILY", "OPEN SPACE", "RECREATION USES ", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; AMENDING THE DEVELOPMENT PLAN FOR A PORTION OF PD-2; ADOPTING AREA REQUIREMENTS; CORRECTING THE OFFICIAL ZONING MAP; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in the classification of a zoning district has been requested by Ashton Custer ,LLC for the property more specifically described in Exhibit "A" attached hereto; 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, and ordinance~~85-16~~ be and the same are hereby amended by amending a portion of Planned Development No. 2, "PD-2", further described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", & "C" and the Comprehensive Zoning Ordinance and the Standards of Design of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance 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 of this ordinance shall remain in full force and effect.

SECTION 5. 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 6. 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 case provides.

DULY PASSED AND APPROVED this 1st day of November, 1999

ATTEST:

APPROVED:

BY Belinda Page

Scott L. Self
Mayor

1st reading 10-18-99

2nd reading 11-01-99

EXHIBIT "A"

ITC10448

BEING a tract of land situated in the E.P. Gains Chism Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition Deed recorded in Volume 53, Page 373, Deed Records, Rockwall County a part of now being platted as Turtle Cove, an Addition to the City of Rockwall, Texas, recorded in Slide B, Pages 235-236, and the replat of Turtle Cove Addition, Blocks C and D, recorded in Slide C, Pages 164-165, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for a corner in the northwesterly right of way of the M.K. & T. Railroad (a 100' R.O.W.) said corner also being the southeast corner of Lakeside Village, Phase 3, an Addition to the City of Rockwall, recorded in Volume 3, Page 18, Plat Records of Rockwall County, Texas;

THENCE N 44 deg. 58' 27" W, along the northeast line of said addition a distance of 391.82 feet to a 5/8" iron rod found for corner,

THENCE N 50 deg. 29' 22" W, continuing with said northeast line a distance of 103.65 feet to a 5/8" iron rod found for corner,

THENCE N 45 deg. 33' 32" W, continuing with said northeast line a distance of 606.00 feet to a 1/2" iron rod found for corner at the north corner of the aforementioned Lakeside Village, Phase 3 addition and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along said Take Line the following:

N 46 deg. 59' 32" E a distance of 1029.96 feet to a concrete monument marked X2-2;

S 73 deg. 08' 40" E a distance of 124.22 feet to a concrete monument marked X2-3;

N 40 deg. 28' 42" E a distance of 79.43 feet to a concrete monument marked X2-4

N 19 deg. 14' 18" W a distance of 315.36 feet to a concrete monument with a broken top;

N 18 deg. 36' 27" E a distance of 146.82 feet to a concrete monument with a broken top;

N 62 deg. 24' 37" E a distance of 377.56 feet to a 5/8" iron rod found;

N 46 deg. 01' 56" E a distance of 235.06 feet to a 5/8" iron rod found;

1060

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S 28 deg. 45' 43" E a distance of 298.16 feet to a 5/8" iron rod found in the bed of a creek on the southwesterly line of Lake Ridge Park, an Addition to the City of Rockwall;

VOL
1060

THENCE along the southwesterly line of Lake Ridge Park and the meanders of said creek the following:

S 20 deg. 52' 17" E a distance of 48.01 feet;

S 32 deg. 13' 39" E a distance of 136.61 feet;

S 17 deg. 19' 55" E a distance of 87.71 feet;

S 68 deg. 28' 08" E a distance of 115.23 feet;

S 31 deg. 26' 48" E a distance of 128.86 feet;

S 56 deg. 18' 21" E a distance of 93.41 feet;

S 46 deg. 15' 48" E a distance of 84.06 feet;

N 64 deg. 32' 05" E a distance of 63.62 feet;

S 80 deg. 42' 55" E a distance of 82.71 feet;

S 45 deg. 16' 35" E a distance of 117.46 feet;

S 66 deg. 48' 22" E a distance of 80.50 feet;

S 10 deg. 03' 11" W a distance of 48.69 feet;

S 23 deg. 04' 06" E a distance of 93.78 feet to a concrete monument marked X1-5 on the aforementioned northwest line of the M.K. & T. Railroad right of way and also being the beginning of a curve to the right having a central angle of 2 deg. 46' 02" a radius of 5696.19 and a chord bearing of S 48 deg. 12' 20" W, 275.07 feet;

THENCE along said curver and northwest line in a southwesterly direction an arc distance of 275.11 feet to a 5/8" iron rod found for corner,

THENCE: S 49 deg. 35' 21" W continuing along said northwest line a distance of 1671.74 feet to the POINT OF BEGINNING and containing 53.6337 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

FROM HAGEN & PARSONS P.C.

OCT-31-95 TUE 11:34

HERITAGE TITLE CO.

11.21.1995 15:32

NOV 21 '95 03:37PM

PHASYS 2.7

1/11

1060

115

BEING LOT 12, BLOCK B, AND LOTS 15,16,17 AND 18, BLOCK E OF TURTLE
COVE ADDITION AND LOTS 4,5,AND 9, BLOCK C OF THE REPLAT OF TURTLE
COVE ADDITION.

TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

Exhibit C

February 9, 1996

- * The acreage indicated deletes the 8 owner occupied dwellings.
- ** The lot width may vary to allow flexibility of product widths without revising the Revised Development Plan. The lots shown on the Development Plan with a (*) can have less than 60' of frontage and 4,500 square foot lot area.
- *** The front yard setback at the garage doors will be 20 FT on front entry lots. In the case of swing in garages at the front or corner side yard, the setback at the front garage face at the street facing wall may be 10 foot.
- **** The depth of the drive will be 20 FT on rear loading lots; however, it may overlap 2 FT into the private alley easement.

■ Other Standards:

1. All private access utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association.
2. Two stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
3. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association.
4. Parking will be restricted to one side of the street where rear entry lots face each other.
5. All weather access will be provided to the lift station as indicated on the Revised Development Plan.
6. Private open space area will be maintained by the Homeowner's Association.
7. The take-line property along Lake Ray Hubbard will be mowed by the Homeowner's Association. Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association, nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the lake take-line property.
8. Sprinkler systems will be provided in private open space areas.
9. All lots will be above the flood level.
10. The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the Private Open Space maintained by the Homeowner's Association.
11. The lift station is currently surrounded by a chain link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.
12. A treescape plan will be submitted based on the tree ordinance requirements.

Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. exact location of access will be determined at the time that phase is platted

TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

Exhibit C

February 9, 1996

- **Allowed Uses:** Single Family Detached Dwellings
Recreation Facilities
Guard House and Related Facilities

- **Area Requirements:**

• Total Acreage.....	53.6337 Gross Acres
• Rezoning Area.....	52.7225 Net Acres*
• Total Quantity of Lots.....	231
• Occupied/Built Lots.....	8
• Quantity of Lots in Rezoning Area.....	223
• Rear Entry Lots.....	168
• Front Entry Lots.....	55 60 * - REVISED
• Overall Dwellings Per Acre.....	4.31 DU's/Gross Acre
• Minimum Lot Area.....	5,400 SF**
• Maximum Units Per Lot.....	1
• Minimum SF Per Unit.....	1,500 SF
• Minimum Lot Width.....	60 FT**
• Minimum Lot Width at Cul-de-sac & Elbow Measured at Setback	50 FT
• Minimum Lot Depth.....	90 FT
• Minimum Front Yard Setback.....	10 FT ***
• Minimum Rear Yard Setback.....	10 FT
• Minimum Side Yard Setback.....	5 FT
• Minimum Side Yard Setback..... Adjoining a Street	10 FT
• Minimum Depth Rear Driveway.....	20 FT****
• Minimum Depth Front Driveway.....	20 FT***
• Maximum Height.....	2 Stories/34 FT
• Minimum Masonry Facade.....	75 Percent
• Parking:	
• At Cluster Areas.....	30
• At Recreation Center.....	20
• Private Open Space Area.....	192,193 SF
• Maximum Lot Coverage.....	60%

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 171.135-ACRE TRACT OF LAND SITUATED WITHIN THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; W. BLEVINS SURVEY, ABSTRACT NO. 9; AND THE E. P. G. CHISUM SURVEY, ABSTRACT NO. 64, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; 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, the City of Rockwall has initiated an amendment to the Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances [*Ordinance No. 's 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*]; and,

WHEREAS, Planned Development District 2 (PD-2) is a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which 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 2 (PD-2) [*Ordinance No. 's 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*] 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. 's 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*;

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

SECTION 5. 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 6. 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, 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. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or 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 (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 8. 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 4TH DAY OF MARCH, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 20, 2024

2nd Reading: March 4, 2024

DRAFT
ORDINANCE
01.30.2024

Exhibit 'A':
Legal Description

BEING 171.35 acres of land situated in Abstract 11, M.J. Barksdale Survey; Abstract 9, W. Blevins Survey; and Abstract 64, E.P.G. Chisum Survey; in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

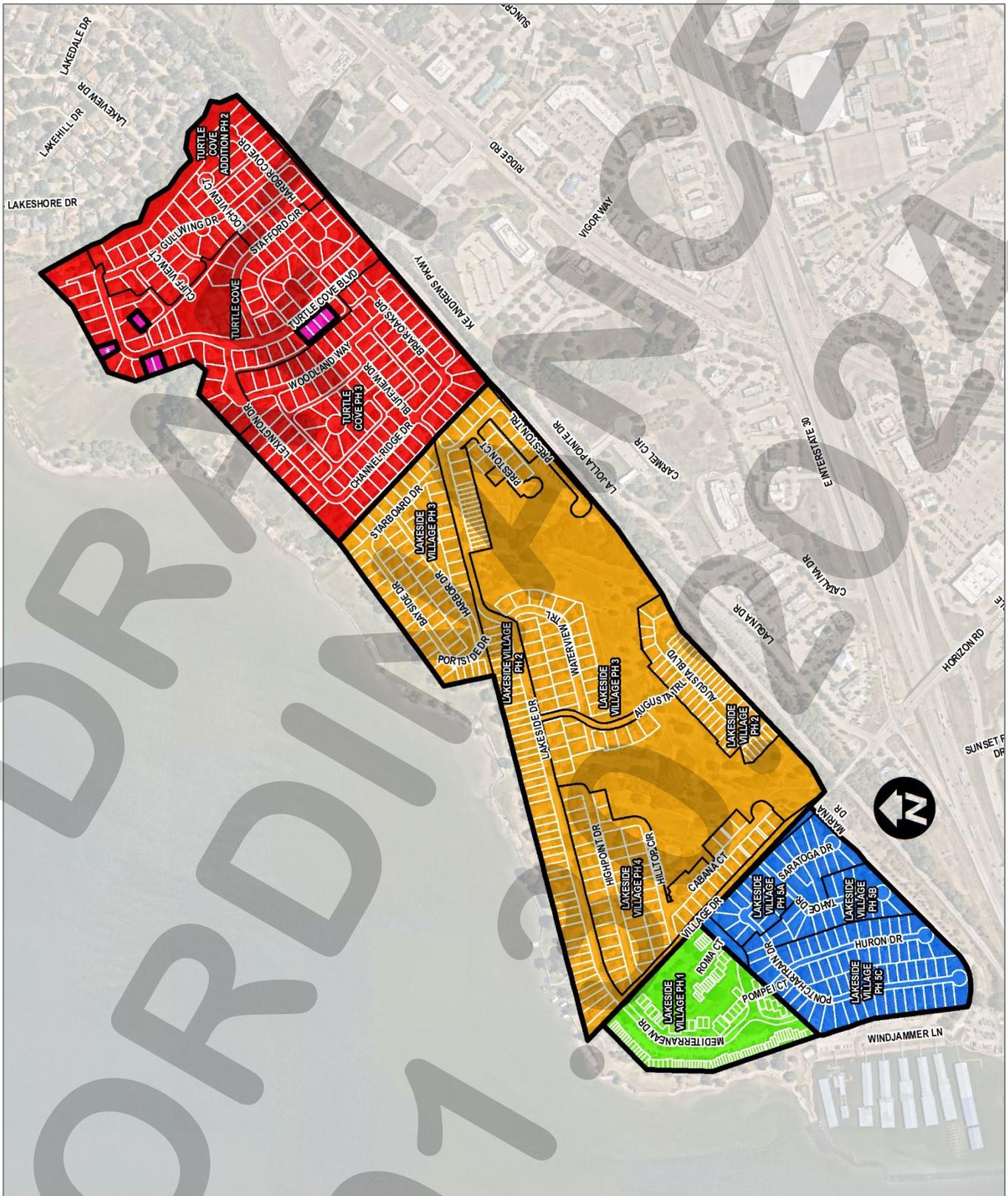
BEGINNING at the Northern-most corner of Lot 61-R, Block A, Turtle Cove Addition, also known as 751 Turtle Cove Boulevard, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,932.235, N 7,019,220.850 Feet);

- 1 **THENCE** South 28°-04'-33" East, a distance of 298.536 feet to a point;
- 2 **THENCE** South 19°-53'-34" East, along the Northern boundary of the Turtle Cove Addition, Phase 2, a distance of 48.058 feet to a point;
- 3 **THENCE** South 33°-49'-20" East, continuing along said boundary a distance of 41.997 feet to a point;
- 4 **THENCE** South 30°-38'-48" East, a distance of 94.589 feet to a point;
- 5 **THENCE** South 17°-09'-54" East, a distance of 50.648 feet to a point;
- 6 **THENCE** South 16°-26'-06" East, a distance of 38.222 feet to a point;
- 7 **THENCE** South 68°-30'-33" East, a distance of 114.234 feet to a point;
- 8 **THENCE** South 30°-33'-54" East, a distance of 128.763 feet to a point;
- 9 **THENCE** South 56°-17'-00" East, a distance of 90.585 feet to a point;
- 10 **THENCE** South 45°-15'-45" East, a distance of 87.089 feet to a point;
- 11 **THENCE** North 64°-05'-56" East, a distance of 63.772 feet to a point;
- 12 **THENCE** South 81°-23'-16" East, a distance of 81.904 feet to a point;
- 13 **THENCE** South 44°-11'-08" East, a distance of 118.226 feet to a point;
- 14 **THENCE** South 66°-49'-22" East, a distance of 79.686 feet to a point;
- 15 **THENCE** South 10°-43'-38" West, a distance of 48.493 feet to a point;
- 16 **THENCE** South 22°-31'-10" East, a distance of 150.684 feet for a corner in the centerline of the Union Pacific / Dallas Garland N.E. Railroad Right of Way;
- 17 **THENCE** South 49°-56'-57" West, continuing along the railroad centerline a distance of 1053.987 feet to a point;
- 18 **THENCE** South 50°-16'-50" West, a distance of 3562.512 feet to a point under the Village Drive bridge, also being a beginning of a curve;
- 19 **THENCE** along said curve to the right having an angle of 01°-11'-24" and a radius of 25,896.197 feet with a chord distance of 537.807 feet and a chord bearing of South 50°-15'-39" West, to a point;
- 20 **THENCE** continuing along a curve to the right having an angle of 01°-10'-58" and a radius of 10,382.552 feet with a chord distance of 214.344 feet and a chord bearing of South 50°-24'-19" West, to a point;
- 21 **THENCE** continuing along a curve to the right having an angle of 03°-54'-36" and a radius of 6,095.147 feet with a chord distance of 415.859 feet and a chord bearing of South 52°-08'-40" West, for a corner;
- 22 **THENCE** North 36°-49'-00" West, a distance of 51.633 feet to a point;
- 23 **THENCE** North 36°-49'-00" West, a distance of 83.707 feet for a corner also being a beginning of a curve;
- 24 **THENCE** along said curve to the right having an angle of 05°-38'-18" and a radius of 227.326 feet with a chord distance of 22.361 feet and a chord bearing of South 72°-42'-48" West, to a point;
- 25 **THENCE** continuing along a curve to the right having an angle of 32°-40'-49" and a radius of 287.233 feet with a chord distance of 161.619 feet and a chord bearing of North 84°-35'-37" West, for a corner;
- 26 **THENCE** North 05°-49'-29" West, along the City of Dallas Takeline, a distance of 472.973 feet to a point;
- 27 **THENCE** North 17°-14'-55" West, continuing along said Takeline, a distance of 299.793 feet to a point;
- 28 **THENCE** North 17°-07'-51" West, a distance of 570.975 feet to a point;
- 29 **THENCE** North 02°-49'-23" East, a distance of 331.697 feet to a point;
- 30 **THENCE** North 47°-45'-08" East, a distance of 168.275 feet to a point;
- 31 **THENCE** North 46°-42'-57" East, a distance of 151.498 feet for a corner;

Exhibit 'A':
Legal Description

- 32 **THENCE** North 44°-35'-17" West, along the boundary of Lakeside Village Addition, Phase 2, a distance of 113.077 feet to a point;
- 33 **THENCE** North 76°-40'-23" East, continuing along said boundary, a distance of 1913.515 feet for a corner;
- 34 **THENCE** North 11°-45'-32" West, a distance of 28.107 feet to a point;
- 35 **THENCE** North 10°-30'-30" West, a distance of 229.24 feet for a corner;
- 36 **THENCE** North 54°-55'-17" East, a distance of 796.571 feet to a point;
- 37 **THENCE** North 55°-50'-17" East, a distance of 30.069 feet to a point;
- 38 **THENCE** North 54°-51'-20" East, a distance of 78.036 feet to a point;
- 39 **THENCE** North 48°-00'-27" East, along the boundary of Turtle Cove Addition, Phase 3, a distance of 492.072 feet to a point;
- 40 **THENCE** North 47°-34'-00" East, continuing along said boundary, a distance of 543.559 feet for a corner;
- 41 **THENCE** South 71°-39'-19" East, a distance of 83.033 feet to a point;
- 42 **THENCE** South 73°-22'-20" East, a distance of 40.147 feet for a corner;
- 43 **THENCE** North 42°-27'-15" East, a distance of 73.707 feet to a point;
- 44 **THENCE** North 28°-45'-39" East, a distance of 5.496 feet for a corner;
- 45 **THENCE** North 18°-20'-56" West, a distance of 316.496 feet to a point;
- 46 **THENCE** North 18°-59'-26" East, a distance of 147.334 feet to a point;
- 47 **THENCE** North 62°-57'-16" East, a distance of 376.407 feet to a point;
- 48 **THENCE** North 46°-22'-24" East, a distance of 234.41 feet, to the **POINT OF BEGINNING AND CONTAINING** 171.35 acres of land (7,464,084.07 square feet) more or less.

Exhibit 'C':
Concept Plan



GREEN: TRACT 1; **ORANGE:** TRACT 2; **PINK:** TRACT 3; **RED:** TRACT 4; **BLUE:** TRACT 5

Exhibit 'D':
Density and Development Standards

(A) TRACTS 1 & 2. (Phases I, II, III, & IV of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of Tracts 1 & 2 shall conform with the *Concept Plan* depicted in Figures 1 & 2.

FIGURE 1. CONCEPT PLAN FOR TRACT 1



**Exhibit 'D':
Density and Development Standards**

FIGURE 2. CONCEPT PLAN FOR TRACT 2



- (2) **Permitted Land Uses.** Unless specifically provided by this Planned Development District ordinance, *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be developed with *Single-Family Detached, Single-Family Attached, and Townhouse*. In addition, *Tract 1* shall be permitted to establish a *Private Club* as an accessory use to a *Restaurant* in accordance with the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).
- (3) **Density and Development Standards.** Unless specifically provided by this Planned Development District, the development of *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 1 – Table 3*.

**Exhibit 'D':
Density and Development Standards**

TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED

LOT TYPE (SEE CONCEPT PLAN) ►	SFD
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] ⁽¹⁾	5'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] ⁽¹⁾	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] ⁽¹⁾	10'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES ⁽²⁾	2

GENERAL NOTES:

- ¹: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- ²: An enclosed garage shall not be considered in meeting the off-street parking requirements.

TABLE 2: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY ATTACHED

LOT TYPE (SEE CONCEPT PLAN) ►	SFA
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	
LOTS L1 – L20	20'
ALL OTHER SINGLE-FAMILY ATTACHED LOTS	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] ⁽¹⁾	5'
MINIMUM SIDE YARD SETBACK [ABBUTTING A STRUCTURE] ⁽¹⁾	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] ⁽¹⁾	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] ⁽¹⁾	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS ⁽²⁾	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES ⁽³⁾	2

GENERAL NOTES:

- ¹: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- ²: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
- ³: An enclosed garage shall not be considered in meeting the off-street parking requirements.

**Exhibit 'D':
Density and Development Standards**

TABLE 3: LOT DIMENSIONAL REQUIREMENTS FOR TOWNHOUSE

LOT TYPE (SEE CONCEPT PLAN) ▶	T
MINIMUM LOT AREA	750 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,200 SF
MINIMUM LOT DEPTH	50'
MINIMUM REAR YARD SETBACK ⁽¹⁾	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] ^{(2) & (3)}	5'
MINIMUM SIDE YARD SETBACK [ABBUTING A STRUCTURE] ^{(2) & (3)}	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] ^{(2) & (3)}	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] ^{(2) & (3)}	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS ⁽⁴⁾	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES ⁽⁵⁾	2

GENERAL NOTES:

- ¹: The minimum rear yard setback on Lots 63-70, Block D (i.e. Lots D63-D70) and Lots 1-5, Block F (i.e. Lots F1-F5) shall be 0-feet.
- ²: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
- ³: Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.
- ⁴: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
- ⁵: An enclosed garage shall not be considered in meeting the off-street parking requirements.

Exhibit 'D':
Density and Development Standards

(B) TRACT 3. (*Turtle Cove Subdivision; Eight [8] Owner Occupied Lots*)

- (1) Concept Plan. All development of *Tract 3* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT 3



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 3* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be developed with *Single-Family Detached Patio Homes*.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 3* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated by *Table 4: Lot Dimensional Requirements*.

**Exhibit 'D':
Density and Development Standards**

TABLE 4: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	TRACT 3
MINIMUM LOT AREA ⁽¹⁾	4,500 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,400 SF
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	
REAR ENTRY	90'
FRONT ENTRY	100'
MINIMUM FRONT YARD SETBACK	
REAR ENTRY	10'
FRONT ENTRY	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	0' & 10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM LENGTH OF REAR YARD DRIVEWAY	18'
MINIMUM WIDTH OF REAR YARD DRIVEWAY	18'
MAXIMUM BUILDING HEIGHT	2 STORIES/28'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MINIMUM OFF-STREET PARKING IN ADDITION TO A GARAGE	2

GENERAL NOTES:

¹: All lots will be above flood level.

- (4) **Building Standards.** All development shall adhere to the following building standards:
- (a) **Garage Orientation.** A total of five (5) of the eight (8) residential lots shall be constructed with rear entry garages. The remaining three (3) of the eight (8) residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.

**Exhibit 'D':
Density and Development Standards**

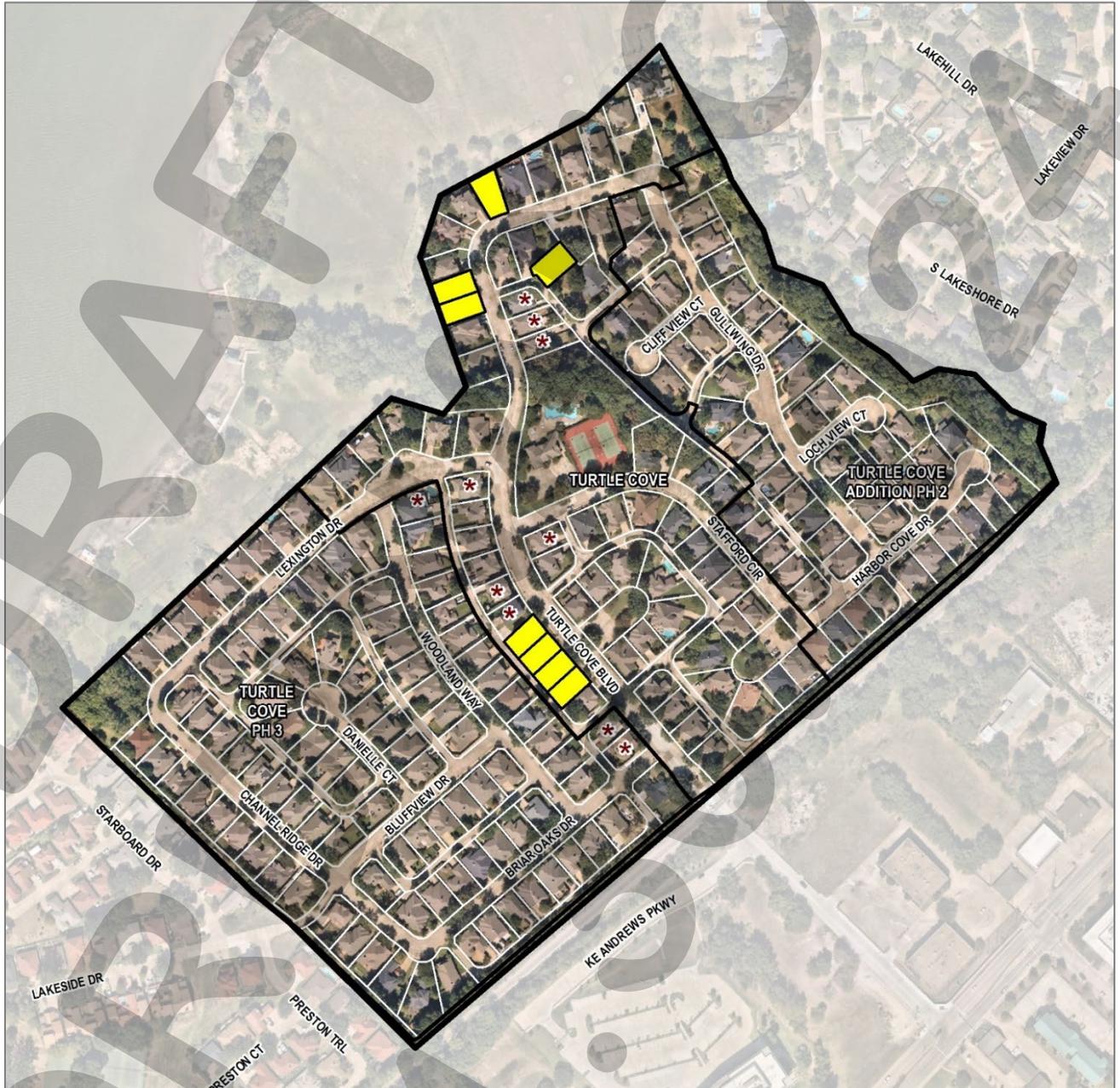
(C) TRACT 4. (Turtle Cove Subdivision)

- (1) **Concept Plan.** All development of Tract 4 shall conform with the Concept Plan depicted in Figure 4.

FIGURE 4. CONCEPT PLAN FOR TRACT 4

TOTAL GROSS ACREAGE: 53.6337-ACRES

ZONING AREA (I.E. NET ACREAGE): 52.7225-ACRES (I.E. LESS THE EIGHT [8] OWNER OCCUPIED DWELLINGS DEPCITED IN YELLOW)



- (2) **Permitted Land Uses.** Unless specifically provided by this Planned Development District ordinance, Tract 4 -- as depicted in Exhibit 'C' of this ordinance -- shall be developed with *Single-Family Detached Dwellings, Recreation Facilities, and a Guard House and Related Facilities.*

**Exhibit 'D':
Density and Development Standards**

- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 4 -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional standards stipulated by *Table 5: Lot Dimensional Requirements*. The maximum permissible density for *Tract 4* shall not exceed 4.31 dwelling units per gross acres of land (*i.e. including the eight [8] owner occupied lots*); however, in no case should the proposed development exceed 223 dwelling units (*i.e. 231 including the eight [8] owner occupied lots*).

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	TRACT 4
MINIMUM LOT AREA ^{(1) & (5)}	5,400 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,500 SF
MINIMUM LOT WIDTH ^{(1) & (2)}	60'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK ⁽³⁾	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM DEPTH OF REAR YARD DRIVEWAY ⁽⁴⁾	20'
MINIMUM DEPTH OF FRONT YARD DRIVEWAY ⁽³⁾	20'
MAXIMUM BUILDING HEIGHT	2 STORIES/34'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MAXIMUM LOT COVERAGE	60%

GENERAL NOTES:

- ¹: The lot width may vary to allow flexibility of product widths without revising the *Concept Plan*. The lots shown on the *Concept Plan -- contained in Subsection (C)(1) of Exhibit 'D' this ordinance --* with a (*) can have less than 60-feet of frontage and 4,500 SF of lot area.
- ²: The minimum lot width at a cul-de-sac or elbow shall be 50-feet as measured at the front yard setback.
- ³: The front yard setback at the garage doors will be 20-feet on front entry lots. In the case of a *J-Swing* or *Traditional Swing* garage, the setback at the front garage face at the street facing wall may be ten (10) feet.
- ⁴: The depth of the driveway will be 20-feet on rear loaded lots; however, it may overlay two (2) feet into the private alleyway easement.
- ⁵: All lots will be above flood level.

- (4) Building Standards. All development shall adhere to the following building standards:
- (b) Garage Orientation. A total of 168 of the 223 residential lots shall be constructed with rear entry garages. The remaining 60 of the 223 residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.

- (5) Additional Community Parking. The following additional parking shall be incorporated into *Tract 4*:
- (a) Cluster Areas: 30 Parking Spaces
- (b) Recreation Center: 20 Parking Spaces

NOTE: Parking will be restricted to one (1) side of the street where rear entry lots face each other.

- (6) Open Space. The development shall consist of a minimum of 192,193 SF of private open space that will be maintained by the Homeowner's Association (HOA). The private open space shall incorporate irrigation systems. Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. The exact location of the access will be determined at the time that a phase is platted.
- (7) Takeline. The takeline property along Lake Ray Hubbard will be mowed by the Homeowner's

Exhibit 'D':
Density and Development Standards

Association (HOA). Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association (HOA), nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the takeline property.

- (8) Emergency Access. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association (HOA).
- (9) Private Access and Utility Easements. All private access and utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association (HOA).
- (10) Guard Gate. Two (2) stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
- (11) Lift Station. The following shall apply to the lift station:
 - (a) A concrete access drive will be provided to the lift station as indicated on the *Concept Plan* contained in Subsection (C)(1) of *Exhibit 'D'* of this ordinance.
 - (b) The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the *Private Open Space* maintained by the Homeowner's Association (HOA).
 - (c) The lift station is currently surrounded by a chain-link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.

**Exhibit 'D':
Density and Development Standards**

(D) TRACT 5. (Phase V of the Lakeside Village Subdivision)

- (1) Concept Plan. All development of *Tract 5* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT 5



- (2) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract 5* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Zero Lot Line (ZL-5) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (3) Density and Development Standards. Unless specifically provided by this Planned Development District, the development of *Tract 5* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Zero Lot Line (ZL-5) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. The maximum permissible density for *Tract 5* shall not exceed 5.90 dwelling units per gross acres of land; however, in no case should the proposed development exceed 112 dwelling units. In addition, all lots in *Tract 5* shall conform to the standards depicted in *Table 6*, which are as follows:

**Exhibit 'D':
Density and Development Standards**

TABLE 6: LOT DIMENSIONAL REQUIREMENTS

<i>LOT TYPE (SEE CONCEPT PLAN) ►</i>	TRACT 5
MINIMUM LOT AREA	5,000 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ^{(1) & (2)}	50'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK ⁽³⁾	20'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK ⁽⁴⁾	0'/10' OR 5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET ^{(5) & (6)}	15'
MAXIMUM BUILDING HEIGHT	30'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES ⁽⁷⁾	2
MAXIMUM LOT COVERAGE	50%

GENERAL NOTES:

- ¹: As measured from the front building setback.
- ²: Lots on a cul-de-sac and/or eyebrow may be reduced to a minimum of 40-feet.
- ³: As measured from the Access and Fire Lane Easement.
- ⁴: If constructed as a zero-lot line lot, a minimum of a five (5) foot maintenance easement shall be established on the non-zero-lot line side. If constructed as a center loaded home lot, a five (5) foot setback shall be established on each side of the lot. Once a determination has been made regarding the zero or center loaded homes, all homes must comply with that determination.
- ⁵: This shall be increased to 20-feet when abutting an arterial.
- ⁶: Unless otherwise denoted on the approved subdivision plat.
- ⁷: Plus, a two (2) car garage.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/26/2024

PROJECT NUMBER: Z2024-002
PROJECT NAME: SUP for Guest Quarters/Secondary Living Unit at 715 Sherman St
SITE ADDRESS/LOCATIONS: 715 SHERMAN ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	01/24/2024	Approved w/ Comments

01/24/2024: Z2024-002; Specific Use Permit (SUP) a Guest Quarters/Secondary Living Unit at 715 Sherman Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2024-002) in the lower right-hand corner of all pages on future submittals.

I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Secondary Living Unit requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.

I.5 The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:

- (1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
- (2) The area of such quarters shall not exceed 30% of the area of the main structure.
- (3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

I.6 The proposed Guest Quarters/Secondary Living Unit will be 19-feet 1/2-inch by 30-feet 4-inches and have a building footprint of approximately 591.50 SF. According to the previously approved Specific Use Permit (SUP) [i.e. Case No. Z2023-046], the square footage of the proposed primary structure will be 2,712 SF, which would allow a maximum Guest Quarters/Secondary Living Unit size of 813.60 SF. Based on this the proposed structure appears to conform to the requirements for Guest Quarters/Secondary Living Unit.

M.7 Please note that a Guest Quarters/Secondary Living Unit cannot contain all elements of a dwelling unit (i.e. living area, restroom facilities, and a kitchen/food preparation area). The current floor plan provided by the applicant indicates that the structure will have a kitchen or food preparation area. Please remove this from the floor plan and provide a new exhibit indicating that the building will only have a living area and restroom.

I.8 The height of the proposed accessory structure is 15-feet 3 ¼ inches. The maximum height permitted for structures in a Single-Family 7 (SF-7) District is 32-feet; however, Article 05, District Development Standards, of the Unified Development Code (UDC) limits the height of accessory structures to 15-feet. Based on this, the proposed height is not in conformance with the development standards.

I.9 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

- (1) The development of the Subject Property shall generally conform to the Site Plan and Survey as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
- (2) The construction of a Guest Quarters/Secondary Living Unit on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
- (3) The Guest Quarters/Detached Garage shall not exceed a maximum size of 577 SF.
- (4) The maximum height of the Guest Quarters/Detached Garage shall not exceed a total height of 19-feet as measured to highest point of the pitched roof.
- (5) The Guest Quarters/Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

I.10 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there aren't any existing accessory buildings and the proposed accessory building will be 577 SF. Based on this, the building meets all of the requirements for a Guest Quarters/Secondary Living Unit.

M.11 Please review the attached Draft Ordinance prior to the January 30, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 6, 2024. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 6, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 13, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 30, 2024.

I.13 The projected City Council meeting dates for this case will be February 20, 2024 (1st Reading) and March 4, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Angelica Guevara	01/25/2024	Needs Review

01/25/2024: General Items:

- Must meet City 2023 Standards of Design and Construction
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Show existing floodplain and 100yr water elevation.
- Erosion hazard setback must be shown as an easement
- No structures or fill may be placed within the floodplain without a study and approval by the City.
- Proposed driveway must be concrete.
- Additional comments may come with more detailed plans.
- Show limits and elevation of floodplain.
- Will need to plat easements

Water and Wastewater Items:

- Show existing/proposed utility lines (Water, Sewer, etc.)
- Water and sewer are on the other side of Sherman

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/24/2024	Needs Review

01/24/2024: MUST REMOVE THE KITCHEN/KITCHENETTE - SEE BELOW

Guest Quarters/Secondary Living Unit. An accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as a separate domicile.

Guest Quarters/Secondary Living Unit.

- (a) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
- (b) The area of such quarters shall not exceed 30% of the area of the main structure.
- (c) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
- (d) Guest Quarters or Secondary Living Units not meeting the requirements stated above shall require a Specific Use Permit (SUP).

The determination of whether one family is living independently of another is based on one or more of the following criteria:

- (1) Separate sanitary facilities.
- (2) Separate kitchen facilities.
- (3) Separate entrances.
- (4) Separate utilities.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/25/2024	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 715 Sherman St

SUBDIVISION BF Boydston

LOT C BLOCK 112

GENERAL LOCATION Cu Desai

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE Residential Infil

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

- 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 RSR Capital LLC

APPLICANT JMS Custom Homes LLC

CONTACT PERSON Ruben Fragoso

CONTACT PERSON Javier Silva

ADDRESS 1321 Crescent Cove Dr.

ADDRESS 58 Windsor Dr.

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall TX 75132

PHONE 214-471-2302

PHONE 972-814-9462

E-MAIL ruben.fragoso@gmail.com

E-MAIL support@jmscustomhomes.net

NOTARY VERIFICATION [REQUIRED]

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

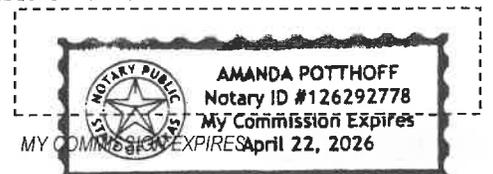
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ January 19 2024 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19 DAY OF January, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF January, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
[Signature]



0 5 10 20 30 40 Feet

Z2024-002: SUP for Guest Quarters/ Secondary Living Unit

SF-7

PD-52

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.

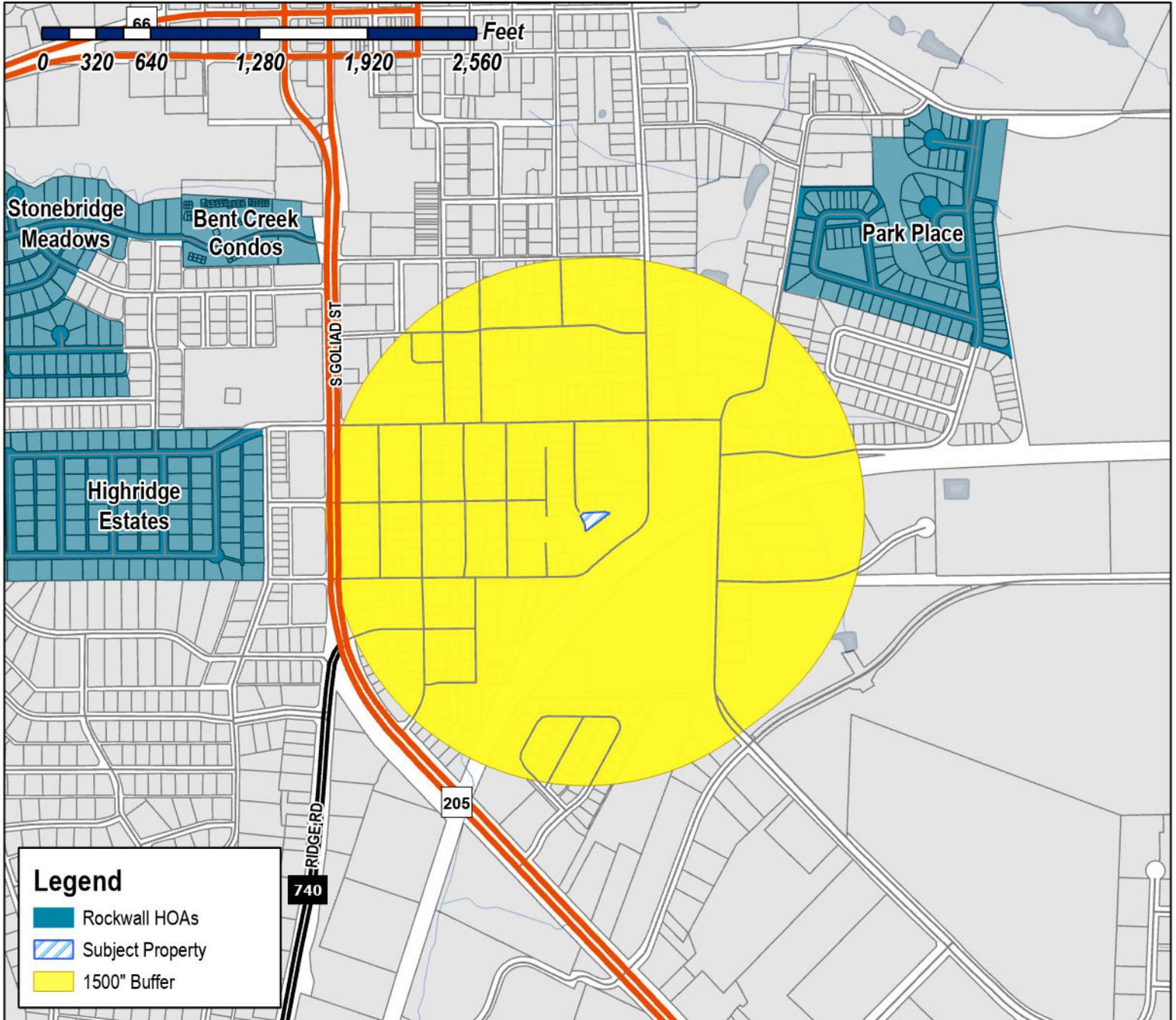




City of Rockwall

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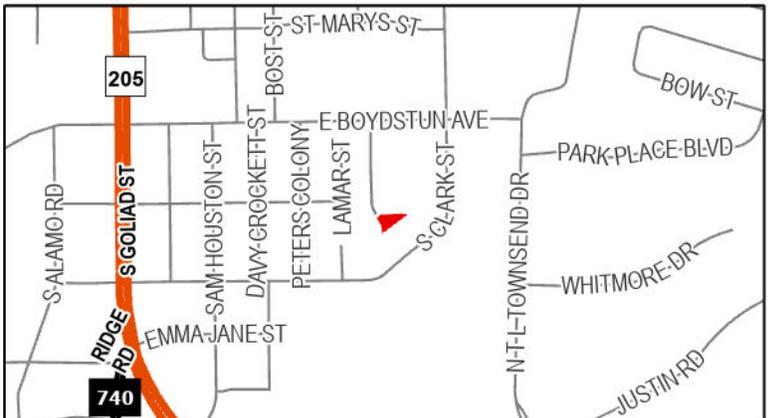
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Legend

- Rockwall HOAs
- Subject Property
- 1500" Buffer

Case Number: Z2024-002
Case Name: SUP for Guest Quarters/
 Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 715 Sherman Street



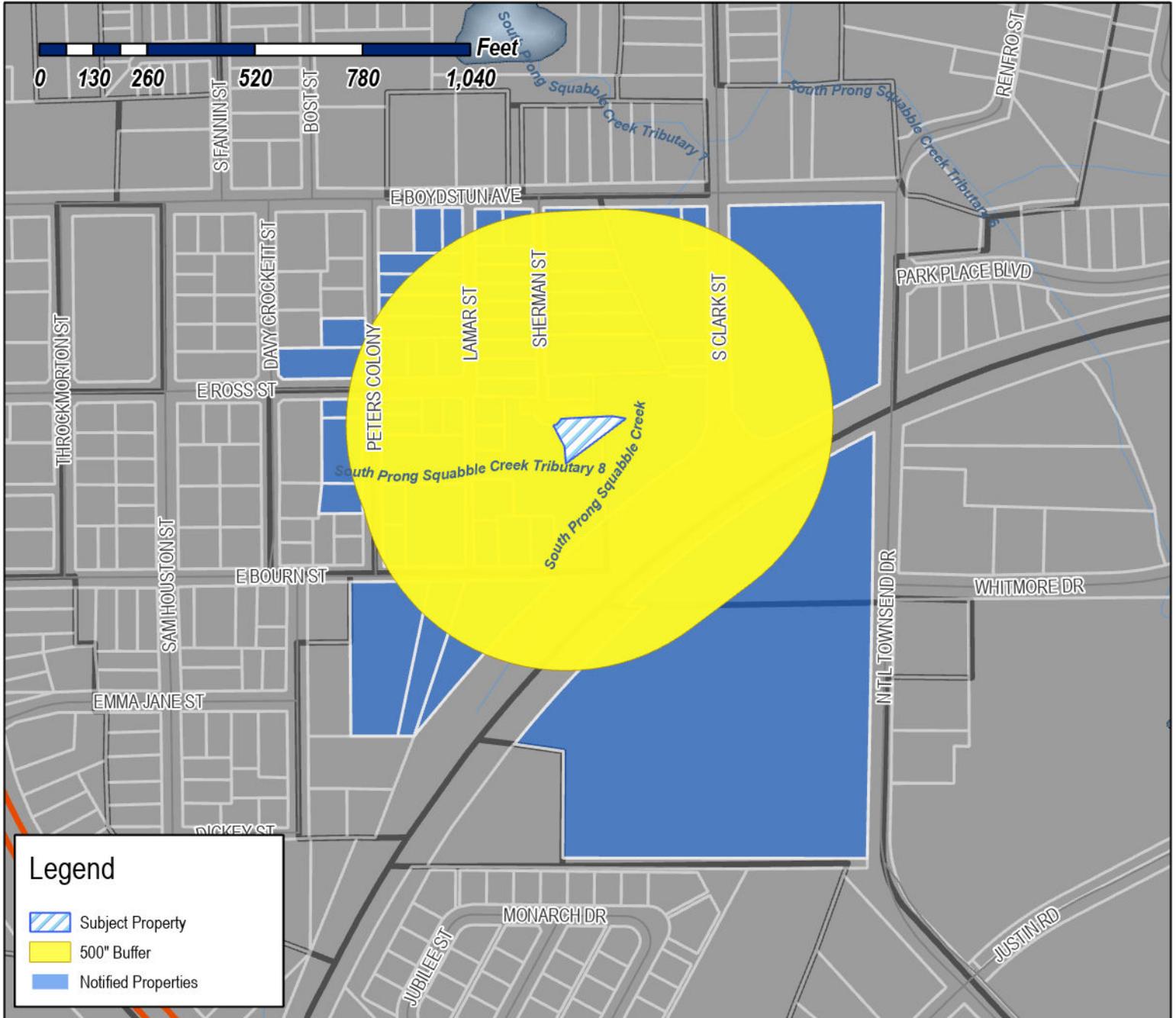
Date Saved: 1/19/2024
 For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-002
Case Name: SUP for Guest Quarters/
 Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 715 Sherman Street

Date Saved: 1/19/2024

For Questions on this Case Call: (972) 771-7746



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

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

STRANGE EMERSON JR
1521 NOVEL CT
GARLAND, TX 75040

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O GENESEE & WYOMING RAILROAD
1940 ENCHANTED WAY 201
GRAPEVINE, TX 76051

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

OFF MARKET LLC
DBA BIG STATE HOME BUYERS
2800 N LOOP WEST #925
HOUSTON, TX 77092

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

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

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

UPPER ROOM TEMPLE HOLYNESS
CHURCH
423 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

SILVA JAVIER AND
BERNARDO LAWRENCE
58 WINDSOR DRIVE
FATE, TX 75474

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

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 S ROSS
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

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

KAUFMANN PROPERTIES LLC
627 SORITA CIR
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

ROSS LESLIE
703 SHERMAN ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
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

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
707 S CLARK
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

COCHRAN SANDRA AND JOE
708 SHERMAN ST
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 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
711 LAMAR
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

RESIDENT
713 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

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

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

HASS DANIEL & AMBER
801 PETERS COLONY
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

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

RESIDENT
950 TOWNSEND RD
ROCKWALL, TX 75087

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
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

CORRECTED NOTICE: ALL CHANGES CORRECTED IN RED BELOW. CORRECTING THE CITY COUNCIL MEETING DATE TO REFLECT TUESDAY, FEBRUARY 20, 2024.

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:

Z2024-002: SUP for Guest Quarters/ Secondary Living Unit

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, 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, February 13, 2024 at 6:00 PM, and the City Council will hold a public hearing on TUESDAY, February 20, 2024 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:

Angelica Guevara
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by TUESDAY, February 20, 2024 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. Z2024-002: SUP for Guest Quarters/ Secondary Living Unit

Please place a check mark on the appropriate line below:

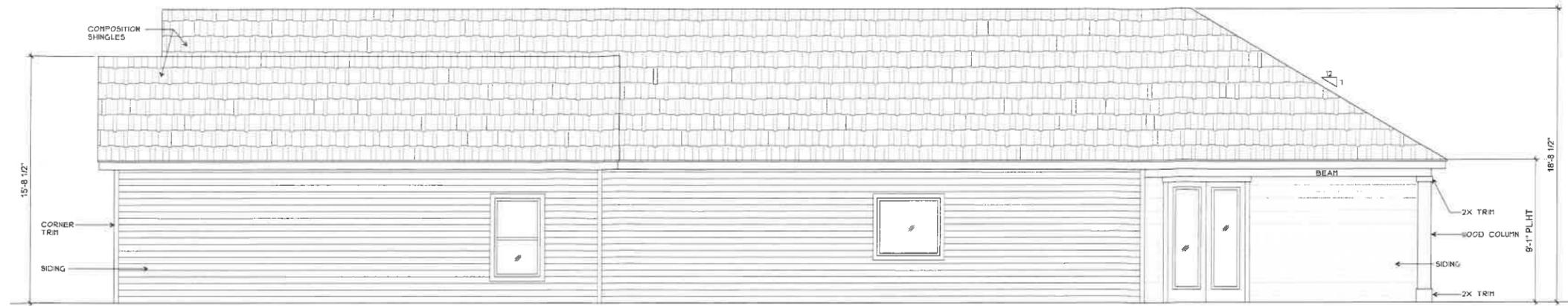
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

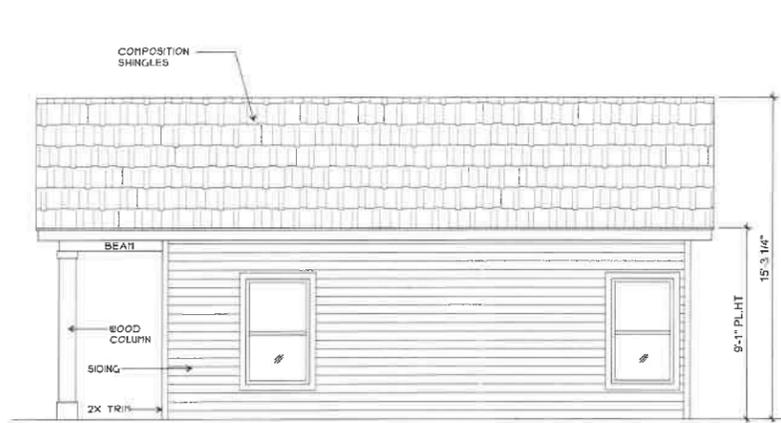
Name:
Address:

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.

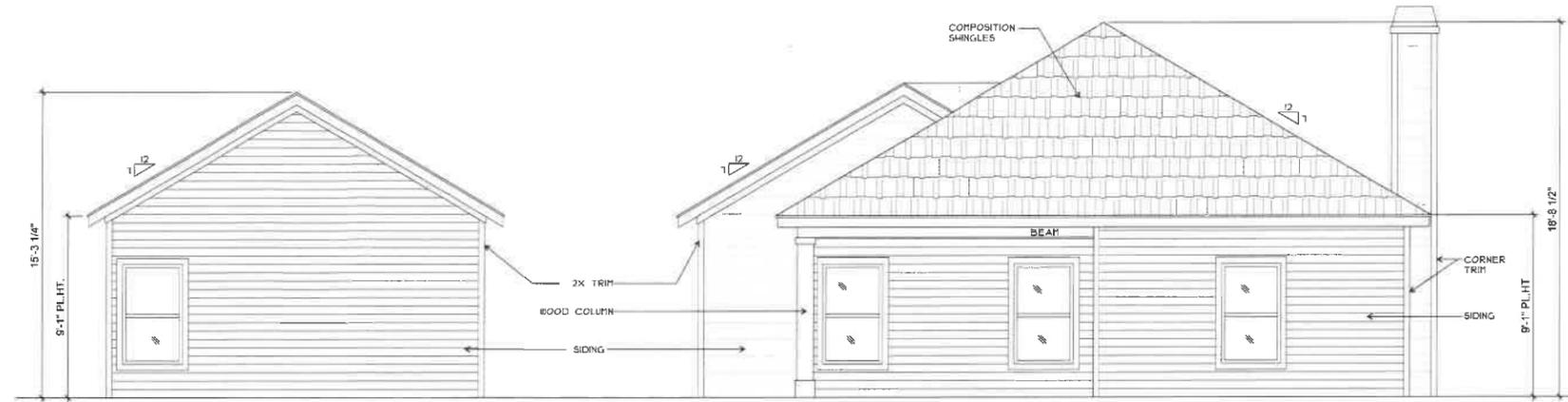
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



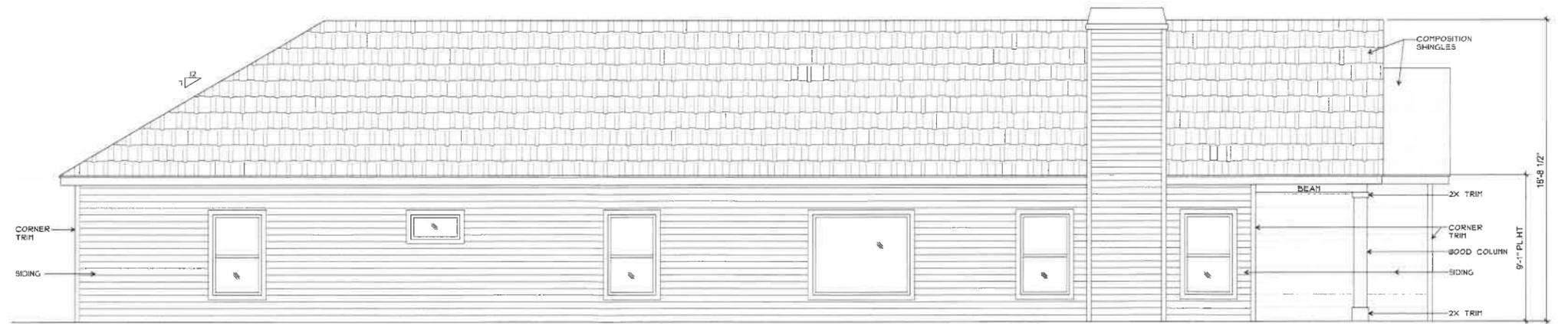
06 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



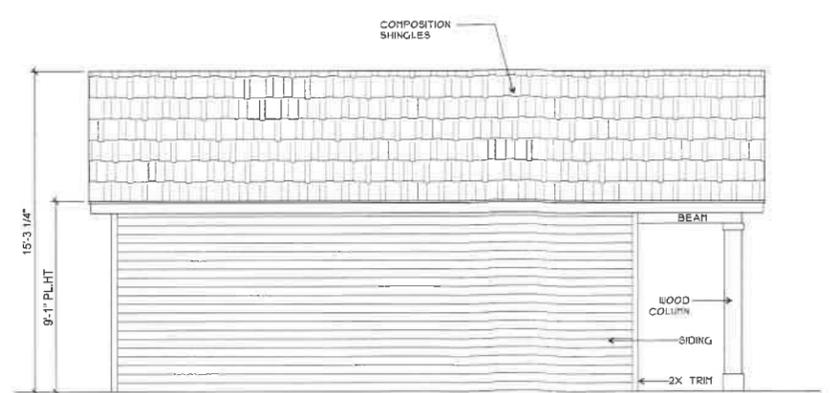
05 SOUTH ELEVATION - GUEST SUITE
SCALE: 1/4"=1'-0"



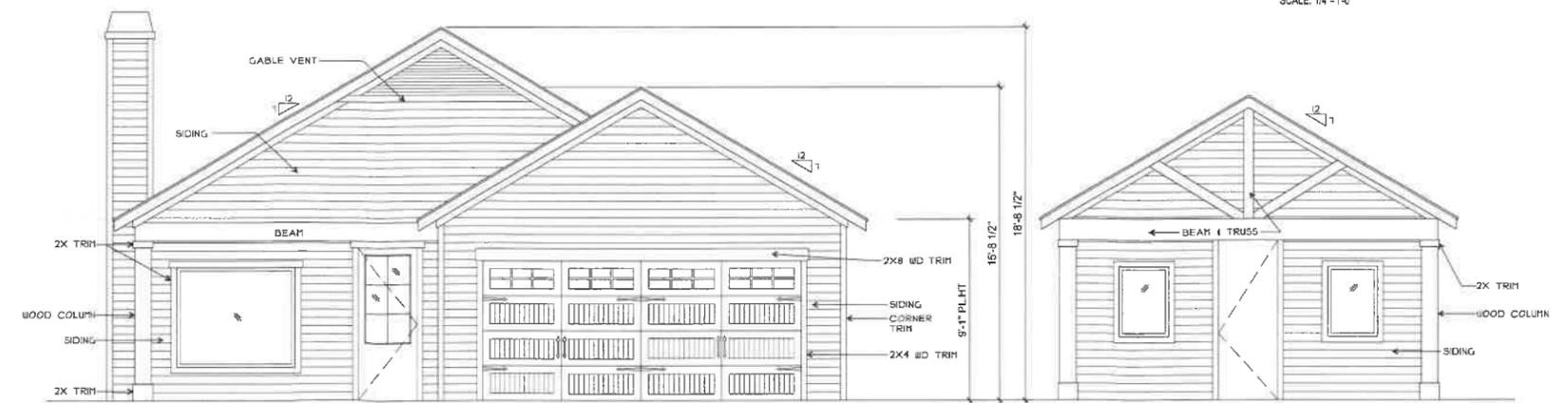
04 EAST ELEVATION
SCALE: 1/4"=1'-0"



03 NORTH ELEVATION
SCALE: 1/4"=1'-0"



02 NORTH ELEVATION - GUEST SUITE
SCALE: 1/4"=1'-0"



01 WEST ELEVATION
SCALE: 1/4"=1'-0"

NEW ONE
STORY
RESIDENCE

715 SHERMAN
ST.
ROCKWALL
TEXAS
75087

JMS CUSTOM
HOMES

ISSUE LOG

DATE	DESCRIPTION
12/07/23	FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV	NO.
------	-------------	-----	-----

ISSUED FOR:

- PRELIMINARY -
- BIDDING / PERMIT
- REVISION
- FOR CONSTRUCTION



CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. # 23097 SCALE: REF. DRAWING

SHEET NO.

A5.1

ELEVATIONS

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [*ORDINANCE NO. 02-14*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS LOT C, BLOCK 112, B.F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; 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, the City has received a request by Javier Silva for the approval of a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Lot C, Block 112, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Overlay (SRO) District, addressed as 715 Sherman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Planned Development District 52 (PD-52) [*Ordinance No. 02-14*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] 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 Planned Development District 52 (PD-52) [*Ordinance No. 02-14*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*, and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 52 (PD-52) [*Ordinance No. 02-14*], and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-*

02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of the *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 600 SF.
- 4) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed a total height of 16-feet as measured to highest point of the pitched roof.
- 5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. 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 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 or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. 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 4th DAY OF MARCH, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 20, 2024

2nd Reading: March 4, 2024

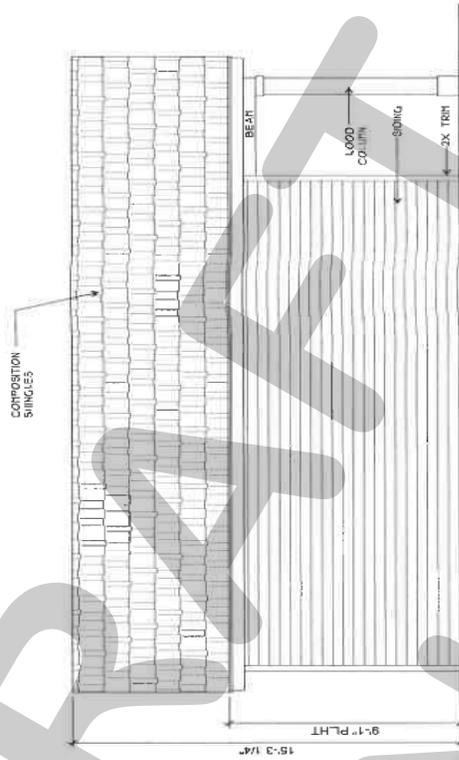
Exhibit 'A':
Location Map

Address: 715 Sherman Street

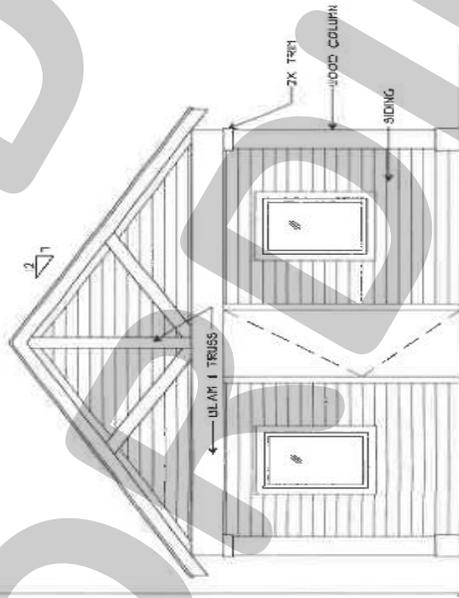
Legal Description: Lot C, Block 112, B.F. Boydston Addition



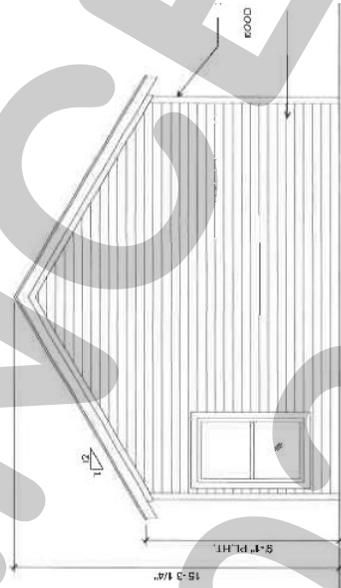
Exhibit 'C':
Building Elevations



02 NORTH ELEVATION - GUEST SUITE
 SCALE: 1/4"=1'-0"



01 WEST ELEVATION
 SCALE: 1/4"=1'-0"



05 SOUTH ELEVATION - GUEST SUITE
 SCALE: 1/4"=1'-0"

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/26/2024

PROJECT NUMBER: Z2024-003
PROJECT NAME: Amendment to PD-74
SITE ADDRESS/LOCATIONS: Northeast Corner of John King Boulevard & FM 552

CASE CAPTION: Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	01/24/2024	Approved w/ Comments

01/24/2024: Z2024-003; Amendment to Planned Development District 74 (PD-74)

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, and generally located at the northeast corner of the intersection of John King Boulevard and FM-552.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2024-003) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Northern Estates District and is designated for Commercial/Retail land uses. The proposed land uses on the PD Development Plan generally conform to the land use designation in the OURHometown Vision 2040 Comprehensive Plan.

I.5 According to Subsection 02.03, Minimum Standards for Non-Residential Planned Development Districts, of Article 10, Planned Development Regulations, of the Unified Development Code (UDC), "...the minimum standards for all non-residential development shall conform to the minimum standards for overlay districts, which are outlined in Subsection 06.02, General Overlay District Standards, of Article 05, District Development Standards." Based on this, staff has changed the draft ordinance to reflect that all non-residential buildings shall be subject to these standards.

I.6 As a note, some of the land uses contained in the applicant's list of prohibited land uses were already not permitted within the General Retail (GR) District and staff removed these from the draft ordinance. In addition, staff added back the following land uses to the permitted by-right land uses: Health Club, Incidental Display, Government Facility, and General Personal Service. These land uses appear to be consistent with the proposed PD Development Plan. Staff also added Caretakers Quarters/Domestic or Security Unit and Group or Community Home to the list of prohibited land uses. Railroad Yard or Shop and Transit Passenger Facility were also added back to the prohibited land uses list as these land uses were previously prohibited by Ordinance No 17-60.

M.7 Please review the attached draft ordinance prior to the January 30, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by February 6, 2024.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 6, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 13, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 30, 2024.

I.9 The projected City Council meeting dates for this case will be February 20, 2024 [Tuesday] (1st Reading) and March 4, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jonathan Browning	01/26/2024	Approved w/ Comments

01/25/2024: General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway) due at time of building permit.
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- The property will need to be platted.
- Orient dumpsters so trucks only have to maneuver through site once.
- Permission from HOA will be required for connection and crossing open space to sidewalk to northeast.
- Overhead utility lines must be placed underground.

Drainage Items:

- Detention is required. Drainage calculations based on property zoning, not land area use.
- Existing flow patterns must be maintained.
- Detention ponds must be in a drainage easement.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.
- Dumpster areas and area under fuel canopy must drain to an oil/water separator and then into the storm system.
- For drainage areas over 20 acres of drainage area, the drainage design and study is sent to 3rd party consultant for review. Developer will be responsible for 3rd party review fees.
- - Driveay culverts are needed for driveways off FM552.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Connection to public sanitary sewer must be at a manhole.
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Any utility work in TXDOT ROW will require TXDOT permit.

Roadway Paving Items:

- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking allowed without a city approved turn around.
- Parking to be 20'x9' min.
- All pavement shall be reinforced concrete meeting City standards.
- Sidewalk required along public roadways.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- TXDOT permits will be required for all connections to FM 552.
- TIA will be required.
- Driveway spacing must meet City and TXDOT spacings on FM 552 and John King.
- Ensure angle parking meets City dimension requirements.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/24/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/22/2024	Approved

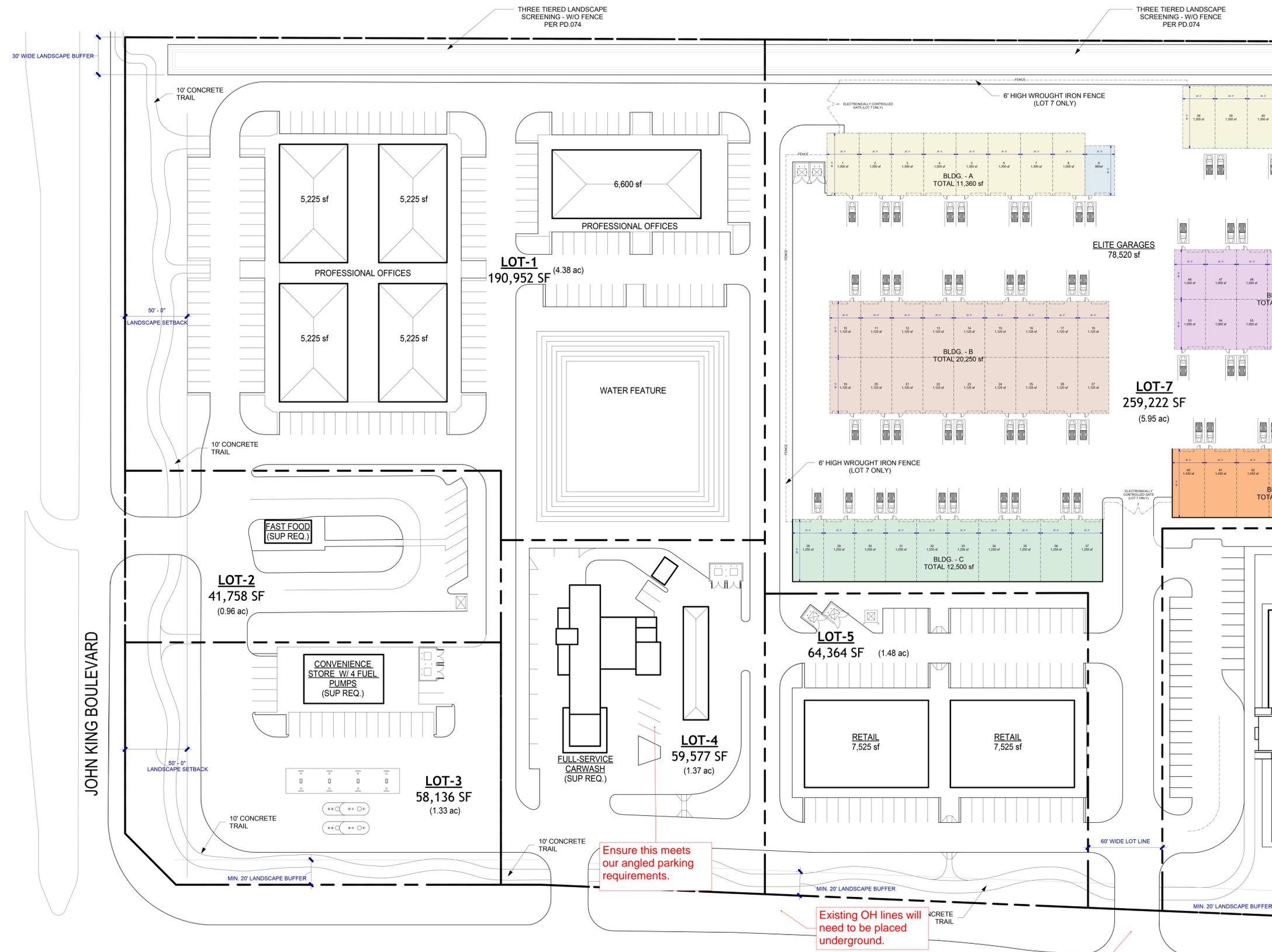
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/25/2024	Approved

No Comments



General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway) due at time of building permit.
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- The property will need to be platted.
- Orient dumpsters so trucks only have to maneuver through site once.
- Permission from HOA will be required for connection and crossing open space to sidewalk to northeast.

Drainage Items:

- Detention is required. Drainage calculations based on property zoning, not land area use.
- Existing flow patterns must be maintained.
- Detention ponds must be in a drainage easement.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.
- Dumpster areas and area under fuel canopy must drain to an oil/water separator and then into the storm system.
- For drainage areas over 20 acres of drainage area, the drainage design and study is sent to 3rd party consultant for review. Developer will be responsible for 3rd party review fees.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Connection to public sanitary sewer must be at a manhole.
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Any utility work in TXDOT ROW will require TXDOT permit.

Roadway Paving Items:

- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking allowed without a city approved turn around.
- Parking to be 20'x9' min.
- All pavement shall be reinforced concrete meeting City standards.
- Sidewalk required along public roadways.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- TXDOT permits will be required for all connections to FM 552.
- TIA will be required.
- Driveway spacing must meet City and TXDOT spacings on FM 552 and John King.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Ensure this meets our angled parking requirements.

Existing OH lines will need to be placed underground.

Proposed culverts will be needed for these driveway entrances.

F.M. - 552





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____

SUBDIVISION

T.R. Bailey Survey Abstract No. 30

LOT _____

BLOCK _____

GENERAL LOCATION

Northeast Corner of John King Boulevard & F.M. 552

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

PD-74 - General Retail

CURRENT USE

Vacant

PROPOSED ZONING

Amending PD-74

PROPOSED USE

Retail, Medical Office

ACREAGE

17.3 Acres

LOTS [CURRENT]

One (1)

LOTS [PROPOSED]

Seven (7)

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

NEC John King & 552 LP

APPLICANT

Michael F. Twichell, L.P.

CONTACT PERSON

Jim Duggan

CONTACT PERSON

Michael Twichell

ADDRESS

7500 San Jacinto Pl.

ADDRESS

3624 Oak Lawn Avenue

Suite 320

CITY, STATE & ZIP

Plano, Texas 75024

CITY, STATE & ZIP

Dallas, Texas 75219

PHONE

214-801-9940

PHONE

214-521-3066

E-MAIL

jim@dugganrealty.com

E-MAIL

mtwichell@twichell.biz

NOTARY VERIFICATION [REQUIRED]

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

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

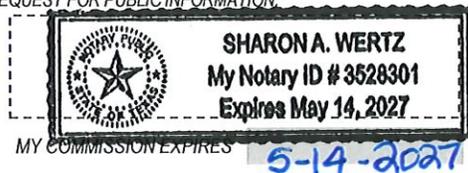
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF January, 2024

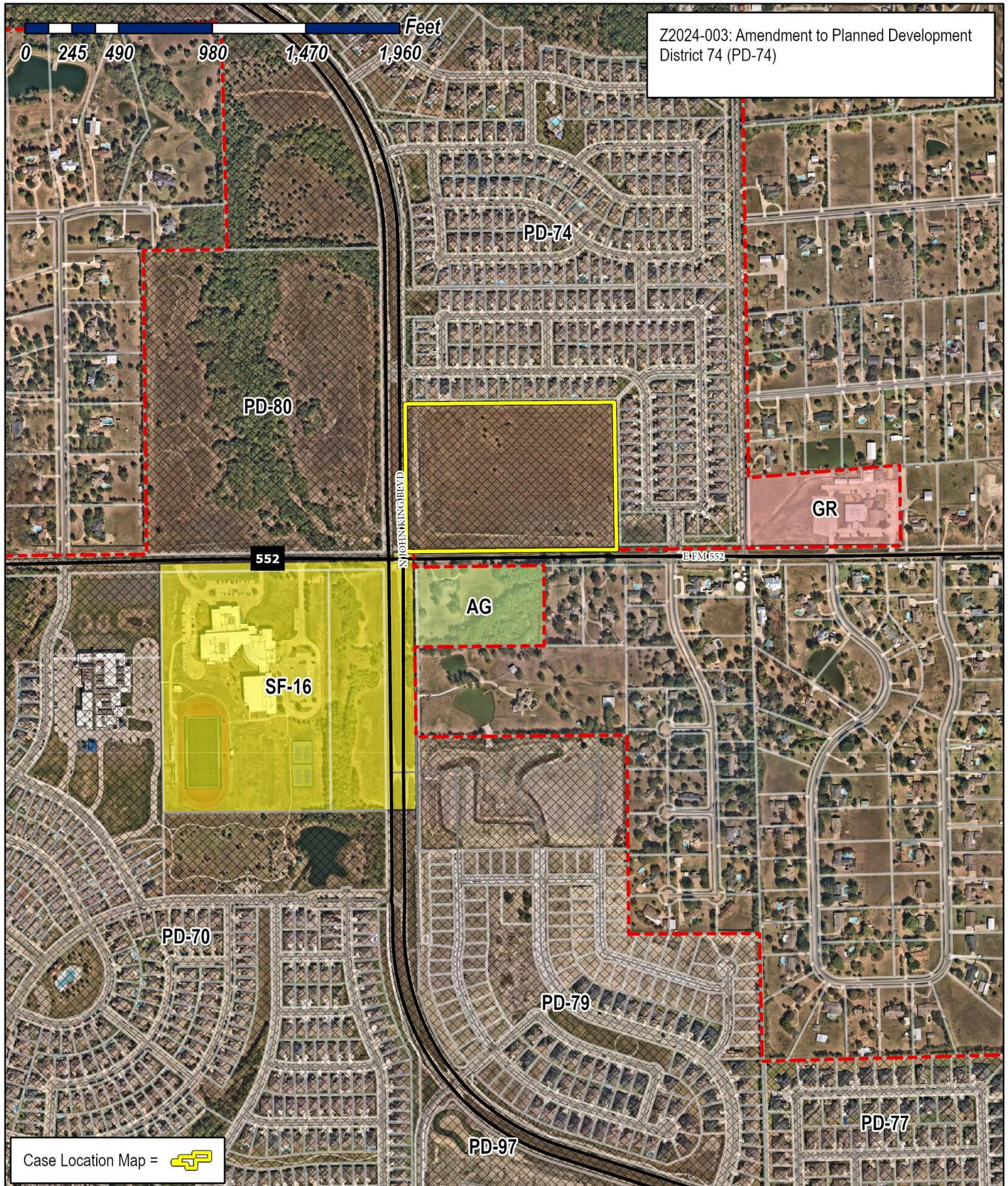
OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





Z2024-003: Amendment to Planned Development District 74 (PD-74)

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.

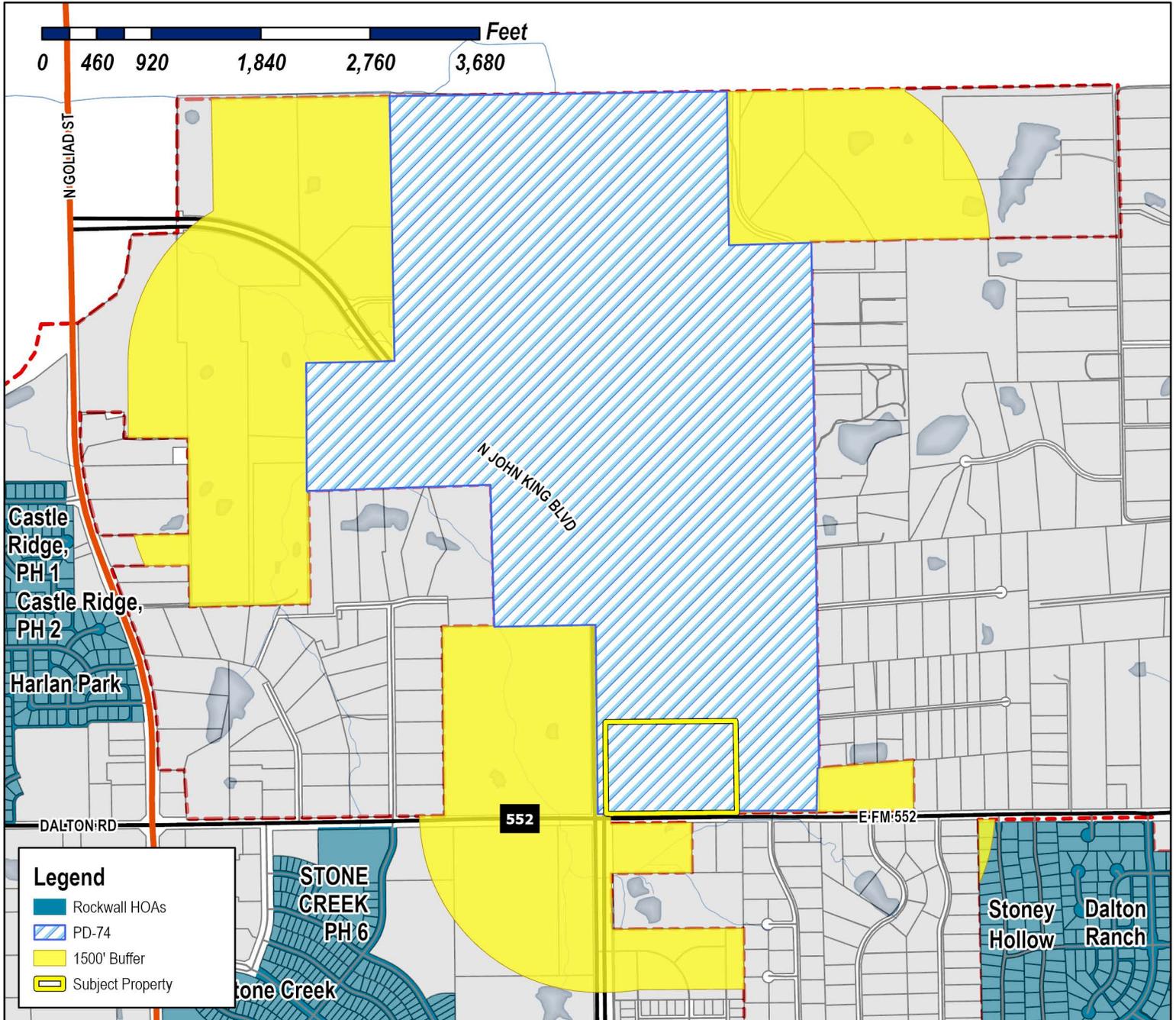




City of Rockwall

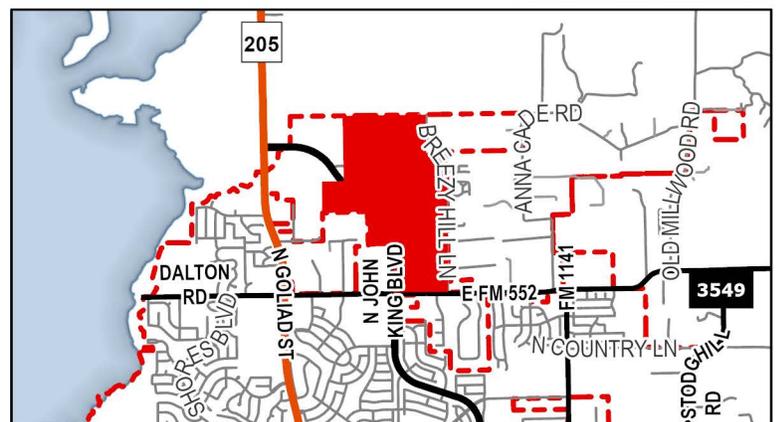
Planning & Zoning Department
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Case Number: Z2024-003
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: NEC of John King Blvd. & FM 552

Date Saved: 1/19/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Guevara, Angelica](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2024-003]
Date: Friday, January 26, 2024 8:30:29 AM
Attachments: [Z2024-003.pdf](#)
[HOA Map \(01.19.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday January 26, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, February 13, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, February 20, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-003: Amendment to PD-74

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a [Zoning Change and PD Development Plan](#) amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

Thank you,

Melanie Zavala

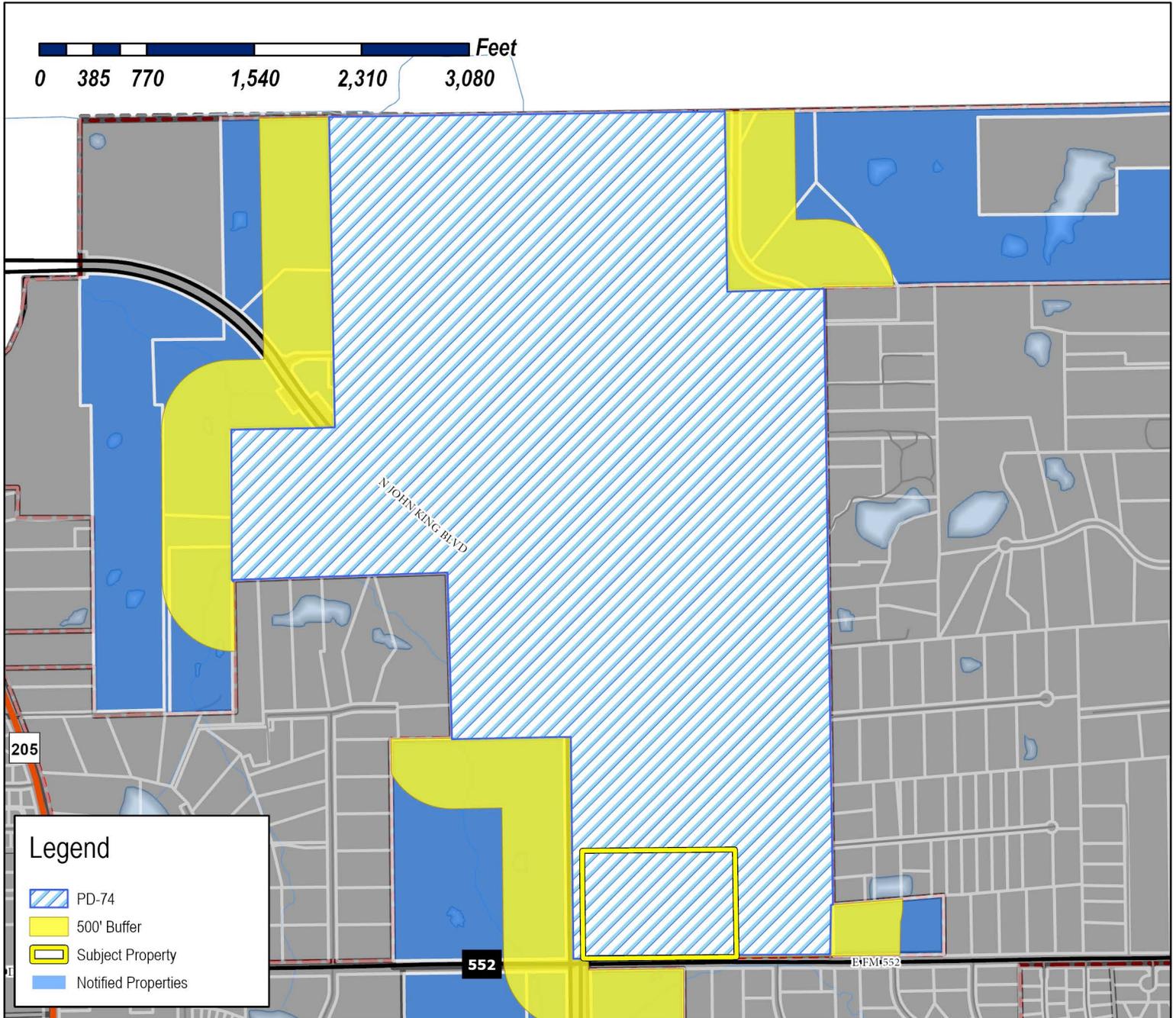
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
<http://www.rockwall.com/>
972-771-7745 Ext. 6568



City of Rockwall

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

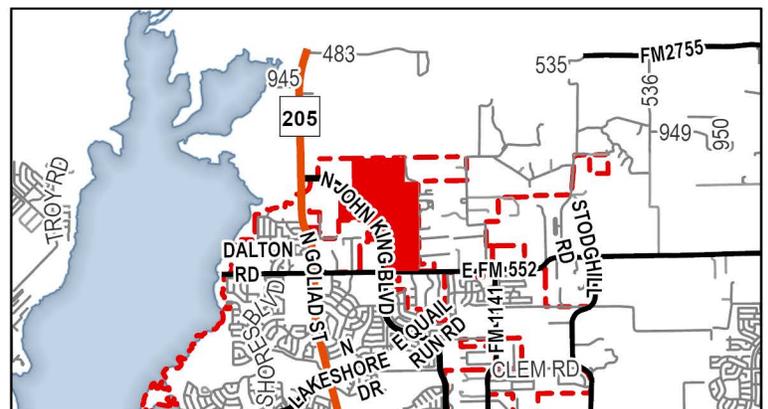
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Case Number: Z2024-003
Case Name: Amendment to PD-74
Case Type: Zoning
Zoning: Planned Development District 74 (PD-74)
Case Address: NEC of John King Blvd. & FM 552

Date Saved: 1/19/2024

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



WILEY WILLIAM J & DEBRA ANN
1 KIMBERLY LN
ROCKWALL, TX 75087

STONE JEFFREY C II AND LAURA B
1000 HEATHER FALLS DR
ROCKWALL, TX 75087

WIGINGTON CHAD W AND HANNAH L
1001 AMBER KNOLL DR
ROCKWALL, TX 75087

BAILEY KELVIN BRENT AND JAMI K HENRY
1001 CALM CREST DR
ROCKWALL, TX 75087

JELENKE AKINYEMI TAIWO
1001 CASCADING CREEK DR
ROCKWALL, TX 75087

GREGORY T AND KATRINA A SLAUGHTER
REVOCABLE LIVING TRUST
1001 EMBER CREST DR
ROCKWALL, TX 75087

GASTON-BELL MICHAEL A AND BRIANNA K
1001 FOXHALL DRIVE
ROCKWALL, TX 75087

RODGERS JON-MICHAEL AND JAMIE
1001 LAZY BROOKE DR
ROCKWALL, TX 75087

MOCK GRETCHEN GAIL
1001 PLEASANT VIEW DR
ROCKWALL, TX 75087

CHECCHI JEFFERY AND
GREGORY CHECCHI
1002 AMBERKNOLL WAY
ROCKWALL, TX 75087

PETRIE DAVID MARK AND DEBRA
1002 CALM CREST DR
ROCKWALL, TX 75087

CECIL TODD AND AMBER
1002 CATTERICK DR
ROCKWALL, TX 75087

THOMAS VERNON EDWARD JR AND ANGELA
MARIE
1002 EMBER CREST DRIVE
ROCKWALL, TX 75087

AJETUNMOBI JESSICA ABIBOLA
1002 FOXHALL DR
ROCKWALL, TX 75087

ALMANZA SCOTTY CASIMIRO AND
ANA KAREN TORRES
1002 HUNTERS CREEK DR
ROCKWALL, TX 75087

CANTU MATTHEW PHILIP AND NICOLE
CHRISTINE
1002 LAZY BROOKE DR
ROCKWALL, TX 75087

RAMSEY JON R AND ROBIN E
1002 PLEASANT VIEW DR
ROCKWALL, TX 75087

PACKER CLINT AND MICHELL
1003 HEATHER FALLS
ROCKWALL, TX 75087

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1003 SABLE DR
ROCKWALL, TX 75087

RONI MAX AND AYSUN
1004 AMBER KNOLL DR
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CALIXTO CELIA & HORACIO SALGADO
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

MCCALLUM JASON E AND ZAIDA JORAI-
MCCALLUM
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GOODWIN ALLAN AND JULIE
1005 EMBER CREST DR
ROCKWALL, TX 75087

MILLER PATRICK WILLIAM AND MELISA CRISTINE
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ROCKWALL, TX 75087

FRANCISCO CODY AND SARAH R
1005 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

TURNER ROBERT CRAIG AND
BETH ALLISON PATTERSON
1005 LAZY BROOKE DR
ROCKWALL, TX 75087

ARMSTRONG LAMIKKA DYLANA AND TERRANCE
L
1005 PLEASANT VIEW DR
ROCKWALL, TX 75087

RESIDENT
1006 CASCADING CREEK DR
ROCKWALL, TX 75087

EDMOUNDSON VERNON SCOTT & JENNIFER KAY
1006 AMBER KNOLL DR
ROCKWALL, TX 75087

ALONSO MATTHEW
1006 CALM CREST DRIVE
ROCKWALL, TX 75087

ERIC J AND ANGIANI F BOWERMAN FAMILY
TRUST
ERIC J AND ANGIANI F BOWERMAN- TRUSTEES
1006 CATTERICK DRIVE
ROCKWALL, TX 75189

GWYNN MATTHEW AND ALICIA
1006 EMBER CREST DRIVE
ROCKWALL, TX 75087

GRIFFIN SVETLANA & BRANDON
1006 FOXHALL DR
ROCKWALL, TX 75087

GALLAGHER JOHN AND ANNA
1006 HUNTERS CREEK DR
ROCKWALL, TX 75087

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OLIVIA
1006 LAZY BROOKE DRIVE
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1007 HEATHER FALLS DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

MCGUIRE XAVIER AND TANESHIA
1008 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

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SUMICKO
1008 SABLE DRIVE
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1009 CASCADING CREEK DR
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1009 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

ORMAND HEATHER EMMANUEL AND JASON E
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ROCKWALL, TX 75087

NUSS JARED AND CHARLOTTE
1009 EMBER CREST DR
ROCKWALL, TX 75087

GERVAIS MICHAEL AND KELLY
1009 FOX HALL DR
ROCKWALL, TX 75087

SAVAGE COURTNEY ELIZABETH
1009 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

SIMBI CLEOPAS AND NYARADZAI
1009 LAZY BROOKE DR
ROCKWALL, TX 75087

DAVID STROH LIVING TRUST
DAVID STROH - TRUSTEES
1009 PLEASANT VIEW DR
ROCKWALL, TX 75087

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1010 AMBER KNOLL DR
ROCKWALL, TX 75087

RESIDENT
1010 HUNTERS CREEK DR
ROCKWALL, TX 75087

AGOSTINI MICHAEL AND RAELENE FAITH
1010 CALM CREST DR
ROCKWALL, TX 75087

YOUSEF RITA A & OSAMA S SHENOUDA
1010 CASCADING CREEK DR
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
1010 CATTERICK DR
ROCKWALL, TX 75087

SLOAN AARON KRAUSKOPF AND
JACQUELINE SILVA BURLESON
1010 EMBER CREST DRIVE
ROCKWALL, TX 75087

NI AITAO AND
XIAOLING LI
1010 FOXHALL DRIVE
ROCKWALL, TX 75087

HARRISON JAY AND COLLEEN
1010 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

WEAVER JAMES CHRISTOPHER & JULIA
1010 PLEASANT VIEW DRIVE
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RESIDENT
1011 SABLE DR
ROCKWALL, TX 75087

SORENSEN DALE L
1011 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

PITT EMERIC OLUMUYIWA AND KHADIJA
1012 HEATHER FALLS DR
ROCKWALL, TX 75087

JOHNSON ARRENA AND GARRY
1012 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1013 CASCADING CREEK DR
ROCKWALL, TX 75087

RESIDENT
1013 FOXHALL DR
ROCKWALL, TX 75087

RESIDENT
1013 LAZY BROOKE DR
ROCKWALL, TX 75087

BOURKE DANIEL E & JULIE A PRUITT
1013 CALM CREST DRIVE
ROCKWALL, TX 75087

NOBLES DALLAS A AND KRISTEN L
1013 EMBER CREST DR
ROCKWALL, TX 75087

GARDIN KELLY M AND
ASUNCION L FRENCH
1013 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1014 CASCADING CREEK DR
ROCKWALL, TX 75087

ROBISON CHELSEY BYRON AND DALE K O'DAY
1014 21ST STREET SOUTH
ARLINGTON, VA 22202

JOHN JACOB AND LIZYAMMA JACOB
1014 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

FLYNN FAMILY REVOCABLE TRUST
PATRICK M AND JACQUELINE K FLYNN
1014 CALM CREST DR
ROCKWALL, TX 75087

SNARE RYAN C AND CHELSEA L
1014 CATTERICK DR
ROCKWALL, TX 75087

WOOD JENNIFER L &
RAZA HASAN SAYED
1014 EMBER CREST DR
ROCKWALL, TX 75087

ORSI DAVID THORPE JR AND REBA MICHELLE
1014 FOXHALL DR
ROCKWALL, TX 75087

GILMORE RHONDA
1014 HUNTERS CREEK DR
ROCKWALL, TX 75087

KILGALLEN JOSEPH AND ANGELA
1014 LAZY BROOKE DR
ROCKWALL, TX 75087

DAVILA ARMANDO
1014 PLEASANT VIEW DR
ROCKWALL, TX 75087

HEIKKINEN PAUL HAROLD AND MARSHA KAY
1015 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

HINDS HALEY & BLAKE DUDLEY
1015 SABLE DR
ROCKWALL, TX 75087

SALCIDO JUAN
1016 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

CROWDER MICHAEL & SOMAR
1016 SABLE DR
ROCKWALL, TX 75087

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1017 LAZY BROOKE DR
ROCKWALL, TX 75087

THOMAS SEDRIC A AND ALISHHA B
1017 CALM CREST
ROCKWALL, TX 75087

BEYA CHRISTAY
1017 CASCADING CREEK DR
ROCKWALL, TX 75087

RAMDHAN RENATE E & BYRON B
1017 EMBER CREST DRIVE
ROCKWALL, TX 75087

KIM ALEXANDER SANGTAE AND
YOUNGMEE LEE
1017 FOXHALL DRIVE
ROCKWALL, TX 75087

GILBREATH HENRY TERRY AND VICKI L
1017 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

WILLIAMS BRENT J AND JULIE P
1017 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
1018 CASCADING CREEK DR
ROCKWALL, TX 75087

DOMINGUEZ JESUS MARTINEZ AND
ROSA LINDA MARTINEZ
1018 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SARKISSIAN HAMLET & LILIYA V ZHDANOVA
1018 CALM CREST DRIVE
ROCKWALL, TX 75087

HOOD THOMAS FREDRICK AND CARRIE
1018 CATTERICK DR
ROCKWALL, TX 75087

CAPERTON DAVID AND KITSY
1018 EMBER CREST DRIVE
ROCKWALL, TX 75087

MARSHALL STEVEN AND CHANETTE
1018 FOXHALL DR
ROCKWALL, TX 75087

MORGENSTERN KEN IRVIN & ROWENA
1018 HUNTERS CREEK DR
ROCKWALL, TX 75087

HERNANDEZ DEXTER R AND KENNA M
1018 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RUDDIS BECKY AND MARK
1018 PLEASANT VIEW DR
ROCKWALL, TX 75087

WALKER BRIAN AND KAITLIN
1019 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

LARYEA NII AMARTEY & JOSELINE ELIZABETH
1019 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1020 CASCADING CREEK DR
ROCKWALL, TX 75087

ZHOU YUAN AND
JESSICA ZHUOYING JIANG
1020 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

EKSTROM COLTON A & NICOLE C
1020 SABLE DR
ROCKWALL, TX 75087

HAMDAN TRAVIS AND SUMMER
1020 WINDY HILL LN
ROCKWALL, TX 75087

RESIDENT
1021 LAZY BROOKE DR
ROCKWALL, TX 75087

YODER KARL JACOB
1021 CALM CREST DRIVE
ROCKWALL, TX 75087

TUTIKA NAGA SANTOSH KUMAR
1021 CASCADING CREEK DR
ROCKWALL, TX 75087

GRANT TYRONE D & LYNN
1021 EMBER CREST DR
ROCKWALL, TX 75087

PETROS ALLEN WAYNE JR AND JUSTINE NICOLE
1021 FOXHALL DR
ROCKWALL, TX 75087

REESE ALEXANDER HOFFMAN AND STEPHANIE
1021 HUNTERS CREEK DR
ROCKWALL, TX 75087

CONFIDENTIAL
1021 PLEASANT VIEW DR
ROCKWALL, TX 75087

BABALOLA SHOLA DANIEL
1021 SABLE DR
ROCKWALL, TX 75087

RESIDENT
1022 HUNTERS CREEK DR
ROCKWALL, TX 75087

APODACA ANNA M
1022 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SPRAY KATHERINE
1022 CALM CREST DR
ROCKWALL, TX 75087

SAHM JULIE AND
CHRISTOPHER HENDERSON
1022 CATTERICK DR
ROCKWALL, TX 75087

MAGANA LUCERO
1022 EMBER CREST DRIVE
ROCKWALL, TX 75087

SCHEFFER KRISTIN AND ROBERT
1022 FOXHALL DRIVE
ROCKWALL, TX 75087

HERNANDEZ JASON AND ROBBIN
1022 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BIANCO DIEGO L
1022 PLEASANT VIEW DR
ROCKWALL, TX 75087

LITTLE HOUSTON AND KATHERINE
1023 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

RESIDENT
1024 CASCADING CREEK DR
ROCKWALL, TX 75087

HOTT GLENN WILLIAM JR AND SHERMA
SHARON
1024 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

RANDHAWA RAJBIR K AND
SIKANDER SINGH
1024 SABLE DRIVE
ROCKWALL, TX 75087

SCHUBERT ERIC C AND JANE HARDIN
1024 WINDY HILL LANE
ROCKWALL, TX 75087

RESIDENT
1025 CASCADING CREEK DR
ROCKWALL, TX 75087

TRIPON DANIEL AND NICOLETA
1025 AMBER KNOLL DR
ROCKWALL, TX 75087

JONES MIRONDA A
1025 CALM CREST DRIVE
ROCKWALL, TX 75087

KOETJE TIMOTHY JON
1025 EMBER CREST DR
ROCKWALL, TX 75087

SINGH KRISHNABEN H & HARPREET
1025 FOXHALL DRIVE
ROCKWALL, TX 75087

SAJAN RICHIE AND ALISON
1025 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

CURCIO JOHN ANDREW
1025 LAZY BROOKE DR
ROCKWALL, TX 75087

RHODES BARRY AND CARLA
1025 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

VALAYIL RUBEN & ELIZABETH
1025 SABLE GLEN DRIVE
ROCKWALL, TX 75087

RESIDENT
1026 FOXHALL DR
ROCKWALL, TX 75087

TRINIDAD MICHAEL AND NICKI RENEE
1026 AMBER KNOLL DR
ROCKWALL, TX 75087

EDWARDS VERNON LAJUIN & ETTA MICHELLE
1026 CALM CREST DRIVE
ROCKWALL, TX 75087

SODUNOLA OMOLARA A
1026 EMBER CREST DRIVE
ROCKWALL, TX 75087

HIGGINS CHRISTOPHER J & YOLANDA LAWLER
1026 HUNTERS CREEK DR
ROCKWALL, TX 75087

ARRAMBIDE JOSE L AND MELISSA L
1026 LAZY BROOKE DR
ROCKWALL, TX 75087

RESIDENT
1027 SABLE DR
ROCKWALL, TX 75087

MORRIS DOUGLAS D
1027 BREEZY HILL LN
ROCKWALL, TX 75087

RESIDENT
1028 SABLE DR
ROCKWALL, TX 75087

HUSEIN SAMEENA SAMAR
1028 CASCADING CREEK DR
ROCKWALL, TX 75087

SHULMAN ARIEL MADISON
1028 WINDY HILL LANE
ROCKWALL, TX 75087

HEITSHUSEN LUKE CHRISTIAN AND RAIN
RAMSEY
1029 AMBER KNOLL DR
ROCKWALL, TX 75087

CHAVEZ PHILLIP AND DOLORES EMILY
1029 CALM CREST DR
ROCKWALL, TX 75087

DEFEBAUGH CONNOR AND KELSEY
1029 HUNTERS CREEK DR
ROCKWALL, TX 75087

WOOD CLINTON AND JULIE
1030 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

FLORES JORGE AND
NAOMI SHALIT
1030 EMBER CREST DRIVE
ROCKWALL, TX 75087

ISOM BERNADETTE HENSLEY
1030 HUNTERS CREEK
ROCKWALL, TX 75087

VAZ ROCKY AND JULIET ANITA
1032 WINDY HILL LANE
ROCKWALL, TX 75087

RESIDENT
1033 AMER KNOLL DR
ROCKWALL, TX 75087

KNIGHT ELIZABETH O
1033 CALM CREST DR
ROCKWALL, TX 75087

FAULKNER GARY AND
TRACY SICKLES
1033 FAWN TRAIL
ROCKWALL, TX 75087

SCHLEICHER CHARLES
1036 WINDY HILL LANE
ROCKWALL, TX 75087

BARNEY MICHELLE AND ROBERT JR
1037 AMBER KNOLL DR
ROCKWALL, TX 75087

BUTLER MICHAEL GLENN AND THERESA LYNN
1037 FAWN TRAIL
ROCKWALL, TX 75087

WORKMAN WILLIAM GREGORY AND TINA
MARIE
1037 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

GRMOLYES GREG EDWARD & TAWNIA SHREE
1049 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
1052 HUNTERS CREEK DR
ROCKWALL, TX 75087

TANGELLA SURESH K AND RADHIKA
1055 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

DEGINETU KIDIST AND
AYELE ESHETE
1056 HUNTERS CREEK DR
ROCKWALL, TX 75087

EDWARDS CHARLES GORDON AND DEBBIE
HALLY
1059 HUNTERS CREEK
ROCKWALL, TX 75087

SMITH LINDSAY & JASON
1060 HUNTERS CREEK DR
ROCKWALL, TX 75087

AGOSU JOSEPH & OMOLOLA
1063 HUNTERS CREEK DR
ROCKWALL, TX 75087

BRAY RUSSELL ALLEN AND JESSICA LEE
1064 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

BAQUEDANO JULIO AKA JULIO BAQUEDANO
CARDENAS AND
ROSA MARIA TORRES FUNES
1068 HUNTERS CREEK DR
ROCKWALL, TX 75087

AKPENYI CHUKWUKA ANTHONY
1206 RYANN ROSE CREEK LN
KATY, TX 77494

RESIDENT
1313 FM552
ROCKWALL, TX 75087

HAQ NABEEL K AND ABIDA N
1321 UPLAND DR # 19858
HOUSTON, TX 77043

CARIKER KEVIN L AND LESLIE J
13307 SAINT CHARLES BLVD
LITTLE ROCK, AR 72211

PARKER MARK
1340 WATERSIDE DR
DALLAS, TX 75218

RIDGEVIEW CHURCH
1362 E FM 522
ROCKWALL, TX 75087

KNOWLTON COREY D
1460 ANNA CADE ROAD
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
15455 DALLAS PARKWAY SUITE 1000

GRAND HOMES 2014 LP
15455 DALLAS PARKWAY SUITE 1000

GRAND HOMES 2014, LP
15455 DALLAS PKWY STE 1000
ADDISON, TX 75001

RESIDENT
205 BREEZY HILL DR
ROCKWALL, TX 75087

RESIDENT
205 ROCKHOUSE LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

MEGATEL HOMES INC
2101 CEDAR SPRINGS RD STE 700
DALLAS, TX 75201

BLOCK DAVID
2421 KATHRYN DR
HEATH, TX 75032

EBONY CONTRERAS TRUST
BISHOP MERCEDES AND SIMMONS BANK-
COTRUSTEES
2911 TURTLE CREEK BLVD STE 850
DALLAS, TX 75219

RESIDENT
313 SHENANDOAH
ROCKWALL, TX 75087

CLARK BRUCE A & ROSE R
313 SHENNENDOAH LN
ROCKWALL, TX 75087

CHERUBINI VICTOR & ASHLEY DOLLAR
3302 ROYAL RIDGE DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 RIDGECROSS DR
ROCKWALL, TX 75087

KIPE MICHAEL AND DIANA
3306 RIDGECROSS DR
ROCKWALL, TX 75087

DUNPHY JAMES AND KATHERINE
3306 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESIDENT
3307 RIDGECROSS DR
ROCKWALL, TX 75087

RESENDEZ ALYSSA RENEE AND REY JR
3307 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

HEUSS JEREMY D AND SHANNON N
3310 RIDGECROSS DRIVE
ROCKWALL, TX 75032

SHELTON DANA BLAIR AND ANNETTE
COLAROCHIO
3310 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SAMUEL JUSTIN AND ELIZABETH ANN
3311 RIDGECROSS DRIVE
ROCKWALL, TX 75087

HARDWARE PHILLIP L II
3311 ROYAL RIDGE
ROCKWALL, TX 75087

CONFIDENTIAL
3314 RIDGECROSS RD
ROCKWALL, TX 75087

SMITH CHRISTINE PIGG AND JAY RICHARD
3314 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

MASSE KENNETH ROGER AND CHERYL LYN
3315 RIDGECROSS DR
ROCKWALL, TX 75087

LUETKE SENECA L
3315 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

NGUYEN TIFFANY THAO AND HENRY HIEP VO
3318 RIDGECROSS DRIVE
ROCKWALL, TX 75087

PORTER KAREN CLAIBORNE AND RUSSELL
WAYNE
3318 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

DANIELS RHONDA AND BRIAN
3319 RIDGECROSS DR
ROCKWALL, TX 75087

THOMAS JARROD M
3319 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

STANLEY SHANNON D AND CHARIDY LYNN
3322 RIDGECROSS DRIVE
ROCKWALL, TX 75087

WADE KENNETH KYLE AND
TRINH NGOC THUY TRAN
3322 ROYAL RIDGE
ROCKWALL, TX 75087

RESIDENT
3323 ROYAL RIDGE DR
ROCKWALL, TX 75087

HEFNER ELLEN AND
BRENNAN SMITH
3323 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BARRETT OLAN DEAN
3326 ROYAL RIDGE DR
ROCKWALL, TX 75087

RESIDENT
339 ALL ANGELS HILL
ROCKWALL, TX 75087

DULICK JESSICA
3401 RIDGECROSS DR
ROCKWALL, TX 75087

COLEMAN EDWARD EARL SR AND
NIKITA NASHA COLEMAN
3401 ROYAL RIDGE DR
ROCKWALL, TX 75087

NGUYEN DIANE & HIEU TRUNG
3402 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SOUTHERLAND AUSTIN & SHAYLEE
3402 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

AGARDY JIM AND CONNIE J
3405 RIDGECROSS DRIVE
ROCKWALL, TX 75087

JOHNSON CHRISTOPHER MAX AND ANGELA KAY
3405 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

GARVIN CARSON C AND JENNIFER S
3406 RIDGECROSS DRIVE
ROCKWALL, TX 75087

LIEBRUM CORY R & RACHEL J
3406 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

SMITH JULIUS K AND JANEL W
3409 RIDGECROSS DRIVE
ROCKWALL, TX 75087

TESKE CHARLES A JR AND KIMBERLY K
3409 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

ENGLE STEPHEN F AND CLAUDIA F
341 BREEZY HILL LN
ROCKWALL, TX 75087

NEILL JEREMY AND ERIN
3410 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SMITH ELOISE
3410 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

TAYLOR CARMELA
3413 RIDGECROSS DR
ROCKWALL, TX 75087

LEWIS STANLEY DALE AND ANITA LYNN
3413 ROYAL RIDGE DR
ROCKWALL, TX 75087

IZU UYOTA & JANE
3414 RIDGECROSS
ROCKWALL, TX 75087

FRIERSON KEVIN & REBECCA
3414 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

KNOX MARC P AND AVRIL WILLIAMS KNOX
3418 RIDGECROSS DR
ROCKWALL, TX 75087

MARTIN ANGELA AND JESSIE
3418 ROYAL RIDGE DR
ROCKWALL, TX 75087

SALES TRAVIS ERIC & REGENIA JEWELL
3422 RIDGECROSS DRIVE
ROCKWALL, TX 75087

BRANDON DAVID GRANT AND ADRIANNE FULTZ
3423 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

WALLWORK CRAIG A AND SARAH K
3425 RIDGECROSS DRIVE
ROCKWALL, TX 75087

MILLER STEVEN AND AINE
3426 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3430 RIDGECROSS DR
ROCKWALL, TX 75087

LUJAN ALFREDO
3433 RIDGECROSS DR
ROCKWALL, TX 75087

PARISH KENISHA
3434 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3437 RIDGECROSS DR
ROCKWALL, TX 75087

WEIDMANN FAMILY TRUST
3438 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SMITH JEFFERY NEAL AND CLAIRE TERESA
3441 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3442 RIDGECROSS DR
ROCKWALL, TX 75087

PETERSON KYLE LUIS & JENNIFER ELAINE &
DEBORAH PETERSON
3445 RIDGECROSS DR
ROCKWALL, TX 75087

MCMILLAN CHANCE AND MARIA YVONNE
3446 RIDGECROSS DR
ROCKWALL, TX 75087

DEKTAS JAMES MICHAEL
3449 RIDGECROSS DR
ROCKWALL, TX 75087

BALDWIN GREGORY AND PAMELA
3501 RIDGECROSS DRIVE
ROCKWALL, TX 75087

GRAHAM BRETT C & KAITLYN E
3502 RIDGECROSS DR
ROCKWALL, TX 75087

JACKSON JANET FRANCES
3502 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

RESIDENT
3503 SOLARO LN
ROCKWALL, TX 75087

TORO FRANCISCO CARLOS DIAZ & ANDREA
SILVA
3505 RIDGECROSS DRIVE
ROCKWALL, TX 75087

FRANQUIZ JUAN & LYMARI CAPESTANY
3506 RIDGECROSS DR
ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P
3506 ROYAL RIDGE DR
ROCKWALL, TX 75087

GEORGE DAVID AND SARA
3507 SOLARO LANE
ROCKWALL, TX 75087

STYROV DENYS AND
ANDRIY STYROV AND SVITLANA STYROV
3509 RIDGECROSS DRIVE
ROCKWALL, TX 75087

MALIKOVA NARGIZA AND
SHUHRAT LATIPOV
3510 RIDGECROSS DR
ROCKWALL, TX 75087

BYINGTON JOEL AND COURTNEY
3510 ROYAL RIDGE DRIVE
ROCKWALL, TX 75087

THONDAPU NAVEEN AND PURNIMA
RATAKONDA
3511 SOLARO LN
ROCKWALL, TX 75087

THUMIKI KAVYA SRI AND
PRANEETH ARRA
3513 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3514 ROYAL RIDGE DR
ROCKWALL, TX 75087

WILLIAMS MARIE-ISABELLE AND DAVID LEWIS
3514 RIDGECROSS DRIVE
ROCKWALL, TX 75087

SMITH JEDEDIAH R AND DIXIE CLEMENTINE
3515 SOLARO LANE
ROCKWALL, TX 75087

JOHNSON MCKENZIE & ERIC
3517 RIDGECROSS DR
ROCKWALL, TX 75087

SAYED RAZA HASAN
3518 RIDGECROSS DRIVE
ROCKWALL, TX 75087

JENKINS TILLUS BRANT & KAREN SUE JENKINS
3518 ROYAL RIDGE DR
ROCKWALL, TX 75087

SHORTER DIALLO SYKOU & ERIKA J
3521 RIDGECROSS DR
ROCKWALL, TX 75087

BURDUKOV ILYA I
3522 RIDGECROSS DRIVE
ROCKWALL, TX 75087

CLAYTON KYLE MARCUS
3522 ROYAL RIDGE DR
ROCKWALL, TX 75087

SMITH KORTNEY AND BRITTANI CHERELL
3525 RIDGECROSS DRIVE
ROCKWALL, TX 75087

COFER JAMES AND ANISSA
3526 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3529 RIDGECROSS DR
ROCKWALL, TX 75087

BRANHAM BRAYDEN ANTHONY AND
SELENA MOUNIVONG
3530 RIDGECROSS DRIVE
ROCKWALL, TX 75087

RESIDENT
3533 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3537 RIDGECROSS DR
ROCKWALL, TX 75087

RESIDENT
3541 RIDGECROSS DR
ROCKWALL, TX 75087

ALDERMAN MARK C AND JANA S
3602 DREWSBURY DRIVE
ROCKWALL, TX 75087

WEBSTER GRANT ELWOOD AND KAREN
MICHELLE
3605 NOACH CREST DRIVE
ROCKWALL, TX 75087

COOK IKE
3606 DREWSBURY DRIVE
ROCKWALL, TX 75087

BOGOVICH JOHN NICHOLAS
3609 NOAH CREST DR
ROCKWALL, TX 75087

BERRYMAN PATRICK AND LAURA
3610 DREWSBURY DR
ROCKWALL, TX 75087

BULL TRAVIS J AND KARI
3613 NOAH CREST DRIVE
ROCKWALL, TX 75087

WACK LINDSEY AND DONNETTE
3614 DREWSBURY DR
ROCKWALL, TX 75087

DICKERSON DANNY AND KATHY
3617 NOAH CREST DR
ROCKWALL, TX 75087

CORNWELL AMY AND JEFFERY
3618 DREWSBURY DR
ROCKWALL, TX 75087

DONELAN KEVIN PATRICK
3621 NOAH CREST DR
ROCKWALL, TX 75087

YOUNG PATTY R AND LEE
3702 DREWSBURY DR
ROCKWALL, TX 75087

THARP JOHN AND RITCHEY MARY
3706 DREWBURY DR
ROCKWALL, TX 75087

HERRMANN SCOTT AND
KRISTA RODRIGUEZ
3710 DREWSBURY DRIVE
ROCKWALL, TX 75087

JONES RICHARD B JR & KATHERINE L
3714 DREWSBURG DRIVE
ROCKWALL, TX 75087

PARKES DAVID A AND NANCY J
3718 DREWSBURY DR
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CLAYTON CHARLES RAY AND AMY L
3902 RAVENBANK DRIVE
ROCKWALL, TX 75087

THUESON KEVIN AND VIRGINIA
3910 RAVENBANK DR
ROCKWALL, TX 75087

HUBER BRIAN J & JENNIFER C
400 COUNTRY RDG
ROCKWALL, TX 75087

HAURY NORMAN L & SHANNON
4186 RAVENBANK DRIVE
ROCKWALL, TX 75087

NAGEL CHRISTIAN AND KELSEY
4189 LORION DR
ROCKWALL, TX 75087

TRAUGHBER COELEY EDWARD
4190 RAVENBANK DR
ROCKWALL, TX 75087

SEELEY JOHN D AND SALLY P
4193 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4194 RAVENBANK DR
ROCKWALL, TX 75087

MUNOZ OSCAR IVAN & SANDRA Y MIRAVAL
4197 LORION DR
ROCKWALL, TX 75087

SMITH ERIC S AND ABIGAIL
4198 RAVENBANK DR
ROCKWALL, TX 75087

PRENTICE MICHAEL AND LAUREN SIMPKINS
4201 LORION DRIVE
ROCKWALL, TX 75087

REYNA NINA CHRISTINA & RICARDO MANUEL
4202 RAVENBANK DRIVE
ROCKWALL, TX 75087

HAMILTON GREGORY J & HOLLY M
4205 LORION DRIVE
ROCKWALL, TX 75087

TAYLOR WILLIAM CHARLES AND JENNIFER LEA
4206 RAVENBANK DRIVE
ROCKWALL, TX 75087

BROSSETTE RAYCE CHARLES AND KERA SIMON
4209 LORION DRIVE
ROCKWALL, TX 75087

MILLS JASON J AND KARI L
4210 RAVENBANK DRIVE
ROCKWALL, TX 75087

2021 K. D. NEWTON REVOCABLE TRUST
KEEGAN BRUCE NEWTON AND DIANA TIMM
NEWTON - TRUSTEES
4213 LORION DRIVE
ROCKWALL, TX 75087

2023 S S COULSON REVOCABLE TRUST
STANLEY SCOTT COULSON & SANDRA ANNE
COULSON - TRUSTEES
4214 RAVENBANK DR
ROCKWALL, TX 75087

HENRY LIVING TRUST
ROBERT J HENRY AND EVELYN S HENRY-
COTRUSTEES
4301 LORION DRIVE
ROCKWALL, TX 75087

SWAN KATIE
4302 RAVENBANK DRIVE
ROCKWALL, TX 75087

MELCHER MATTHEW B AND JAIME D
4305 LORION DRIVE
ROCKWALL, TX 75087

VANDERBERG DORRETT
4306 RAVENBANK DR
ROCKWALL, TX 75087

MARINO JAMES ALLAN AND CHERYL
4309 LORION DR
ROCKWALL, TX 75087

ANTONY LAURA S
4310 RAVENBANK DRIVE
ROCKWALL, TX 75087

SPIVEY JESSE TYLER AND WENDI M
4314 RAVENBANK DR
ROCKWALL, TX 75087

RESIDENT
4400 KETTEN DR
ROCKWALL, TX 75087

FIELDING KEITH RYAN AND DANA LEI
4401 SENEY DRIVE
ROCKWALL, TX 75087

SMITH KRISTI SHAE AND CHAD DENNIS
4402 RAVENBANK DR
ROCKWALL, TX 75087

BORN GERARD ANTHONY & DIANA HURTADO
4405 SENEY DRIVE
ROCKWALL, TX 75087

EVERETT COLLEE
4406 RAVENBANK DR
ROCKWALL, TX 75087

RILEY MICHAEL BRANDON AND TRACY DENISE
4409 SENEY DR
ROCKWALL, TX 75087

KOTERU SREENIVASA REDDY & PRAVEENA
4410 RAVENBANK DR
ROCKWALL, TX 75087

LAWRENCE GEOFFREY K
4413 SENEY DRIVE
ROCKWALL, TX 75087

SURESH NAVEEN & APARNA N MOOLACATTU
4414 RAVENBANK DR
ROCKWALL, TX 75087

ECKERT CAROLE B
4451 KETTEN DRIVE
ROCKWALL, TX 75087

PETERSEN TAGGART NED AND KATIE FRANCIS
4453 LORION DR
ROCKWALL, TX 75087

MOORE JONATHAN AND NICOLE
4455 KETTEN DR
ROCKWALL, TX 75087

DEADMAN CHASE AND JENNIFER LYNN
4501 KETTEN DR
ROCKWALL, TX 75087

PARKER RUSSELL HALBERT & KRISTY KAY
4501 SENEY DRIVE
ROCKWALL, TX 75087

TILTON LAURIE & CHRISTOPHER
4504 RAVENBANK DR
ROCKWALL, TX 75087

REED KAY R
4505 KETTEN DRIVE
ROCKWALL, TX 75087

WILEY JAMAL KENYATTA & CHERESE MARIE
4505 SENEY DRIVE
ROCKWALL, TX 75087

CRUZ DAVID UMANA AND YAMIREZ ARELHI
GOVEA
4505 SKY HARBOR DR
ROCKWALL, TX 75087

RESIDENT
4506 SKY HARBOR DR
ROCKWALL, TX 75087

ALLEN ZACHARY AND JAMIE
4507 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4508 LORION DR
ROCKWALL, TX 75087

COMES NATHAN & MARIE C
4508 RAVENBANK DR
ROCKWALL, TX 75087

SCHIFFMAN DAVID L AND SHERI L
4508 SENEY DR
ROCKWALL, TX 75087

STEGMAN MICHAEL SHANE AND EMILY ANN
4509 KETTEN DR
ROCKWALL, TX 75087

SCOTT STEVEN L
4509 SENEY DR
ROCKWALL, TX 75087

MOSS KENNETH E & FILMONA L
4511 LORION DR
ROCKWALL, TX 75087

DHARANI RAGHURAM & MADHUMATHI
DAMALACHERUVU
4511 SKY HARBOR DR
ROCKWALL, TX 75087

RANDALL FAMILY LEGACY TRUST
4512 LORION DR
ROCKWALL, TX 75087

LAM BRUCE MADI AND
ANGELA IRENE MOODY
4512 RAVENBANK DRIVE
ROCKWALL, TX 75087

SIMPSON CODY MATTHEW AND LESLIE
4512 SENEY DR
ROCKWALL, TX 75087

DECLARATION OF TRUST DATED OCTOBER 20TH
1999
WENDY YEOMANS CAMPORA
4513 KETTEN DR
ROCKWALL, TX 75087

WADDELL MARK B AND JESSICA M
4513 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4514 LORION DR
ROCKWALL, TX 75087

JACKSON DAM AND TARA ANN
4514 SKY HARBOR DR
ROCKWALL, TX 75087

MOUSSIMA DANIEL EDIMO AND PEACE UGOCHI
AJAH
4515 LORION DR
ROCKWALL, TX 75087

BELLOWS TODD AND MONIQUE
4516 RAVENBANK DR
ROCKWALL, TX 75087

SUNKA NATHAN AND
MARTHA GODINEZ
4516 SENEY DR
ROCKWALL, TX 75087

THE KIMBERLY ANN HARRISON TRUST
KIMBERLY ANN HARRISON TRUSTEE
4517 KETTEN DRIVE
ROCKWALL, TX 75087

2022 F K TAN REVOCABLE TRUST
FELIX RAMOS TAN JR AND KAREN C TAN-
TRUSTEES
4517 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4518 LORION DR
ROCKWALL, TX 75087

OKEKE OKECHUKWU JUDE AND IFEOMA
AGATHA
4519 LORION DR
ROCKWALL, TX 75087

BELL THOMAS P AND KRISTIN R
4520 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4521 SKY HARBOR DR
ROCKWALL, TX 75087

VARUGHESE LINCE K AND JOICE
4521 SENEY DR
ROCKWALL, TX 75087

RAWAL MANOJ H AND BINDU M
4522 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4523 LORION DR
ROCKWALL, TX 75087

KOGANTI RAVI SESANK AND SRILAKSHMI
KANDULA
4523 LORION DR
ROCKWALL, TX 75087

RESIDENT
4524 SKY HARBOR DR
ROCKWALL, TX 75087

2022 P L SANTORO REVOCABLE TRUST
PETER ANTHONY SANTORO AND LISA MICHELLE
SANTORO - TRUSTEES
4524 SENEY DRIVE
ROCKWALL, TX 75087

SCHMIDT THERESE & CRAIG
4525 SENEY DR
ROCKWALL, TX 75087

TAPANG IVO TANKU
4525 SKY HARBOR DRIVE
ROCKWALL, TX 75087

NORRIE ANGELIKE CP & DAVID ALAN
4526 LORION DR
ROCKWALL, TX 75087

GIWA JOLAOLUWA AND
BABAJIDE OJERINDE
4527 LORION DRIVE
ROCKWALL, TX 75087

RESIDENT
4528 SKY HARBOR DR
ROCKWALL, TX 75087

CROSS MARION RICHARD AND CHANDA JILL
4528 SENEY DR
ROCKWALL, TX 75087

RESIDENT
4529 SKY HARBOR DR
ROCKWALL, TX 75087

THOMPSON BENJAMIN K AND JESSICA S
4529 SENEY DR
ROCKWALL, TX 75087

DUKE CRISTI AND LARRY JOE
4532 SENEY DR
ROCKWALL, TX 75087

WREN ANNETTE
4532 SKY HARBOR DRIVE
ROCKWALL, TX 75087

RESIDENT
4533 SKY HARBOR DR
ROCKWALL, TX 75087

HUGGINS JULIE & GARY II
4533 SENEY DR
ROCKWALL, TX 75087

VALLABINENI RAJESH AND THRIVIDYA
MADAPATI
THRIVIDYA MADAPATI
4536 SKY HARBOR DR
ROCKWALL, TX 75087

RESIDENT
4537 SKY HARBOR DR
ROCKWALL, TX 75087

HARRIS JON AND KIRSTEN
4537 SENEY DRIVE
ROCKWALL, TX 75087

RESIDENT
4538 SKY HARBOR DR
ROCKWALL, TX 75087

FISCHER DAVID SCOTT AND CHRISTINE
4538 SKY HARBOR DR
ROCKWALL, TX 75087

SANCHEZ ELENA
4546 SKY HARBOR DRIVE
ROCKWALL, TX 75087

WALLER DAVID AND SORAYA
4550 SKY HARBOR DRIVE
ROCKWALL, TX 75087

ESQUIBEL DERRICK
456 PRICE DR
FATE, TX 75087

RESIDENT
4602 RAVENBANK DR
ROCKWALL, TX 75087

CASTEEL MARILYN S AND ROGER
4602 LORION DRIVE
ROCKWALL, TX 75087

BALDERAS KARA AND RAMON G III
4602 SKY HARBOR DR
ROCKWALL, TX 75087

MCCALLEY STEPHANIE FERGUSON AND BRIAN
4605 LOTION DR
ROCKWALL, TX 75087

ALCORN JASON AND KELLI
4606 LORION DRIVE
ROCKWALL, TX 75087

CALVIN EVITA
4606 SKY HARBOR DR
ROCKWALL, TX 75087

WILLIAMS AARON BLAKE AND KIMBERLY RAE
4610 SKY HARBOR DR
ROCKWALL, TX 75087

TAYLOR MORTON & NAKINDRIA
4611 LORION DR
ROCKWALL, TX 75087

STRALEY MARIA ELENA C AND JERRY
4612 LORION DRIVE
ROCKWALL, TX 75087

ECHOLS BRITTNEY
4614 SKY HARBOR DRIVE
ROCKWALL, TX 75087

SCHEFFERA ANGELIKA
4615 LORION DR
ROCKWALL, TX 75087

WOLFE SCOTT & BEGUM
4616 LORION DR
ROCKWALL, TX 75087

SALOMON JEFFREY AND RACHEL
4618 SKY HARBOR DRIVE
ROCKWALL, TX 75087

MTOTI LEE
4619 LORION DR
ROCKWALL, TX 75087

SCHILLACE DOMINIC AND KRISTINE
4620 LORION DR
ROCKWALL, TX 75087

RESIDENT
4622 LORION DR
ROCKWALL, TX 75087

BRATBERG NEIL
4622 SKY HARBOR DRIVE
ROCKWALL, TX 75087

HUDDLESTON SHANNON L AND LARRY BRIAN
4623 LORION DRIVE
ROCKWALL, TX 75087

THOMAS ROGER AND LINDA
4624 LORION DR
ROCKWALL, TX 75087

RM CAMPBELL LIVING TRUST
RICHARD D CAMPBELL AND MI HYE CAMPBELL-
COTRUSTEES
493 LIFE SPRINGS DRIVE
ROCKWALL, TX 75087

JOSEPH ROYCE MATHEW & SHIRLEY ANEY
497 LIFE SPRING DRIVE
ROCKWALL, TX 75087

LOSANES LOU
501 LIFE SPRING DRIVE
ROCKWALL, TX 75087

SEAWRIGHT HAROLD KEITH AND SHERI
502 LIFE SPRING DR
ROCKWALL, TX 75087

JONES QUEENETH ONUNWA AND WILLIAM A
502 LIMMERHILL DR
ROCKWALL, TX 75087

LOYD EDWARD AND DARLENE
502 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

MARTIN PAMELA S
504 WILDBRIAR LN
ROCKWALL, TX 75087

PEREZ MARK AND JENNIFER
505 LIFE SPRING DR
ROCKWALL, TX 75087

ARRAMBIDE MICHAEL & MELISSA GUERRERO
505 LIMMERHILL DR
ROCKWALL, TX 75087

ROSENWASSER SAMUEL C & KAY K
506 LIFE SPRING DRIVE
ROCKWALL, TX 75087

MARTINEZ JOSEPH ROMAN & SAMANTHA KAY
506 LIMMERHILL DRIVE
ROCKWALL, TX 75087

SCHNABEL CHRISTINA AND CHRISTOPHER
506 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

NORTHCUTT JOHN PAUL & MELANIE R
509 LIFE SPRINGS DR
ROCKWALL, TX 75087

CONINE CHRISTOPHER T
509 LIMMERHILL DR
ROCKWALL, TX 75087

RESIDENT
510 LIFE SPRING DR
ROCKWALL, TX 75087

NORWOOD LARRY & PAMELA NORWOOD
510 LIMMERHILL DR
ROCKWALL, TX 75087

DOWNS MICHAEL & JAINITA
510 SUMMER OAKS DR
ROCKWALL, TX 75087

RESIDENT
513 LIFE SPRING DR
ROCKWALL, TX 75087

BRYAN JEFFREY M AND JULIE
513 LIMMERHILL DR
ROCKWALL, TX 75087

CARL JASON AND HEATHER
513 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

SCHEDER REVOCABLE TRUST
SCHEDER VALERIE SUE AND FRANK MICHAEL,
TRUSTEES
514 LIFE SPRING DR
ROCKWALL, TX 75087

WOODLIFF KAREN M AND JASON
514 LIMMERHILL DR
ROCKWALL, TX 75087

KEMPER KYLE AND CRYSTAL
514 SUMMER OAKS DR
ROCKWALL, TX 75087

CHANDLER MELANIE KATHLEEN
517 LIFE SPRING DRIVE
ROCKWALL, TX 75087

ARCHIBALD JOHN ARCHIBALD IV AND ALLISON
517 LIMMERHILL DR
ROCKWALL, TX 75087

ESTRADA LUIS III & JOSEFINA VARGAS
518 LIFE SPRING DR
ROCKWALL, TX 75087

SMITH DANIEL ROSS & LAURA BETH
518 LIMMERHILL DR
ROCKWALL, TX 75087

MUSSELL GLORIA BERNADETTE
521 LIFE SPRING DRIVE
ROCKWALL, TX 75087

GILBERTSON SETH AND CINDY
521 LIMMERHILL DR
ROCKWALL, TX 75087

CHASTAIN CHRISTOPHER CANNON AND REAGAN
ELIZABETH
522 LIFE SPRING DR
ROCKWALL, TX 75087

MOORE CHRISTOPHER SAMUEL & HOLLY
GARRETT
522 LIMMERHILL DR
ROCKWALL, TX 75087

KAREN MCLAUGHLIN LIVING TRUST
KAREN PETTY MCLAUGHLIN- TRUSTEE
525 LIFE SPRING DRIVE
ROCKWALL, TX 75087

CRUZ NIEVES JR AND DORA VALLEJO
526 LIFE SPRING DR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

HIGHLAND HOMES-DALLAS LLC
5601 DEMOCRACY DR STE 300
PLANO, TX 75024

ALLEN BRODIE & JOLENE
587 E CHESTERMERE DR CHESTERMERE
ALBERTA CANADA T1X 1A4

ARGUEDAS JUAN CARLOS AND
DAYANNA VILLALOBOS
5931 GREENVILLE AVE PMB 5524
DALLAS, TX 75206

MALOKU ADNAN AND AGNIESZKA
6 HADDINGTON WAY
MEDFORD, NJ 8055

SHELLY L EMMANUEL TRUST, SHELLY L
EMMANUEL- TRUSTEE &
ARTHUR EMMANUEL TRUST, ARTHUR
EMMANUEL-TRUSTEE
600 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
601 SINGING WATER DR
ROCKWALL, TX 75087

ILLIG ANTHONY AND KRISTIN
601 CALM CREST DRIVE
ROCKWALL, TX 75087

STEINES TERIC & KATHERINE
601 LIFE SPRING DR
ROCKWALL, TX 75087

MIRTURSUNOV BAKHTIYOR AND
MALIKA KHAMIDULLAYEVA
601 LIMMERHILL DRIVE
ROCKWALL, TX 75087

GIVIDEN BRYAN AND SARA
602 CALM CREST DR
ROCKWALL, TX 75087

SKINNER CHRISTOPHER JASON & AMANDA G
602 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PETERS FAMILY TRUST
RICHARD PAUL AND CYNTHIA ELIZABETH
602 LIMMERHILL DRIVE
ROCKWALL, TX 75087

HARMON MIKE AND SHIRLEY
602 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

SMITH GREGORY AND JOANNA RENEE
604 WINDY RIDGE LANE
ROCKWALL, TX 75087

FINDL ERIC AND JOANN
605 CALM CREST DR
ROCKWALL, TX 75087

FINDL ERIC AND JOANN
605 CALM CREST DR
ROCKWALL, TX 75087

BERRY JAMES & BETTYE D
605 LIFE SPRING DR
ROCKWALL, TX 75087

MCELROY MICHAEL WHITNEY AND
JULIE ANN MURRAY
605 LIMMERHILL DR
ROCKWALL, TX 75087

SIGNO BRYAN ANTHONY AND
DIANNE CARLA CRUZ
605 SINGING WATER DRIVE
ROCKWALL, TX 75087

GILLILAN LARRY D AND CHRISTINA K
606 CALM CREST DRIVE
ROCKWALL, TX 75087

FAVROT MICHAEL THOMAS & TANIA STRONZA
606 LIFE SPRING DRIVE
ROCKWALL, TX 75087

WILLIAMS STEVEN AND ANA
606 LIMMERHILL DR
ROCKWALL, TX 75087

LAWSHE KASEY AND BRANDON
606 SUMMER OAKS DR
ROCKWALL, TX 75087

GORDON GLENDA
607 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

GARCIA HARRY STEVE
608 DEVELOPMENT DRIVE STE 150
PLANO, TX 75074

HICKS JEFFREY AND JENNIFER
608 SINGING WATER DRIVE
ROCKWALL, TX 75087

FARLEY BRENDAN CURTIS AND PHUONG-KHANH
608 WINDY RIDGE LN
ROCKWALL, TX 75087

HUGHES CYNTHIA HINOJOSA AND TROY DAVID
609 CALM CREST DRIVE
ROCKWALL, TX 75087

ALT MELISSA ANN & WILLIAM
609 LIFE SPRING DR
ROCKWALL, TX 75087

CONFIDENTIAL
609 LIMMERHILL DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 MAIN STREET SUITE 2400
HOUSTON, TX 77002

CHU CHRISTINA LAM AND ALBERT
609 SINGING WATER DR
ROCKWALL, TX 75087

MCARTHUR MARK AND JULI
610 CALM CREST DRIVE
ROCKWALL, TX 75087

NORVILLE SHEILA AND NICK
610 LIFE SPRING DRIVE
ROCKWALL, TX 75087

PESTA LAURA AND MATTHEW
610 LIMMERHILL DR
ROCKWALL, TX 75087

TSIMIS IOANNES AND ERIN
610 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

RESIDENT
611 WINDY RIDGE LN
ROCKWALL, TX 75087

WEIR JAMES MOFFAT II AND LYNNE CAROL
612 SINGING WATER DR
ROCKWALL, TX 75087

MEISTER CONSTANCE JOANN
612 WINDY RIDGE LANE
ROCKWALL, TX 75087

LICON PEDRO AND ROSA LINDA
613 CALM CREST DR
ROCKWALL, TX 75087

STAHL JAMES W AND KIMBERLY M
613 LIFE SPRING DRIVE
ROCKWALL, TX 75087

HAYNES PAUL J AND TONIQUEA
613 LIMMERHILL DR
ROCKWALL, TX 75087

WILSON EVAN AND IRMA T
613 SINGING WATER DRIVE
ROCKWALL, TX 75087

ALVAREZ GRACIELA AGNES AND HUGO R
613 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

FLORES MODESTO ARMANDO AND MARIA
MARINEZ
614 CALM CREST DR
ROCKWALL, TX 75087

BELBEL ROGER J AND PATRICIA A
614 LIFE SPRING DR
ROCKWALL, TX 75087

CAUTHRON DAVID M & JENNIFER A
614 LIMMERHILL DR
ROCKWALL, TX 75087

ATKINS GWENDOLYN AND KIRK PATRICK
614 SUMMER OAKS DR
ROCKWALL, TX 75087

RIGGS MICHAEL ROBERT AND LESLIE MICHELE
615 WINDY RIDGE LANE
ROCKWALL, TX 75087

MCDERMOTT ROBERT AND ALISON
616 SINGING WATER DR
ROCKWALL, TX 75087

BRADFORD CHRISTINA
616 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
617 CALM CREST DR
ROCKWALL, TX 75087

RESIDENT
617 SINGING WATER DR
ROCKWALL, TX 75087

2023 M J DAVENPORT REVOCABLE TRUST
617 LIFE SPRING DR
ROCKWALL, TX 75087

KLUTTS BEN III AND ANGELA
617 LIMMERHILL DR
ROCKWALL, TX 75087

ORDONEZ HEATHER AND
JOSEPH MIRANDA
617 SUMMER OAKS DR
ROCKWALL, TX 75087

WHEELER TIMOTHY EDWARD JR AND PAMALA
MCGUIRE
618 CALM CREST DR
ROCKWALL, TX 75087

CALLAWAY CARRIE AND BLAINE
618 SUMMER OAKS DR
ROCKWALL, TX 75087

TERMAN ERIC AND KRISTIN
619 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
620 SINGING WATER DR
ROCKWALL, TX 75087

BAKER BRANDON AND DOMINWUE
620 WINDY RIDGE LANE
ROCKWALL, TX 75087

GALLEGOS CARLOS AND SAMANTHA
621 SINGING WATER DR
ROCKWALL, TX 75087

CRUZ ARTURO JR AND MELISSA
621 SUMMER OAKS DR
ROCKWALL, TX 75087

WEAVER JACOB AND BROOKE
622 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

HAMMAD WAIL AND NAILA
623 WINDY RIDGE LANE
ROCKWALL, TX 75087

GOODEN BRETT AND JENNIFER
624 SINGING WATER DRIVE
ROCKWALL, TX 75087

WYATT RACHEL ANNA-FRANCES
624 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
625 FM552
ROCKWALL, TX 75087

DICKEY LOUIS SAMUEL AND DIANA GAYLE
625 SINGING WATER DR
ROCKWALL, TX 75087

THRASHER SHANE WILLIAM AND KAREN MARIE
625 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

PALMER CARLTON ALLEN JR AND ELLEN H
626 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

CASON SANDRA K AND ALLAN A
627 WINDY RIDGE LANE
ROCKWALL, TX 75087

SHERARD JASON & KARLY
628 SINGING WATER DR
ROCKWALL, TX 75087

CRISPIN KRISTI
628 WINDY RIDGE LN
ROCKWALL, TX 75087

RESIDENT
629 SINGING WATER DR
ROCKWALL, TX 75087

BRYANT OLALYA AYANNA AND EARL BRYANT III
629 SUMMER OAKS DR
ROCKWALL, TX 75087

CROSBY MICHAEL LYNN JR & JULIE D
630 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

KOBUSSEN MARK R AND KATELYN
631 WINDY RIDGE LANE
ROCKWALL, TX 75087

JONES WILLIAM AND HANNAH
632 SINGING WATER DR
ROCKWALL, TX 75087

LE THIEN TU HIEU AND
TRANG THANH NGUYEN
632 WINDY RIDGE LANE
ROCKWALL, TX 75087

SCOTT KIRK
6321 NORWAY
DALLAS, TX 75230

DAWSON MARK WILLIAM AND CYNTHIA KAY
633 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

JANG TAE WHAN AND SUJIN LEE
634 SUMMER OAKS DR
ROCKWALL, TX 75087

CHODUN ERIC CRAIG AND REBECCA
635 WINDY RIDGE LANE
ROCKWALL, TX 75087

RESIDENT
636 WINDY RIDGE LN
ROCKWALL, TX 75087

LEE AARON
636 SINGING WATER DR
ROCKWALL, TX 75087

MURRAY CHAD AND BARBARA
637 SINGING WATER DR
ROCKWALL, TX 75087

BASKER RAVIKUMAR
637 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

COOPER BRIDGETT & CHARLES SCAMPERINO
638 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

VIQUEZ JOHN AND
LORENE K JIMENEZ
639 WINDY RIDGE LANE
ROCKWALL, TX 75087

TERAN OSCAR AND CHRISTINE LAZZARO-
640 SINGING WATER DRIVE
ROCKWALL, TX 75087

MARCELO FRANCISCO JAVIER
640 WINDY RIDGE
ROCKWALL, TX 75087

OBAE MAGDALENE S K & CALVIN ONSERIO
MOENGA
641 SINGING WATER DR
ROCKWALL, TX 75087

DEFREES BRAEDEN AND HILEANA
641 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

HOLDER MATTHEW AND JULISSA
642 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

TYMINSKI FRANCIS JOSEPH JR
643 WINDY RIDGE LANE
ROCKWALL, TX 75087

TAMEZ MATTHEW AND TERRI
644 SINGING WATER DRIVE
ROCKWALL, TX 75087

GARRETSON MICHAEL & MELISSA
644 WINDY RIDGE LN
ROCKWALL, TX 75087

REYNOLDS JEFFREY MICHAEL AND CHRISTINA
JOY
645 SINGING WATER DRIVE
ROCKWALL, TX 75087

LEWIS DEKOVAN
645 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

DAVIS ROY A AND PHYLLIS R ROBERSON
646 SUMMER OAKS DR
ROCKWALL, TX 75087

SWALES SCOTT AND ANGELA
647 WINDY RIDGE LANE
ROCKWALL, TX 75087

CLARK RICHARD AND SONYA
648 WINDY RIDGE LANE
ROCKWALL, TX 75087

BEASLEY SETH GARRETT AND STEPHANIE LOUISE
649 SUMMER OAKS DR
ROCKWALL, TX 75087

PATTERSON ABBY AND MICHAEL
650 SUMMER OAKS DRIVE
ROCKWALL, TX 75087

TRAN SEBASTIAN AND
VANESSA DINH
651 WINDY RIDGE LANE
ROCKWALL, TX 75087

LONG TAO
6712 BARCELONA
IRVING, TX 75039

ETHERINGTON MICHAEL GREGORY AND
JEANETTE
673 BREEZY HILL LN.
ROCKWALL, TX 75087

GILBERT ADAM AND AMANDA
700 CALM CREST DR
ROCKWALL, TX 75087

WILKINSON BRAD AND KERRI
701 CALM CREST DRIVE
ROCKWALL, TX 75087

LONES STEVEN M JR AND KELLY SUSAN
702 CALM CREST DR
ROCKWALL, TX 75087

YOUNG JAMES FREDERICK AND KARA SUELYNN
702 LAZY BROOKE DR
ROCKWALL, TX 75087

VANCE ALEXANDER IV AND ANGELICA
702 SINGING WATER DRIVE
ROCKWALL, TX 75087

WILLIAMS TOMMY EUGENE AND PEGGIE JEAN
703 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

DIXON MATTHEW ALLAN AND PEDRO PIZANA III
704 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

JONES ELOISE AND
MIRONDA A JONES
705 CALM CREST DR
ROCKWALL, TX 75087

SHIMAMOTO SHOICHI AND
SYDNEY COLE
705 SINGING WATER DRIVE
ROCKWALL, TX 75087

ULLOM BRETT AND LORI
706 CALM CREST DR
ROCKWALL, TX 75087

RAINEY DANNY AND MARCIA GAYLE GODWIN-
RAINEY
706 SINGING WATER DRIVE
ROCKWALL, TX 75087

REUSINK INVESTMENTS LLC
707 HIGHLAND DR
ROCKWALL, TX 75087

PEDERSEN GLENN C AND DEBORAH
707 PLEASANT BREEZE DR
ROCKWALL, TX 75087

WARREN DONALD & EVELYN
708 PLEASANT BREEZE DR
ROCKWALL, TX 75087

SINGH GURVINDER & MANKIRAT SINGH
709 CALM CREST DR
ROCKWALL, TX 75087

GORDON MATTHEW AND ALEXANDRIA V
709 SINGING WATER DRIVE
ROCKWALL, TX 75087

BERRY STEVEN E AND KATHERINE E
710 CALM CREST DR
ROCKWALL, TX 75087

CATHEY KATHERINE ASHLEY AND TYLER GRANT
710 SINGING WATER DRIVE
ROCKWALL, TX 75087

ETHERINGTON NORMA JEAN HUGHES
711 BREEZY HILL LN
ROCKWALL, TX 75087

ETHERINGTON NORMA JEAN HUGHES
711 BREEZY HILL LN
ROCKWALL, TX 75087

GONZALEZ RAMONA FINLEY AND JUAN
LORENZO
711 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

MARK JOSHUA
712 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

MURPHY ERICK & JILL NICHOLS
713 CALM CREST DR
ROCKWALL, TX 75087

GREER MICHAEL C AND PATRICIA M
713 LAZY BROOKE DR
ROCKWALL, TX 75087

MARQUEZ ANTHONY VAL AND GLORIA
713 SINGING WATER DRIVE
ROCKWALL, TX 75087

BATES SOPHIE THU AND JERRY ALAN
714 CALM CREST DR
ROCKWALL, TX 75087

ROBLES JEFFREY D AND LINDA
714 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RANNIGAN MICHAEL AND RACHELLE
714 SINGING WATER DRIVE
ROCKWALL, TX 75087

SABRINA AND RICK MORRISON LIVING TRUST
RICHARD JAMES FRANCIS MORRISON AND
SABRINA ANN MORRISON - TR
715 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

PRICE MICHAEL OSCAR AND KATHERINE
YVONNE
716 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

DE VIVO GIOVANNI AND CHRISTINE
717 CALM CREST DR
ROCKWALL, TX 75087

WELLS KELLY AND ANGELA
717 SINGING WATER DRIVE
ROCKWALL, TX 75087

WEIDENBACH MYRON
718 CALM CREST DR
ROCKWALL, TX 75087

WILKINS RANDALL AND AMY
718 SINGING WATER DRIVE
ROCKWALL, TX 75087

HASELL ERIC N & ERIN L
719 PLEASANT BREEZE DR
ROCKWALL, TX 75087

SCHMIDT TYSON AND TOBI
720 PLEASANT BREEZE DR
ROCKWALL, TX 75087

HENSON TAYLOR RAY AND KAYLEE RAYE
7208 WILLOW WOOD ST
ROWLETT, TX 75089

JOHNSON KIMBERLY D AND LAWRENCE A
721 CALM CREST DR
ROCKWALL, TX 75087

PULTORAK JAMES F AND JENNIFER GAIL
721 SINGING WATER DR
ROCKWALL, TX 75087

2023 D J ROGERS REVOCABLE TRUST
DAMIAN WAYNE ROGERS & JESSICA LOSS
ROGERS - TRUSTEES
722 CALM CREST DR
ROCKWALL, TX 75087

SMELSER JASON ERIC AND LORI LYNN
722 SINGING WATER DRIVE
ROCKWALL, TX 75087

CARTER DAVID C AND ELSA M
723 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

BAXTER JOHN STANLEY AND KIMBERLY JOY
RUMCZIKAS
724 PLEASANT BREEZE DR
ROCKWALL, TX 75087

STEED RYAN JAY AND BROOKE A
725 CALM CREST
ROCKWALL, TX 75087

DEAN AMY & CURTIS
725 SINGING WATER DRIVE
ROCKWALL, TX 75087

BLOCHER AYERS H III AND KAREN L
726 CALM CREST DR
ROCKWALL, TX 75087

STEVENS NERISSA AND
BILLY HORTON
726 SINGING WATER DRIVE
ROCKWALL, TX 75087

OAKLEY CURTIS AND SAMANTHA
727 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

KLUTTS BEN ALLEN JR & MARY CAROL JULIE
728 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

JETER JAMES DAVID & CAROL LEE
729 SINGING WATER DRIVE
ROCKWALL, TX 75087

BRINKMAN DANIEL ROBERT & XANDRA
730 SINGING WATER DRIVE
ROCKWALL, TX 75087

MCCORMACK JAMES ROSSI AND ELENA LOUISE
731 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

GNANAYUTHAM REVOCABLE LIVING TRUST
732 PLEASANT BREEZE DR
ROCKWALL, TX 75087

GILLIGAN DEBORAH ANN AND TRAVIS EGUENE
733 SINGING WATER DRIVE
ROCKWALL, TX 75087

JACKS DALLAS CLAYTON AND MAGEN NICOLE
734 SINGING WATER DRIVE
ROCKWALL, TX 75087

RESIDENT
735 PLEASANT BREEZE DR
ROCKWALL, TX 75087

SIEVERT SHANNON AND CHRISTY
736 PLEASANT BREEZE DR
ROCKWALL, TX 75087

GARCIA KRIS A AND ANGELA M
737 SINGING WATER DRIVE
ROCKWALL, TX 75087

ELLIS KIRK CONSTANTINE AND ADINA LITA
738 LAZY BROOK DRIVE
ROCKWALL, TX 75087

BAKER CHRISTOPHER AND RHYANA
738 SINGING WATER DRIVE
ROCKWALL, TX 75087

BOLLINGER RACHEL M AND ANTHONY M
749 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

WERT WARREN SCOTT AND MARTHA JEAN
764 LAZY BROOKE DR
ROCKWALL, TX 75087

TURNER DAMIAN AND RACHEAL
775 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

DEARMONT COREY AND ALEXIS
776 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

SMITH FAMILY ACRES LLC
800 EAGLE PASS
HEATH, TX 75032

RAZIK MOHAMED A AND
NEVEEN M ABDALLA
801 CALM CREST DRIVE
ROCKWALL, TX 75087

DOUANGDARA KINGPHETH B AND JOSEFINA H
802 CALM CREST DR
ROCKWALL, TX 75087

HOLLOWAY RICHARD AND MARY JEANINE
802 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
805 LAZY BROOKE DR
ROCKWALL, TX 75087

FONTAINE NORMAN F AND NANCY C
805 CALM CREST DR
ROCKWALL, TX 75087

COLLINS HOPE AND GUY JR
806 CALM CREST DR
ROCKWALL, TX 75087

ROBERTS RYAN LLOYD AND NATALIE
809 CALM CREST DR
ROCKWALL, TX 75087

ETLEY MICHAEL EUGENE AND KELSEY
812 CALM CREST DRIVE
ROCKWALL, TX 75087

MEHDIZADEGAN MEHRDAD AND ANGELA
813 CALM CREST DR
ROCKWALL, TX 75087

WRIGHT STACY M AND JUSTIN K
816 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BOYLE JONATHAN AND JENNIFER
817 CALM CREST DRIVE
ROCKWALL, TX 75087

MOSHER RICHARD A AND NICHAPA
817 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
818 CALM CREST DR
ROCKWALL, TX 75087

HALLBAUER ELIZABETH B AND STEVEN
821 CALM CREST DRIVE
ROCKWALL, TX 75087

BH PHASE XI LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BH PHASE XI LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BRADLEY ERIK DOUGLAS
822 CALM CREST DR
ROCKWALL, TX 75087

SHIELDS ROBERT B
8220 S FM 549
HEATH, TX 75032

SCALLAN BLAKE AND AMANDA
825 CALM CREST DR
ROCKWALL, TX 75087

MCLEOD ASHLEY THOMAS AND PIERRE HERBERT
828 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

CRAWFORD DANA
833 BREEZY HILL LN
ROCKWALL, TX 75087

SCHLAKE JAMES J AND VALERIE H, TRUSTEES OF
THE 2022 JV
SCHLAKE REVOCABLE TRUST
840 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

WATKINS GREGORY L AND GLENNA
862 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

SINKS CHARLES W II AND SANDRA L
8854 COUNTY RD 2472
ROYSE CITY, TX 75189

SINKS CHARLES W II AND SANDRA L
8854 COUNTY RD 2472
ROYSE CITY, TX 75189

ROTHER KRISTOPHER R AND WHITLEY STUBBS
890 PLEASANT VIEW DR
ROCKWALL, TX 75087

RICE JAMES RANDOLPH JR AND CANDACE
ELAINE
893 COLBY BLUFF DR
ROCKWALL, TX 75087

SCULLY JOSEPH
894 PLEASANT VIEW DR
ROCKWALL, TX 75087

HEFNER SCOTT & CHERYL
897 ANACONDA COURT
CASTLE ROCKWA, CO 80108

HOLAK PAWEL AND SOLOMIYA KULISHYTSKA-
HOLAK
898 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

SALISU RUKAYAT OLUWATOSIN & MOISES PENA
900 HUNTERS CREEK DR
ROCKWALL, TX 75087

ROTTNER EDWARD W AND JANICE J WELLS-
ROTTNER
901 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

MCCABE MEREDITH AND RYAN
901 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

TYNER KEVIN AND MELISSA J
901 PLEASANT VIEW DR
ROCKWALL, TX 75087

JULES JANOUSKA BETHLY & JAY
902 AMBERKNOLL DRIVE
ROCKWALL, TX 75087

SMITH SHANE AND AMY COOPER
902 COLBY BLUFF
ROCKWALL, TX 75087

HUNT RICHARD M AND JUDITH K
902 PLEASANT VIEW DR
ROCKWALL, TX 75087

MAHESHWARI SUNDEEP
903 HUNTERS CREEK DR
ROCKWALL, TX 75087

FRUSHOUR PAUL & DONNA L
904 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

FISCHER ROBERT AND SHARON
905 AMBER KNOLL DR
ROCKWALL, TX 75087

SMITH KELLY L & MICHAEL D
905 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MCNELLIE SCARLET GYMIN
905 COUNTRY CLUB DR
HEATH, TX 75032

CAO PHUONG H AND JOYCE
905 PLEASANT VIEW DR
ROCKWALL, TX 75087

OLIVER JEANETTE
906 AMBER KNOLL DR
ROCKWALL, TX 75087

BROOKS STEPHEN A & CAROL R
906 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

LONGEWAY LARA HENRY AND DUSTIN M
906 PLEASANT VIEW DR
ROCKWALL, TX 75087

HULSEY GARY SCOTT & NATASHA LEIGH
907 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

ALTURK FEHMI
908 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

SMITH KORI L & TIFFANI
909 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SWINDLE JAY P AND JODI E
909 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

WOO PRESTON AND JENNIFER
909 PLEASANT VIEW DR
ROCKWALL, TX 75087

BECTON COREY AND JESSIKA
910 AMBER KNOLL DR
ROCKWALL, TX 75087

HAWKINS RODNEY L AND TIFFANY T
910 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

GROSS CARRIE AND BRUNO
910 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

THOMPSON BETTY L
911 E FM 552
ROCKWALL, TX 75087

HALEY GLEN DALE AND KATHLINE CRAWFORD
HALEY
911 HUNTERS CREEK DR
ROCKWALL, TX 75087

HATTENBURG ERIN
912 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
913 AMBER KNOLL DR
ROCKWALL, TX 75087

KICHURA MARK
913 COLBY BLUFF DR
ROCKWALL, TX 75087

ROBBINS THOMAS V AND MARCIA L
913 PLEASANT VIEW DR
ROCKWALL, TX 75087

VANDERPOEL LUKE S AND BROOKE
914 AMBER KNOLL DR
ROCKWALL, TX 75087

JOSEPH MIENA ESI
914 COLBY BLUFF DR
ROCKWALL, TX 75087

VARGHESE RINU & ANCY KURIAN
914 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
915 HUNTERS CREEK DRIVE
ROCKWALL, TX 75087

SANDHU JASPINDER &
NAVDIP SINGH
916 HUNTERS CREEK
ROCKWALL, TX 75087

RESIDENT
917 PLEASANT VIEW DR
ROCKWALL, TX 75087

GIESE MICHAEL SCOTT AND AMY M
917 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

HARDWICK CHENOA N AND WILLIAM H II
917 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

BEAN MARC ALAN AND
NE'KISHA T WILLS
918 AMBER KNOLL DR
ROCKWALL, TX 75087

OGEA ZACHARY J AND HEATHER C
918 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

REX JORDAN GARRETT AND MADELINE JANE
918 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
919 HUNTERS CREEK DR
ROCKWALL, TX 75087

FOSTER MARILYN L
920 HUNTERS CREEK DR
ROCKWALL, TX 75087

MCCASLIN KATHERINE LEIGH
921 AMBER KNOLL DR
ROCKWALL, TX 75087

WILLIAMS MARK LEROY AND KORTNI LEA
921 COLBY BLUFF DR
ROCKWALL, TX 75087

LOCKETT DAVID
921 PLEASANT VIEW DR
ROCKWALL, TX 75087

CAMPBELL CHRISTOPHER C AND SAMANTHA L
922 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

JACKSON ROSE
922 COLBY BLUFF DR
ROCKWALL, TX 75087

HOGAN CHRISTOPHER LEE AND AUTUMN M
922 PLEASANT VIEW DR
ROCKWALL, TX 75087

FEY MELINDA
923 HUNTERS CREEK ROAD
ROCKWALL, TX 75087

CLARK LAUREN ELIZABETH AND CHARLES
ARTHUR
924 HUNTERS CREEK
ROCKWALL, TX 75087

COZART ROBERT C JR AND ALICE
925 AMBER KNOLL DR
ROCKWALL, TX 75087

GRINSTEAD TAMA SHADAWN
925 COLBY BLUFF DR
ROCKWALL, TX 75087

HILL CASEY EDWARD AND AIMEE
925 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

GALITZ DEAN AND NICOLE
926 AMBER KNOLL DR
ROCKWALL, TX 75087

SCOTT JAYNA CAROL AND KEVIN THOMAS
926 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

RESIDENT
927 HUNTERS CREEK DR
ROCKWALL, TX 75087

OPENSHAW DAVID B AND LINDA
928 HUNTERS CREEK DR
ROCKWALL, TX 75087

BECKSTROM LILLIAN C
929 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

MASSEY REBECCA LYNNE ALAMAT AND DARRIN
TODD
929 PLEASANT VIEW DR
ROCKWALL, TX 75087

BERRY BELINDA J
930 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

CELII ROBERTO J AND GINA L
930 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

ISHII CREIGHTON AND MELINDA
931 HUNTERS CREEK DR
ROCKWALL, TX 75087

RESIDENT
932 HUNTERS CREEK DR
ROCKWALL, TX 75087

ROSE STEPHEN BARRETT AND JESSICA LEE
933 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

SNYDER DANNY LEE JR AND JEANNETTE
MARGARET
933 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

STEPHENS QUANDRELL ALTAM AND MELVONA
PHALISA
933 PLEASANT VIEW DR
ROCKWALL, TX 75087

ELLIS AARON AND KIMBERLY
934 AMBER KNOLL DR
ROCKWALL, TX 75087

PAWLIK JERZY AND BARBARA
934 COLBY BLUFF DR
ROCKWALL, TX 75087

JOHNSON RUSTY LEE AND JENNIFER
937 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

WALK WAYNE AND KIMBERLY
937 PLEASANT VIEW DR
ROCKWALL, TX 75087

WATKINS CHRISTOPHER THEODORE AND
DANIELLE KAY
938 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

GONZALEZ DONNA AND BRYANT
938 COLBY BLUFF DR
ROCKWALL, TX 75087

ABBAS NENNA J
941 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

ENGLISH WILLIAM C AND ROBYN K
941 PLEASANT VIEW DR
ROCKWALL, TX 75087

HAUERWAS BRIAN E AND TIFFANY FAY
942 AMBER KNOLL DRIVE
ROCKWALL, TX 75234

MCCARTHY MAURITIANA W AND
KEVIN F MCCARTHY II
945 COLBY BLUFF DRIVE
ROCKWALL, TX 75087

RAMSEY MICHAEL
945 PLEASANT VIEW DRIVE
ROCKWALL, TX 75087

BADEAUX RYAN JAMES AND KELLY JEAN
946 AMBER KNOLL DRIVE
ROCKWALL, TX 75087

HAYCRAFT TYLER AND KRISTIN
949 COLBY BLUFF DR
ROCKWALL, TX 75087

SALISBURY KENNETH D SR
950 AMBER KNOLL DR
ROCKWALL, TX 75087

RESIDENT
951 CALM CREST DR
ROCKWALL, TX 75087

WATERMAN WARREN O & CYNTHIA J
978 CATTERICK DRIVE
ROCKWALL, TX 75087

GREAVES TERRY L AND MELISA G
979 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

THOMAS SAMSON N AND LINDA R
980 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

MCKEE DAVID R AND SU MAY
981 FOXHALL DR
ROCKWALL, TX 75087

OLIVER KEVIN & ANGELA
981 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BURTON LAWRENCE R AND MARIE J
982 CATTERICK DR
ROCKWALL, TX 75087

LECROY MICHAEL SHANE JR AND BRENN
LAUREN
982 FOXHALL DRIVE
ROCKWALL, TX 75087

KENT JAN AND JON
982 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BAKER PAIGE E AND GARRISON R
983 HEATHER FALLS DR
ROCKWALL, TX 75087

SANDHU BALJIT S
983 SABLE DR
ROCKWALL, TX 75087

MOONEYHAM PHILLIP JR AND JOY ANNETTE
984 HEATHER FALLS DR
ROCKWALL, TX 75087

URSO JORDAN AND MARGARET
985 FOXHALL DRIVE
ROCKWALL, TX 75087

BURGESS NATHAN P AND JESSICA
985 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

BOTTIGER JEFFREY ALAN AND JENNIFER ROBYN
HOLMES
986 CATTERICK DRIVE
ROCKWALL, TX 75087

CARTER-FAGG CHARLINA AND BRENN
LAUREN
986 FOXHALL DR
ROCKWALL, TX 75087

THANKACHAN MOHANAN K AND NALINI
MOHANAN
986 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
987 SABLE DR
ROCKWALL, TX 75087

MILLER MICHAEL E AND KELLY D
987 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

GRAYSON JOE
988 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

HORN TYSON AND AMY
989 FOXHALL DRIVE
ROCKWALL, TX 75087

VIRGA CARMEN JOSEPH & JANELLE
989 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

TROWBRIDGE CORY JONATHAN AND STEPHANIE
KRISTEE
990 CALM CREST DRIVE
ROCKWALL, TX 75087

JOSEPH BINU ARIYAPPALLIL & REENA
990 CATTERICK DR
ROCKWALL, TX 75087

KIM THAO AND JUSTIN
990 FOXHALL DRIVE
ROCKWALL, TX 75087

WEBB PETE OWEN AND LINDA GLEATON
990 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

RESIDENT
991 HEATHER FALLS DR
ROCKWALL, TX 75087

YUNGU TOBIAS & SILVIA WANJA NJERU
991 SABLE DR
ROCKWALL, TX 75087

WRIGHT LENA
992 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

RESIDENT
993 LAZY BROOKE DR
ROCKWALL, TX 75087

NORWOOD PAM AND LARRY
993 FOXHALL DR
ROCKWALL, TX 75087

GIBSON WILLIAM JR AND KINIA
994 CALM CREST DRIVE
ROCKWALL, TX 75087

SJ WENTZEL TRUST
994 CATTERICK DR
ROCKWALL, TX 75087

YOUNG YAKOV
994 FOXHALL DR
ROCKWALL, TX 75087

SHRESTHA ANUP AND ANURADHA
994 LAZY BROOKE DR
ROCKWALL, TX 75087

SIMMONS JAMES A AND MICHELE E
995 HEATHER FALLS
ROCKWALL, TX 75087

IBRAGIMOV DIYAR AND
NAZIK ALLABERDIYEVA
995 SABLE DRIVE
ROCKWALL, TX 75087

STERNER RICKY AND MARIANCE
996 HEATHER FALLS DR
ROCKWALL, TX 75087

STOECKL MEGAN AND OLIVER
997 CALM CREST DR
ROCKWALL, TX 75087

APPLEGATE THOMAS AND JESSICA
997 FOXHALL DRIVE
ROCKWALL, TX 75087

JARRETT LAURA A AND JEREMY D
997 LAZY BROOKE DRIVE
ROCKWALL, TX 75087

2021 S P PARKS REVOCABLE TRUST
STANLEY REX PARKS AND PAMELA KAY PARKS-
TRUSTEES
998 CALM CREST DRIVE
ROCKWALL, TX 75087

MOSS JONATHAN
998 CATTERICK DRIVE
ROCKWALL, TX 75087

CHRISTOPHER AND PERLA SAENZ REVOCABLE
TRUST
CHRISTOPHER DANIEL SAENZ AND PERLA
KRYSTAL SAENZ- COTRUSTEES
998 EMBER CREST DR
ROCKWALL, TX 75087

TAYLOR IVAN & MIONA G
998 FOXHALL DR
ROCKWALL, TX 75087

MIRAMONTES JUAN E AND ANGELICA
998 LAZY BROOKE DR
ROCKWALL, TX 75087

RESIDENT
999 HEATHER FALLS DR
ROCKWALL, TX 75087

IBRAHIM PATRICIA
999 SABLE DRIVE
ROCKWALL, TX 75087

LIFE SPRING CHURCH
P O BOX 886
ROCKWALL, TX 75087

CRUSE ROBERT B JR AND MARGARET A
P. O. BOX 2468
ROCKWALL, TX 75087

CLARK BRUCE A
PO BOX 1473
ROCKWALL, TX 75087

ANDINO JULIO JOSE &
WALESKA L COLON CHARDON
PO BOX 1779
ROCKWALL, TX 75087

KEITH AND KRISTY THIEMAN LIVING TRUST
KEITH THIEMAN AND KRISTY THIEMAN -
TRUSTEES
PO BOX 670
ROCKWALL, TX 75087

SHENNENDOAH REAL ESTATE PARTNERS
PO BOX 941428
PLANO, TX 75094

HUNT MATTHEW CLAUD-CLEVELAND AND GINA
1013 PLEASANT VIEW DR
ROCKWALL, TX 75087

PUBLIC NOTICE



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

CORRECTED NOTICE: ALL CHANGES CORRECTED IN RED BELOW. CORRECTING THE CITY COUNCIL MEETING DATE TO REFLECT TUESDAY, FEBRUARY 20, 2024.

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:

Z2024-003: Amendment to PD-74

Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of a Zoning Change and PD Development Plan amending Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, 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, February 13, 2024 at 6:00 PM, and the City Council will hold a public hearing on TUESDAY, February 20, 2024 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by TUESDAY, February 20, 2024 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. Z2024-003: Amendment to PD-74

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.

Four horizontal grey bars for providing reasons for support or opposition.

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

Exhibit 'A':
Legal Description

Being, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found at the southwest corner of Breezy Hill Phase X, an addition to the City of Rockwall, as described in Cab. J, Pg. 287 in the Plat Records of Rockwall County, Texas, being in the east line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-00384710 in said Deed Records:

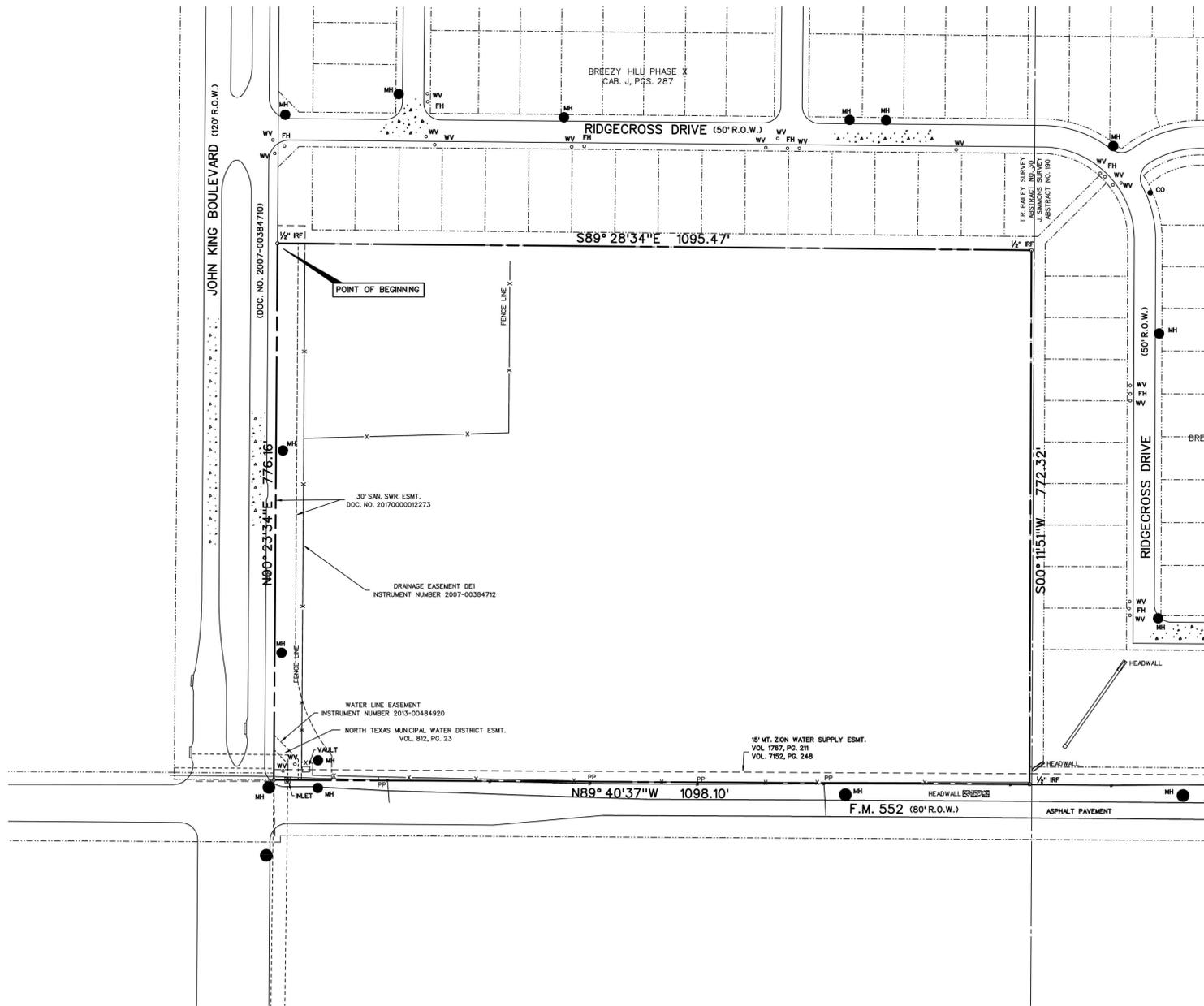
THENCE, South 89° 28'34" East, along the south line of said Breezy Hill Phase X, at 1055.92 feet, passing a southeast corner of said Breezy Hill Phase X also being the most westerly southwest corner of Breezy Hill Phase IX, an addition to City of Rockwall, as described in Cab. I, Pg. 301, in said Plat Records, and continuing for a total distance of 1095.47 feet, to a ½ inch iron rod found:

THENCE, South 00° 11'51" West, along the east line of said Breezy Hill Phase IX, for a distance of 772.32 feet, to a ½ inch iron rod found at the southwest corner of said Breezy Hill Phase IX, being in the north line of F.M. 552 (80' R.O.W.) and being in the south line of said 405.184 acre tract:

THENCE, North 89° 40'37" West, along the south line of said 405.184 acre tract and with said north line, for a distance of 1098.10 feet, to a ½ inch iron rod set at most southerly southwest corner of said 405.184 acre tract, being in the east line of John King Boulevard:

THENCE, North 00° 23'34" East, departing the north line of said F.M. 552 and along the east line of said John King Boulevard, for a distance of 776.16 feet, to the POINT of BEGINNING and containing 19.494 acres of land.

0 50 100 200
SCALE: 1" = 100'



LEGAL DESCRIPTION

BEING, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of Breezy Hill Phase X, an addition to the City of Rockwall, as described in Cab. J, Pg. 287 in the Plat Records of Rockwall County, Texas, being in the east line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-00384710 in said Deed Records:

THENCE, South 89°28'34" East, along the south line of said Breezy Hill Phase X, at 1055.92 feet, passing a southeast corner of said Breezy Hill Phase X also being the most westerly southwest corner of Breezy Hill Phase IX, an addition to City of Rockwall, as described in Cab. I, Pg. 301, in said Plat Records, and continuing for a total distance of 1095.47 feet, to a 1/2 inch iron rod found:

THENCE, South 00°11'51" West, along the east line of said Breezy Hill Phase IX, for a distance of 772.32 feet, to a 1/2 inch iron rod found at the southwest corner of said Breezy Hill Phase IX, being in the north line of F.M. 552 (80' R.O.W.) and being in the south line of said 405.184 acre tract:

THENCE, North 89°40'37" West, along the south line of said 405.184 acre tract and with said north line, for a distance of 1098.10 feet, to a 1/2 inch iron rod set at most southerly southwest corner of said 405.184 acre tract, being in the east line of John King Boulevard:

THENCE, North 00°23'34" East, departing the north line of said F.M. 552 and along the east line of said John King Boulevard, for a distance of 776.16 feet, to the POINT OF BEGINNING and containing 19.494 acres of land.

SURVEYORS CERTIFICATE

I do hereby certify that a survey was made on the ground under my supervision in May 2018, and that this map correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A, Condition II Survey.

FOR REVIEW PURPOSES ONLY

Warren L. Corwin
Registered Professional Land Surveyor
No. 4621

Date

NOTES:

- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
- BEARINGS ARE REFERENCED A 405.184 ACRE TRACT, AS DESCRIBED IN CLERKS FILE NO. 2007-00375392, IN THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- IRF - IRON ROD FOUND
CM - CONTROLLING MONUMENT
PP - POWER POLE
MH - MANHOLE
CO - CLEANOUT
WV - WATER VALVE
-X- - FENCE LINE
-P- - POWER LINE
- COPYRIGHT © CORWIN ENGINEERING, INC. ALL RIGHTS RESERVED
- THE FOLLOWING EASEMENTS DO NOT AFFECT SUBJECT TRACT:
- TEXAS POWER & LIGHT CO. EASEMENT DATED JAN. 3, 1949, VOL. 45, PG. 343

BOUNDARY SURVEY
OF
19.494 ACRE TRACT
OUT OF THE
T.R. BAILEY SURVEY ABSTRACT NO. 30
IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.

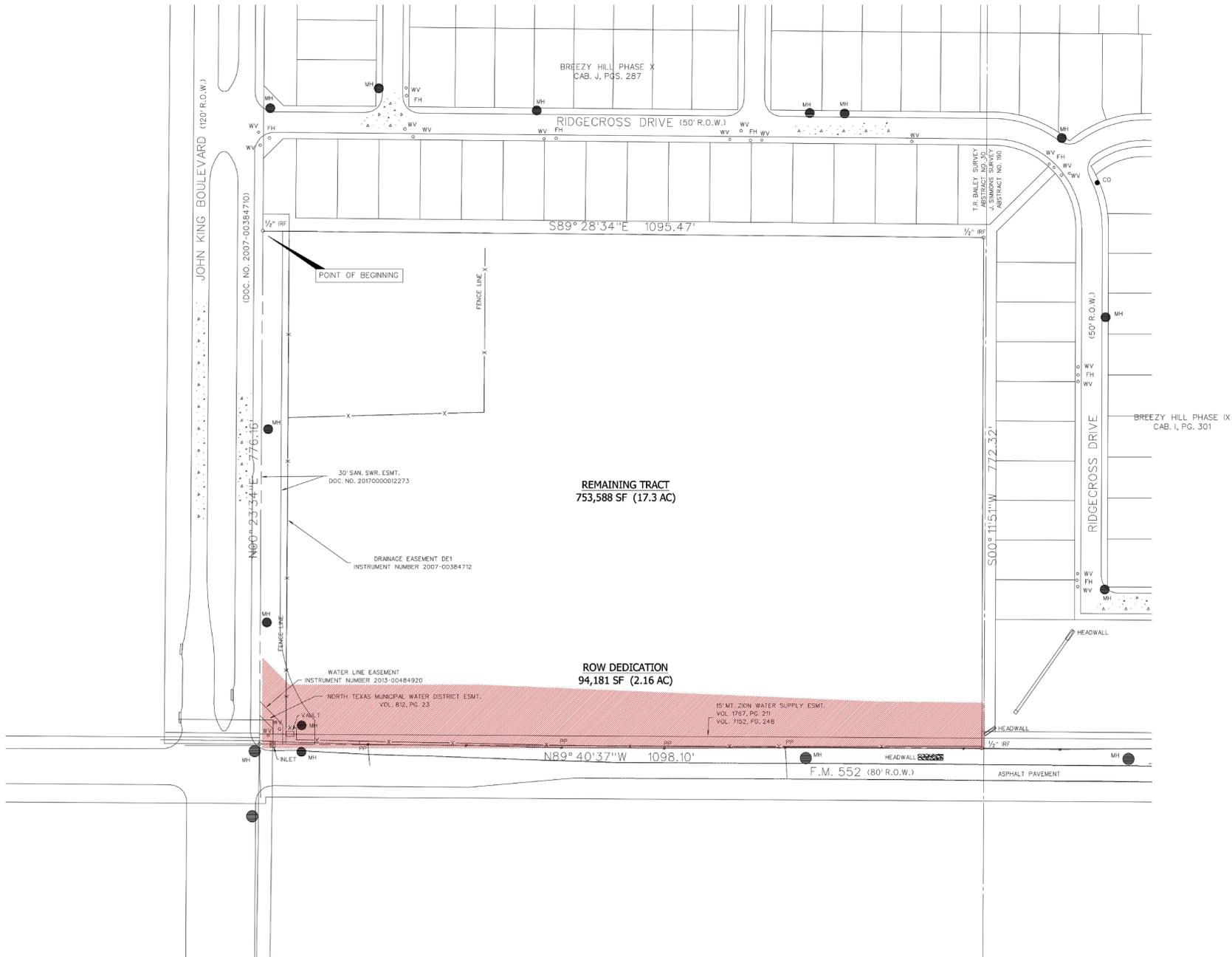
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2018 SCALE: 1"=100'

EXHIBIT B

NEC F.M. 552 & JOHN KING BLVD
T.R. BAILEY SURVEY ABSTRACT NO.30
ROCKWALL, TEXAS

0 50 100 200
SCALE: 1" = 100'



LEGAL DESCRIPTION

BEING, a tract of land situated in the T.R. Bailey Survey, Abstract No. 30 in the City of Rockwall, Rockwall County, Texas, being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of Breezy Hill Phase X, an addition to the City of Rockwall, as described in Cab. J, Pg. 287 in the Plat Records of Rockwall County, Texas, being in the east line of John King Boulevard (120' R.O.W.), as described in Doc. No. 2007-00384710 in said Deed Records:

THENCE, South 89° 28' 34" East, along the south line of said Breezy Hill Phase X, at 1055.92 feet, passing a southeast corner of said Breezy Hill Phase X also being the most westerly southwest corner of Breezy Hill Phase IX, an addition to City of Rockwall, as described in Cab. I, Pg. 301, in said Plat Records, and continuing for a total distance of 1095.47 feet, to a 1/2 inch iron rod found:

THENCE, South 00° 11' 51" West, along the east line of said Breezy Hill Phase IX, for a distance of 772.32 feet, to a 1/2 inch iron rod found at the southwest corner of said Breezy Hill Phase IX, being in the north line of F.M. 552 (80' R.O.W.) and being in the south line of said 405.184 acre tract:

THENCE, North 89° 40' 37" West, along the south line of said 405.184 acre tract and with said north line, for a distance of 1098.10 feet, to a 1/2 inch iron rod set at most southerly southwest corner of said 405.184 acre tract, being in the east line of John King Boulevard:

THENCE, North 00° 23' 34" East, departing the north line of said F.M. 552 and along the east line of said John King Boulevard, for a distance of 776.16 feet, to the POINT OF BEGINNING and containing 19.494 acres of land.

SURVEYORS CERTIFICATE

I do hereby certify that a survey was made on the ground under my supervision in May 2018, and that this map correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Land Surveyors Standards and Specifications for Category 1A, Condition II Survey.

FOR REVIEW PURPOSES ONLY

Warren L. Corwin
Registered Professional Land Surveyor
No. 4621

Date

NOTES:

- 1/2" IRON RODS WITH YELLOW "CORWIN ENGR. INC." CAPS SET AT ALL CORNERS UNLESS OTHERWISE INDICATED
- BEARINGS ARE REFERENCED A 405.184 ACRE TRACT, AS DESCRIBED IN CLERKS FILE NO. 2007-00375392, IN THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- IRF - IRON ROD FOUND
CM - CONTROLLING MONUMENT
PP - POWER POLE
MH - MANHOLE
CO - CLEANOUT
WV - WATER VALVE
-X- - FENCE LINE
-P- - POWER LINE
- COPYRIGHT © CORWIN ENGINEERING, INC. ALL RIGHTS RESERVED
- THE FOLLOWING EASEMENTS DO NOT AFFECT SUBJECT TRACT:
- TEXAS POWER & LIGHT CO. EASEMENT DATED JAN. 3, 1949, VOL. 45, PG. 343

BOUNDARY SURVEY
OF
19.494 ACRE TRACT
OUT OF THE
T.R. BAILEY SURVEY ABSTRACT NO. 30
IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JULY 2018 SCALE: 1"=100'

EXHIBIT C

NEC F.M. 552 & JOHN KING BLVD
T.R. BAILEY SURVEY ABSTRACT NO.30
ROCKWALL, TEXAS



JOHN KING BOULEVARD

F.M. - 552

EXHIBIT D
NEC F.M. 552 & JOHN KING BLVD
T.R. BAILEY SURVEY ABSTRACT NO.30
ROCKWALL, TEXAS



JOHN KING BOULEVARD

F.M. - 552

PROFESSIONAL OFFICES
PROFESSIONAL OFFICES

LOT-1
190,952 SF
(4.38 ac)

PROFESSIONAL OFFICES

LOT-2
41,758 SF
(0.96 ac)
SUP APPROVAL

LOT-3
58,136 SF
(1.33 ac)
SUP APPROVAL

LOT-4
59,577 SF
(1.37 ac)
SUP APPROVAL

RETAIL 7,525 sf
RETAIL 7,525 sf

LOT-5
64,364 SF

ELITE GARAGES
(PRIVATE - NO PUBLIC ACCESS)
78,520 sf

LOT-7
259,222 SF
(5.95 ac)

LOT-6
81,242 SF
(1.86 ac)

DAYCARE
16,460 sf

THREE TIERED LANDSCAPE
SCREENING - W/O FENCE
PER PD.074

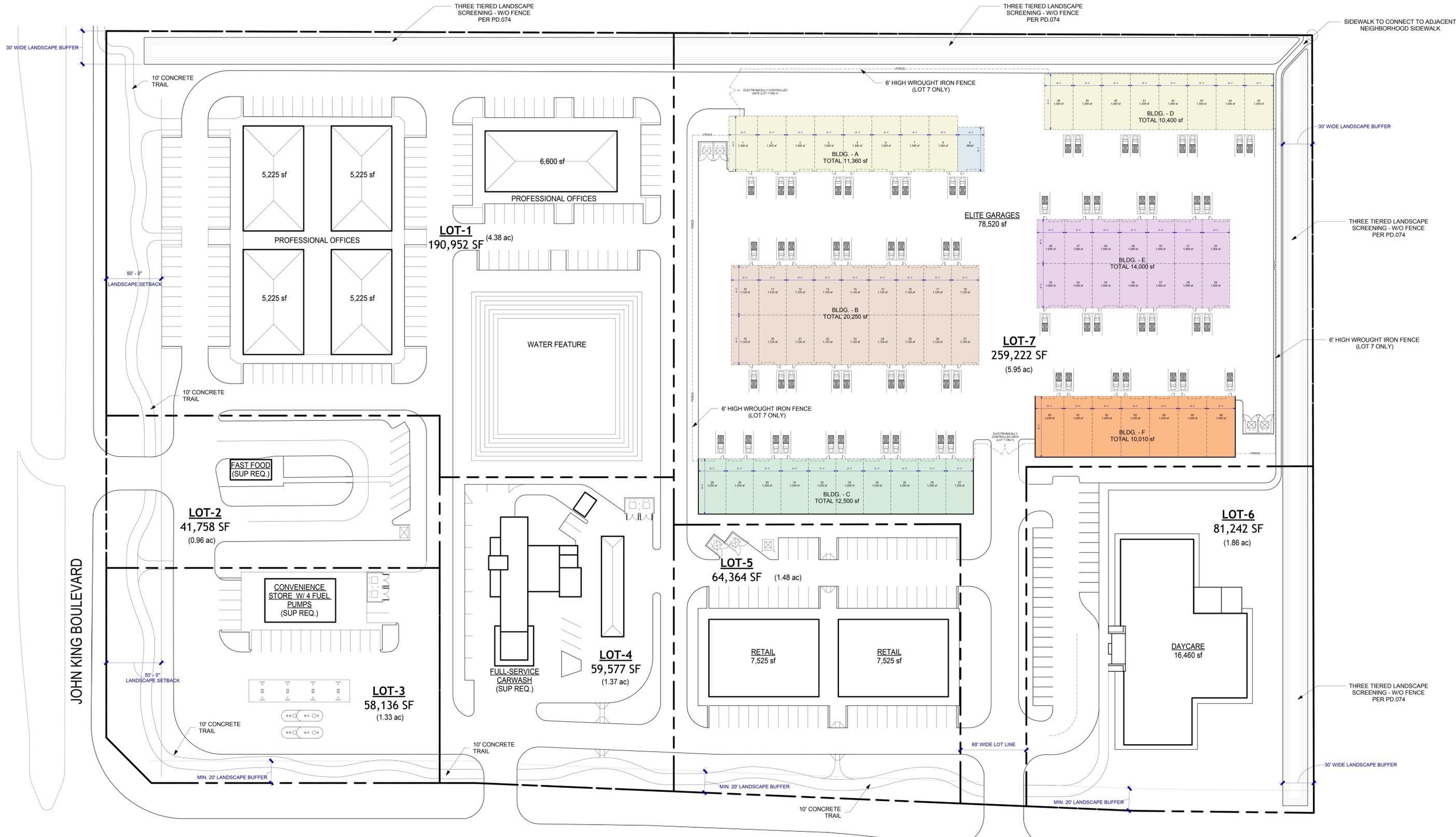
THREE TIERED LANDSCAPE
SCREENING - W/O FENCE
PER PD.074

30' WIDE LANDSCAPE BUFFER

30' WIDE LANDSCAPE BUFFER

30' WIDE LANDSCAPE BUFFER

EXHIBIT E
NEC F.M. 552 & JOHN KING BLVD
T.R. BAILEY SURVEY ABSTRACT NO.30
ROCKWALL, TEXAS



F.M. - 552

JOHN KING BOULEVARD

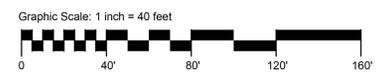


EXHIBIT F
NEC F.M. 552 & JOHN KING BLVD
 T.R. BAILEY SURVEY ABSTRACT NO.30
 ROCKWALL, TEXAS

Development Standards

All development occurring within the boundaries of the *Subject Property* shall conform to the development and land use standards contained in this Planned Development District ordinance. Development and land use standards not explicitly mentioned in this ordinance shall be governed by and be subject to all pertinent development and land use standards for a General Retail (GR) District as specified by the Unified Development Code (UDC), and was designated on the Concept Plan subject to approval of a Special Use Permit (SUP) if required by zoning. All sections of the Unified Development Code (UDC) referenced in this section of the Planned Development District Ordinance shall be as is and as amended in the future.

E.1 PURPOSE.

The purpose of this Planned Development Amendment is to provide provisions that control the development of Elite Garages (Office/Warehouse Buildings), Fast Food establishments with drive thru operations with SUP approval, convenience store with four (4) gas pumps with SUP approval, a full service car wash with SUP approval as well as retail, medical office buildings and daycare facilities meeting the General Retail Zoning on this Subject Property.

E.2 LAND USE AND DEVELOPMENT STANDARDS.

(1) Permitted Uses. Unless specifically provided for by this Planned Development District Ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

- (a) The following land uses shall be permitted *By-Right*:
- Elite Garages (Office/Warehouse Buildings)

Notes:

The following *Conditional Land Use Standards* are required with the establishment of the Elite Garages (Office Warehouse Buildings) land use:

- (1) The commercial operation of rental trucks and trailers shall be prohibited.
- (2) Businesses shall NOT be permitted to operate in the individual units.
- (3) No outside storage of any kind shall be allowed.
- (4) Access to these buildings shall be private only, and not open to the general public. The building shall be secure behind a 6" wrought iron fence and access ONLY to the Owners of the individual garages and their guests.
- (5) Lighting standards shall be limited to 20-feet.

(b) The following land uses shall be expressly *Prohibited*:

- Agricultural Uses on Unplatted Land
- Animal Boarding/Kennel without Outside Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Covenant, Monastery, or Temple
- Limited Service Hotel

Development Standards

- Full-Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elderly Housing
- Emergency Ground Ambulance Services
- Government Facility
- Hospice
- Hospital
- Mortuary or Funeral Chapel
- Local Post Office
- Public or Private School
- Temporary Carnival, Circus, or Amusement Ride
- Indoor Commercial Amusement/Recreation
- Outdoor Commercial Amusement/Recreation
- Public or Private Community or Recreation Club as an Accessory Use
- Private Country Club
- Golf Driving Range
- Temporary Fundraising Events by Non-Profit
- Indoor Gun Club with Skeet or Target Range
- Health Club or Gym
- Private Club, Lodge or Fraternal Organization
- Private Sports Arena, Stadium, and/or Track
- Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)
- Theater
- Astrology, Hypnotist, or Psychic
- Banquet Facility/Event Hall
- Portable Beverage Service Facility
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar
- Incidental Display
- Food Trucks/Trailers
- Garden Supply/Plant Nursery
- General Personal Service
- Laundromat with Dropoff/Pickup Services
- Self Service Laundromat
- Massage Therapist
- Private Museum
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Permanent Cosmetics
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Secondhand Dealer
- Bail Bond Service
- Building and Landscape Material with Outside Storage
- Electrical, Watch, Clock, Jewelry and/or Similar Repair
- Furniture Upholstery/Refinishing and Resale

Development Standards

- Rental, Sales and Service of Heavy Machinery and Equipment
- Trade School
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership
- Self Service Car Wash
- New Motor Vehicle Dealership for Cars and Light Trucks
- Used Motor Vehicle Dealership for Cars and Light Trucks
- Commercial Parking
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Temporary Asphalt or Concrete Batch Plant
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Antenna
- Antenna for an Amateur Radio
- Radio Broadcasting

(2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the density and dimensional standards stipulated by the General Retail (GR) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. All development shall also conform to the following additional standards:

(a) Building Height. The building height for all buildings shall be limited to a maximum height of 36-feet.

(3) Architectural and Building Standards. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the General Retail (GR) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development of the

Subject Property; In addition, buildings fronting onto or that have visibility from John King Boulevard shall meet the *General Overlay District Standards* stipulated by Section 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). These standards shall only apply to the building facades front onto or that have visibility from John King Boulevard.

(4) Landscaping and Hardscape Standards. Unless specifically provided by this Planned Development District ordinance, the landscape and hardscape standards stipulated by Article 05, *District Development Standards*, and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) are applicable to all development of the *Subject Property*. In addition, the landscape buffer requirements for the development of the *Subject Property* shall be as follows:

(a) Landscape Buffer and Sidewalk (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*). A meandering/curvilinear ten (10') foot trail shall be constructed within the 50-foot landscape buffer.

Development Standards

- (b) Landscape Areas Adjacent to the Northern & Eastern Property Line. A minimum of a thirty (30) foot landscape buffer shall be provided adjacent to the Northern & Eastern boundaries. Within this buffer the applicant shall provide a three tiered landscape screening without a fence, per the design set in PD074.
- Landscape Areas Adjacent to the Southern Property Lines at FM 552. A minimum of a twenty (20) foot landscape buffer shall be provided adjacent to FM 552 and shall meet the Landscape requirements set forth by PD074. A meandering/curvilinear ten (10) foot trail shall be constructed within the twenty (20) foot buffer.
- (5) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT G - PROFESSIONAL OFFICE



EXHIBIT H - ELITE GARAGES



1055

A

GIVE YOUR BABY
THE HOME IT DESERVES

EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



EXHIBIT H - ELITE GARAGES



nder Care
NURSING CENTERS

EXHIBIT J- DAYCARE CENTER



EXHIBIT J- DAYCARE CENTER



 **KinderCare**
LEARNING CENTERS

5500


Handicapped
PARKING
PERMITS
ONLY
NO OTHER VEHICLES
NO ACCESS

EXHIBIT J- DAYCARE CENTER



EXHIBIT K - RETAIL



EXHIBIT K - RETAIL



EXHIBIT K - RETAIL

CITY OF ROCKWALL

ORDINANCE NO. 17-60

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 16-59] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE PLANNED DEVELOPMENT CONCEPT PLAN AND THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 16-59, BEING A 405.184-ACRE TRACT OF LAND SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187, T. R. BAILEY SURVEY, ABSTRACT NO. 30 AND THE J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; 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, the City has received a request by the John Arnold of the Skorburg Company on behalf of Breezy Hill 405, LTD for an amendment to the Planned Development Concept Plan and Development Standards contained within Planned Development District 74 (PD-74) [*specifically contained within Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, for a 405.184-acre tract of land situated in the J. Strickland Survey, Abstract No. 187, T. R. Bailey Survey, Abstract No. 30 and the J. Simmons Survey, Abstract No. 190, Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A'* of this ordinance, which 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 74 [*Ordinance No. 16-59*] and the Unified Development Code [*Ordinance No. 04-38*] 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. 16-59*;

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. 04-38*] 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 *Planned Development 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 *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 a master parks and open space plan for the Property, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan*, (*Open Space Master Plan*) shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

Section 6. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code.
 1. Open Space Master Plan
 2. Master plat
 3. PD development plans (*required for retail areas only*)
 4. PD site plans
 5. Preliminary plats
 6. Final plats
- (c) A Master Plat application covering all of the *Subject Property*, other than the area designated on the *Planned Development Concept Plan* as *Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the Property has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the Concept Plan as *Retail* prior to submittal of a *PD Site Plan* application and/or a preliminary plat application. No master plat is required for the area designated on the Concept Plan as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the retail tract.
- (e) A preliminary plat application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a site plan application for improvements for parkland or trails, may be processed by the City concurrently with a preliminary plat application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'D'*, attached hereto and incorporated herein by reference as *Exhibit 'D'*, shall be executed by Developer providing for delivery of adequate public facilities and services within the District.

Section 7. 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

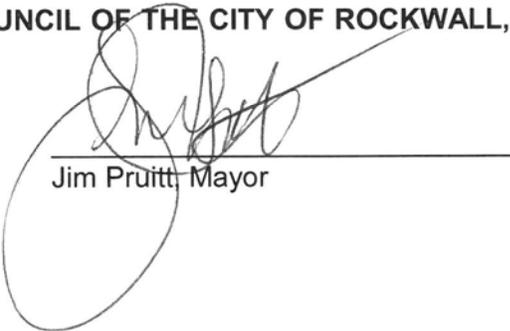
not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 8. 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, 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 9. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or 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 (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 10. 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;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6TH DAY OF NOVEMBER, 2017.**



Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: October 16, 2017

2nd Reading: November 6, 2017

Exhibit 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON;

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN A ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH S9°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD

Exhibit 'A':
Legal Description

FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

Exhibit 'C':
PD Development Standards

A. GENERAL REQUIREMENTS

1. *Uses Allowed.* The following uses are permitted for the Property.

- a. *Residential uses.* Uses permitted of right or by Specific Use Permit (SUP) for the Single Family 10 (SF-10) District, as set forth in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance 04-38*], shall be allowed for areas designated as single-family on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single Family 10 (SF-10) District regulations.
- b. *Non-residential uses.* Non-residential uses shall be allowed only within the area designated as retail on the approved *Concept Plan* for the district, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Section 2 of Article X, *Planned Development Regulations*, of the Unified Development Code [*Ordinance No. 04-38*], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:

- Animal Hospital, Clinic
- Convent or Monastery
- Hotel or Motel
- Hotel, Residence
- Cemetery/Mausoleum
- Mortuary of Funeral Chapel
- Social Service Provider
- Billiard Parlor or Pool Hall
- Carnival, Circus, or Amusement Ride
- Commercial Amusement/Recreation (Outside)
- Gun Club, Skeet or Target Range (indoor)
- Astrologer, Hypnotist, or Psychic Art and Science
- Garden Supply/Plant Nursery
- Night Club, Discotheque, or Dance Hall
- Secondhand Dealer
- Car Wash, Self Service*
- Service Station*
- Mining and Extraction (Sand, Gravel, Oil & other)
- Helipad
- Railroad Yard or Shop
- Transit Passenger Facility

* *Not including a convenience store with an accessory car wash use or more than four (4) gas pumps, which accessory uses are permitted by SUP.*

The following additional use shall be permitted of right in the PD District:

- Grocery Store with a maximum building area of one hundred and thirty thousand (130,000) square feet.

- c. *Design of Non-Residential Uses.* The retail area shall be designed to be pedestrian-oriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

Exhibit 'C':
PD Development Standards

- d. *Density and Lot Composition.* No more than 750 single-family residential dwelling units may be constructed within the *Subject Property*. The single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Composition

Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)
A	60' x 120'	7,200	Front	164	21.86%
B	70' x 120'	8,400	Front	131	17.46%
C	80' x 125'	10,000	Front	137	18.27%
D	100' x 200'	20,000	Front	140	18.67%
E	60' x 120'	7,200	Front	40	05.34%
F	100' x 180'	18,000	Front	44	05.87%
G	70' x 120'	8,400	Front	94	12.53%
AVERAGE LOT SIZE:		10,000			
MAXIMUM ALLOWED TOTAL UNITS:				750	100%

2. *Development Standards Applicable.* Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a Single Family 10 (SF-10) District, as set forth in Section 3.4 of Article V, *District Development Standards*, Unified Development Code [*Ordinance No. 04-38*]; to the development standards in the SH-205 Bypass Overlay (205 BY-OV) District; and to all supplemental standards contained in the Unified Development Code [*Ordinance No. 04-38*].

B. SPECIAL DEVELOPMENT STANDARDS

1. *Dimensional Standards for Residential Uses.*

Table 2: Lot Type Matrix

Lot Types	A	B	C	D	E	F	G
Maximum Building Height	36'	36'	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	2,200	2,400	2,600 ²	3,000	2,200	3,000	2,400
Minimum Front Yard Building Setback	20' ⁴	20'	20'	40' ³	20' ⁴	40' ³	20'
Minimum Rear Yard Building Setback	10'	10'	15'	15'	10'	15'	10'
Minimum Side Yard (<i>Interior</i>)	5'	5'	6'	7'	5'	7'	5'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'	15'	15'
Minimum Distance of Driveway (<i>from Property Line</i>)	20'	20'	20'	40'	20'	40'	20'
Minimum Lot Area (<i>Square Feet</i>)	7,200	8,400	10,000	20,000	7,200	18,000	8,400
Minimum Lot Frontage ¹	60'	70'	80'	100'	60'	100'	70'

Notes:

¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within Table 1.

²: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

³: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

⁴: Front porch may encroach to within 10-feet of the front property line on Lot Types 'A', 'B', 'C' & 'E'.

Exhibit 'C':
PD Development Standards

2. *Development Standards for Residential Uses by Lot Product/Type*

a. *Detached Single Family Lot Type A*

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drive. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'A' lots shall have 3-car garages.
Maximum Lot Coverage	65%

b. *Detached Single Family Lot Type B*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Exhibit 'C':
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c. *Detached Single Family Lot Type C*

<u>Development Standards</u>	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF ¹
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

Notes:

¹: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

d. *Detached Single Family Lot Type D*

<u>Development Standards</u>	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' ¹
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

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e. Detached Single Family Lot Type E

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20' (Front porch may encroach to within 10-feet of the front property line) ¹
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation ¹	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	65%

Notes:

¹: No two adjacent lots on the same side of the street may have front entry only garages facing the street.

f. Detached Single Family Lot Type F

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	180'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	40' ¹
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. Single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. 80% of Type D lots shall have a minimum of 3 car garages.
Maximum Lot Coverage	70%

Notes:

¹: The Director of Planning or his designee may grant a reduction in the required 40-foot front yard building setback of up to five (5) feet for lots situated along cul-de-sacs or curvilinear streets, or where a 40-foot front yard building setback would create an undue hardship on the property.

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g. *Detached Single Family Lot Type G*

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Up to 50% of garages will be allowed to be accessed from the street in a front entry format (i.e. facing the street even with the front façade of the primary structure); however, a minimum driveway length of 20-feet must be provided. The remaining garages will be in a "traditional swing" or "j-swing" format or have a garage door that is a minimum of 20-feet behind the front façade of the primary structure.
Maximum Lot Coverage	65%

3. *Fencing.* All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Lots containing 20,000 sq. ft., lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45') off center spacing that begins at the rear property line corner and terminates ten feet (10') behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5'). The property owner shall maintain that portion of the property outside the fence.
4. *Anti-Monotony Features.* Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix

Lot Type	Lot Size (Approx.)	Elevation Features
A	60' x 120'	i., ii., iii.
B	70' x 120'	i., ii., iii.
C	80' x 125'	i., ii., iii.
D	100' x 200'	i., ii., iii.
E	60' x 120'	i., ii.
F	100' x 180'	i., ii., iii.
G	70' x 120'	i., ii.

- i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding

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streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.

- ii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
 - iii. For front entry driveway access a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.
5. *Streetscape Landscape*. Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.
- (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
 - (3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.
6. *Master Design Guidelines*. Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. *Streetscape Standards for Collectors & Non-Fronting Thoroughfares*. All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
 - a. *Buffer-Strip and Sidewalks (John King Boulevard Overlay District)*. The landscape buffer strip along John King Blvd shall be as described in the City of Rockwall Unified Development Code, Article V (District Development Standards), Section 6.10 E (Landscape Standards) and be a minimum width of fifty (50) feet as shown on the Planned Development Concept Plan in Exhibit 'B'. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the fifty (50) foot landscape buffer strip as recommended by the John King Boulevard Design Concept Plan located in the Comprehensive Plan of the City of Rockwall.
 - b. *Buffer-Strip (FM 552)*. A landscape buffer strip with a minimum width of fifteen (15) feet shall be provided along the frontage of FM 552, and shall be landscaped with at least one canopy tree per 30-ft and a combination of berms and shrubbery to be reviewed with the PD Site Plan(s) for the retail tract.

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- c. *Buffer-Strip (Breezy Hill) Retail.* The minimum buffer width between the proposed retail area and Breezy Hill Rd shall be fifty (50) feet, and shall include a berm with a minimum height of five (5) feet with at least three (3) canopy trees and four (4) accent trees per 100-ft of frontage. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission and City Council at the time of PD Development Plan for the retail tract.
 - d. *Buffer-Strip (Breezy Hill) Residential.* A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Rd.
 - e. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
 - f. *Fencing.* The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
 - g. *Curvilinear Walks.* Walks are to be a minimum of five feet (5') wide to six feet (6') maximum width (hike and bike trail) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six feet (6') in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four feet (4') from back-of-curb.
 - h. *Medians.* Any proposed median openings shall meet the City standards at the time of PD site plan approval.
2. *Lighting.* Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
 3. *Sidewalks.* At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
 4. *Curbing.* Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
 5. *Buried Utilities.* New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
 6. *Parks and Open Space.*
 - a. Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
 - b. Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features,

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common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.

- c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.
- d. The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

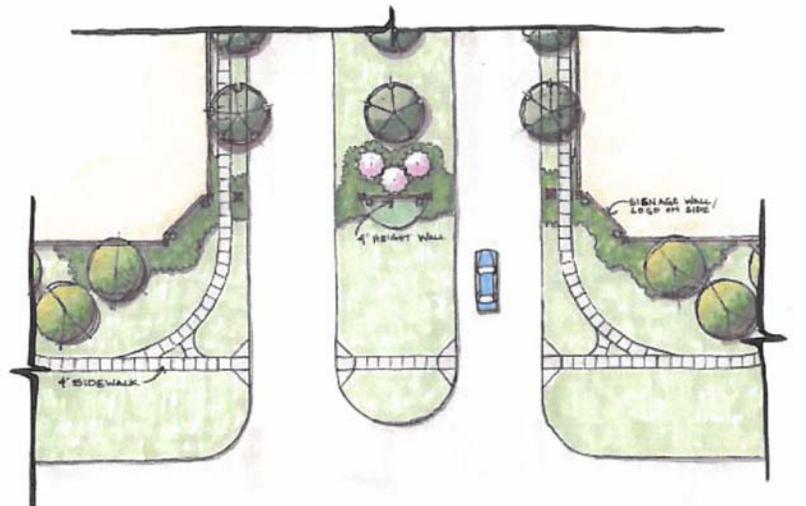
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7. Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on *Figure 1* (below).



Figure 1: Retention Pond with Hardedge.

8. *Signage.* Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in *Figure 2* & 3 (below). Final design of entry features to be determined with the Planned Development Site Plan.

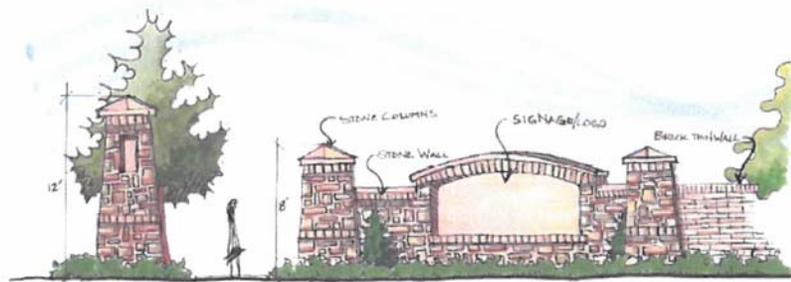


Main Entry
PLAN



Figure 2: Example of Subdivision Signage Locations

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Main Entry
SECTION



Figure 3: Example of Subdivision Signage Design Standard

9. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
10. *Amenity Center.* Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
11. *Trees.* All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

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EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*
 - a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.
 - b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the' Developer and the City.

- c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.
4. *Road Improvements.* The Developer shall make the following road improvements.
 - a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.
 - b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.
 - c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

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needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
 - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087

2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

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effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

BJ

Exhibit 'D':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

BLJ

**Exhibit 'D':
Capital Facilities Agreement**

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

PARTIES TO THE AGREEMENT

BREEZY HILL 405, LTD, ^{TEXAS}
^{(LIMITED PARTNERSHIP}
^{BREEZY HILL 405 GP CORPORATION, A TEXAS CORPORATION,}
^{170 CENTRAL PARKWAY}

By: *[Signature]*

Name: RICHARD M. SKOEBEL

Title: PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

SWORN AND SUBSCRIBED TO BEFORE ME, by said RICHARD M. SKOEBEL, who in their capacity as PRESIDENT for the Breezy Hill 405, LTD, acknowledges that he was authorized to execute the foregoing document this 1st day of OCTOBER 2012, certify witness my hand and seal of office.

[Signature]
Notary Public in and for the State of Texas



CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [ORDINANCE NO. 17-60] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS ON A 405.184-ACRE TRACT LAND SITUATED WITHIN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187; T. R. BAILEY SURVEY, ABSTRACT NO. 30; AND, J. SIMMONS SURVEY, ABSTRACT NO. 190, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED 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 of Rockwall has received a request from Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of an amendment to Planned Development District 74 (PD-74) [Ordinance No. 17-60] being a 405.184-acre tract of land situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract 190, City of Rockwall, Rockwall County, Texas, which is more fully described 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 74 (PD-74) [Ordinance No. 17-60] 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. 17-60*;

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

SECTION 6. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Concept Plan*, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 7. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 7(b) through 7(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the Property.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in Section 212.009 of the Texas Local Government Code (TLGC).
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Development Plan (*Required for Retail Areas Only*)
 - (4) PD Site Plans
 - (5) Preliminary Plats
 - (6) Final Plats
- (c) A *Master Plat* application covering all of the Subject Property, other than the area designated on the *Planned Development Concept Plan as Retail*, shall be submitted and shall identify each phase of development. No master plat application shall be approved until the *Open Space Master Plan* for all of the *Subject Property* has been approved; however, the *Open Space Master Plan* may be processed by the City concurrently with the master plat application.
- (d) A *PD Development Plan* must be approved for the area designated on the *Concept Plan as Retail* prior to submittal of a *PD Site Plan* application and/or a *Preliminary Plat* application. No *Master Plat* is required for the area designated on the *Concept Plan as Retail*. A traffic impact analysis for the retail tract shall be submitted with the *Preliminary Plat, PD Development Plan, or PD Site Plan (as determined by the City Engineer)* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for the *Retail* tract.
- (e) A *Preliminary Plat* application shall be submitted for each phase of residential development. A *PD Site Plan* application, including a *Site Plan* application for improvements for parkland or trails, may be processed by the City concurrently with a *Preliminary Plat* application for that phase of the development.
- (f) A *Capital Facilities Agreement* in the form of *Exhibit 'E'*, attached hereto and incorporated herein by reference as *Exhibit 'E'*, shall be executed by the *Developer* providing for delivery of adequate public facilities and services within the *District*.

SECTION 8. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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. 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. 20-02] 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. 20-02] (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 12. 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 4TH DAY OF MARCH, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 20, 2024

2nd Reading: March 4, 2024

EXHIBIT 'A':
Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN PARTS OF THE J. STRICKLAND SURVEY, ABSTRACT NUMBER 187, T. R. BAILEY SURVEY, ABSTRACT NUMBER 30 AND THE J. SIMMONS SURVEY, ABSTRACT NUMBER 190 OF ROCKWALL COUNTY, AND BEING THAT TRACT OF LAND CONVEYED TO W.W. CARUTH, JR. ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 66, PAGE 493, DEED RECORDS OF ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) ALSO A PORTION OF THE J. STRICKLAND SURVEY, ABSTRACT 794•3 LYING IN COLLIN COUNTY, TEXAS, THAT TRACT OF LAND CONVEYED TO MABEL CARUTH ACCORDING TO THE FILE OF RECORD IN COUNTY CLERK FILE NUMBER 92-0054539 OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE BASE OF A CORNER POST, SAID IRON ROD BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO DONG WON KANG RECORDED IN VOLUME 4703, PAGE 1402, D.R.R.C.T., AND SAME (BEING THE SOUTHEAST CORNER OF SAID TRACT "ONE" AS SHOWN HEREON);

THENCE NORTH 89°21'28" EAST, A DISTANCE OF 2077.92 FEET TO A 1/2" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°01'37" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 1274.60 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°19'07" EAST, GENERALLY ALONG THE CENTER OF A GRAVEL ROAD, A DISTANCE OF 686.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 00°42'37" EAST, ALONG THE CENTER OF BREEZY HILLS ROAD, A DISTANCE OF 4777.93 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN THE NORTH LINE OF F.M. HIGHWAY 552, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 89°20'36" WEST, ALONG THE NORTH LINE OF SAID F.M. HIGHWAY, A DISTANCE OF 1887.13 FEET, TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER IN AN ENTRYWAY OF A RANCH ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 00°31'43" WEST, GENERALLY ALONG THE CENTER OF SAID RANCH ROAD, PASSING AT A DISTANCE OF 10.00 FEET A 1/2" IRON ROD FOUND ON THE WEST LINE OF THIS TRACT AND CONTINUING A TOTAL DISTANCE OF 593.55 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE SOUTH 89°15'47" WEST, A DISTANCE OF 503.29 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 01°31'06" WEST, A DISTANCE OF 1189.10 FEET TO A 5/8" IRON ROD FOUND AT THE BASE OF A CORNER POST, FOR A CORNER OF THIS TRACT;

THENCE SOUTH 88°05'58" WEST, A DISTANCE OF 1546.66 FEET TO A 3/8" IRON ROD FOUND FOR A CORNER OF THIS TRACT;

THENCE NORTH 00°47'14" WEST, A DISTANCE OF 1067.53 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 88°33'50" E, A DISTANCE OF 748.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

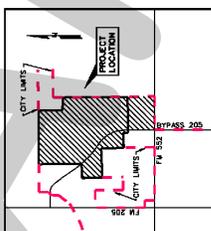
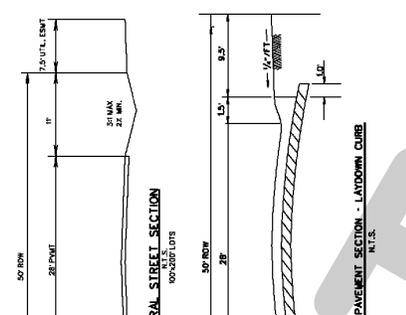
EXHIBIT 'A':
Legal Description

THENCE NORTH 00°45'11" W, A DISTANCE OF 2243.67 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER FOR A CORNER OF THIS TRACT;

THENCE NORTH 89°21'28" E, A DISTANCE OF 754.93 FEET TO THE POINT OF BEGINNING, AND CONTAINING 405.184 ACRES OF LAND, MORE OR LESS.

DRAFT
ORDINANCE
01.30.2024

EXHIBIT 'B': Concept Plan



BREEZY HILL
OF THE
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
T.R. BAILEY SURVEY, ABSTRACT NO. 30

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS
BREEZY HILL 405, L.T.D.
8214 WESTCHESTER, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

SEPTEMBER 2017 SCALE 1" = 400'

CASE #2017-XXX

RESIDENTIAL OPEN SPACE

Number	Acres	Comments
1	11.5	Open Space
2	1.3	Open Space
3	1.3	Open Space
4	7.3	Open Space
5	2.2	Open Space
6	4.3	Open Space
7	7.1	Open Space
8	32.5	Open Space
9	9.7	Open Space
10	0.7	Open Space
11	1.9	Open Space
12	11.9	Open Space
13	1.4	Open Space
14	0.2	Open Space
15	1.6	Open Space
16	1.2	Open Space
17	0.8	Open Space
18	3.9	Open Space
19	1.9	Open Space
TOTAL	88.4	Open Space

RESIDENTIAL OPEN SPACE CREDITS

- Indicates Box Credit for Flood Plain
- TOTAL RESIDENTIAL ACRES - 381.20 AC.
- OPEN SPACE R.O.W. - 374.10 AC.
- 20% required Open Space - 74.82 AC.
- per PD

TOTAL RETAIL

- 18.4 AC.
- OPEN SPACE R.O.W. - 4.48 AC.
- 20% required Open Space - 0.89 AC.
- per PD

NOTE:

BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.

FEMA FLOODPLAIN PANEL NO. 483700030L

THE 1/8 AC. TRACT DESIGNATED AS "RETAIL TRACT" WILL BECOME A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAN.

RETAIL TRACT 18.4 ac.

RESIDENTIAL TRACT 381.20 ac.

TOTAL ACRES 405.15

TOTAL RESIDENTIAL LOTS 750

RESIDENTIAL DENSITY 1.85

ZONED: PLANNED DEVELOPMENT DISTRICT 74 (PD-74)

EXHIBIT 'D':
PD Development Standards

(A) GENERAL REQUIREMENTS

(1) Permitted Uses. The following uses are permitted for the *Subject Property*.

- (a) Residential Uses. Land uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as set forth in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance 20-02*], shall be allowed for areas designated as single-family on the *Concept Plan*, subject to approval of a Specific Use Permit (SUP) if required by the Single-Family 10 (SF-10) District regulations.
- (b) Non-Residential Uses. Non-residential land uses shall be allowed only within the area designated as *Retail* on the approved *Concept Plan* for the *District*, and are limited to those land uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District subject to the approval of a *PD Development Plan* and/or *PD Site Plan* in accordance with the Planned Development District regulations contained in of Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, the following shall apply:

(1) The following land uses shall be permitted By-Right:

- Grocery Store ⁽¹⁾
- Mini-Warehouse ⁽²⁾
- Warehouse ⁽³⁾

NOTES:

⁽¹⁾: Maximum building area of 130,000 SF.

⁽²⁾: The following *Conditional Land Uses Standards* are required with the establishment of this land use:

- (a) A maximum of 70 units shall be permitted with each unit having a minimum of 960 SF per unit.
- (b) A caretaker's quarters shall be prohibited in conjunction with the *Mini-Warehouse* land use.
- (c) Businesses shall NOT be permitted to operate in the individual units.
- (d) The commercial operation of rental trucks and/or trailers shall be prohibited.
- (e) Outside storage of any kind shall be prohibited.
- (f) Light standards shall be limited to 20-feet; however, all lighting shall be at 0.0 FC at the property lines adjacent to the residential land uses.
- (g) Access to a *Mini-Warehouse* land use shall be private and the land use shall have a six (6) foot wrought iron fence with gates securing all portions of the land use.

⁽³⁾: As an accessory land use to an *Office*.

(2) The following land uses shall be expressly Prohibited:

- Agricultural Uses
- Animal Boarding/Kennel without Outside Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Caretakers Quarters/Domestic Security Unit
- Covenant, Monastery, or Temple
- Limited Service Hotel
- Full Service Hotel
- Residence Hotel
- Motel
- Assisted Living Facility
- Blood Plasma Donor Center

EXHIBIT 'D':
PD Development Standards

- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Convalescent Care Facility/Nursing Home
- Congregate Care Facility/Elder Housing
- Emergency Ground Ambulance Services
- Group or Community Home
- Hospice
- Hospital
- Mortuary or Funeral Chapel
- Local Post Office
- Public or Private School
- Temporary Carnival, Circus, or Amusement Ride
- Indoor Commercial Amusement/Recreation
- Outdoor Commercial Amusement/Recreation
- Public or Private Community or Recreation Club as an Accessory Land Use
- Private Country Club
- Golf Driving Range
- Temporary Fundraising Events by Non-Profit
- Indoor Gun Club with Skeet or Target Range
- Private Club, Lodge or Fraternal Organization
- Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)
- Theater
- Astrology, Hypnotist, or Physic
- Banquet Facility/Event Hall
- Portable Beverage Service Facility
- Business School
- Catering Service
- Temporary Christmas Tree Sales Lot and/or Similar
- Food Trucks/Trailers
- Garden Supply/Plant Nursery
- Laundromat with Dropoff/Pickup Services
- Self-Service Laundromat
- Massage Therapist
- Private Museum
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Permanent Cosmetics
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Secondhand Dealer
- Electrical Watch, Clock, Jewelry and/or Similar Repair
- Locksmith
- Shoe and Boot Repair and Sales
- Trade School
- Minor Automotive Repair Garage
- Self-Service Car Wash
- Service Station
- Temporary Asphalt or Concrete Batch Plant
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Commercial Antenna
- Commercial Freestanding Antenna
- Helipad
- Radio Broadcasting
- Railroad Yard or Shop
- Transit Passenger Facility

EXHIBIT 'D':
PD Development Standards

- (2) Residential Lot Composition and Density Requirements. No more than 750 single-family residential dwelling units may be constructed within the *Subject Property*. The single-family residential units shall be allocated by product type in accordance with the following table:

TABLE 1: LOT COMPOSITION

LOT TYPE	LOT SIZE MINIMUM	LOT SF MINIMUM	DRIVEWAY ACCESS	TOTAL UNITS	TOTAL DWELLING UNITS (%)
A	60' x 120'	7,200	FRONT	164	21.86%
B	70' x 120'	8,400	FRONT	131	17.46%
C	80' x 125'	10,000	FRONT	137	18.27%
D	100' x 200'	20,000	FRONT	140	18.67%
E	60' x 120'	7,200	FRONT	40	05.34%
F	100' x 180'	18,000	FRONT	44	05.87%
G	70' x 120'	8,400	FRONT	94	12.53%

AVERAGE LOT SIZE: 10,000

MAXIMUM ALLOWED TOTAL UNITS: 750 100%

- (3) Applicable Development Standards for Residential. Except as may be modified by these *Development Standards*, residential uses shall be subject to the development standards for a Single-Family 10 (SF-10) District, as set forth in Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; to the development standards in the SH-205 Bypass Overlay (205 BY-OV) District; and to all supplemental standards contained in the Unified Development Code (UDC) [*Ordinance No. 20-02*].
- (4) Applicable Development Standards for Retail. Unless specifically provided by this Planned Development District Ordinance, any development in the area designated as *Retail* on the *Concept Plan* contained in *Exhibit 'B'* of this ordinance shall be subject to the density and dimensional requirements stipulated for the General Retail (GR) District and *General Overlay District Standards* as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC).
- (5) PD Development Plan for Retail. Development of the area designated as *Retail* on the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance shall generally conform to the *PD Development Plan* depicted in *Exhibit 'C'* of this ordinance. The intent of the area designated as *Retail* is to be pedestrian-oriented and easily accessible to the adjacent residential subdivision. In addition, the *Retail* area should be designed and constructed to be integrated with the adjacent land uses, not separated from them with screening walls or other physical barriers. This is to be accomplished by creating paths from the adjacent development into the *Retail* area and through the use of landscaping buffers, building design and other urban design elements. This will create compatibility with the adjacent residential subdivision. Should a *PD Site Plan* not meet this intent, the Planning and Zoning Commission -- upon recommendation from the Director of Planning and Zoning -- may deny the *PD Site Plan* and require an updated *PD Development Plan* be submitted. If a *PD Development Plan* is required it shall be submitted and approved in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

EXHIBIT 'D':
PD Development Standards

(B) SPECIAL DEVELOPMENT STANDARDS

(1) Dimensional Standards for Residential Uses.

TABLE 2: LOT TYPE MATRIX

LOT TYPES	A	B	C	D	E	F	G
MAXIMUM BUILDING HEIGHT	36'	36'	36'	36'	36'	36'	36'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,200	2,400	2,600 ²	3,000	2,200	3,000	2,400
MINIMUM FRONT YARD BUILDING SETBACK	20' ⁴	20'	20'	40' ³	20' ⁴	40' ³	20'
MINIMUM REAR YARD BUILDING SETBACK	10'	10'	15'	15'	10'	15'	10'
MINIMUM SIDE YARD (INTERIOR)	5'	5'	6'	7'	5'	7'	5'
MINIMUM SIDE YARD ADJACENT TO A STREET	15'	15'	15'	15'	15'	15'	15'
MINIMUM DISTANCE OF DRIVEWAY (FROM PROPERTY LINE)	20'	20'	20'	40'	20'	40'	20'
MINIMUM LOT AREA (SQUARE FEET)	7,200	8,400	10,000	20,000	7,200	18,000	8,400
MINIMUM LOT FRONTAGE ¹	60'	70'	80'	100'	60'	100'	70'

NOTES:

- ¹: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY TWENTY PERCENT (20%) IN LOT WIDTH MEASURED AT THE FRONT PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE FRONT BUILDING LINE. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO 10 PERCENT (10%) BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE AS REFERENCED WITHIN TABLE 1.
- ²: A MAXIMUM OF 20% OF THE LOTS MAY HAVE HOMES NOT LESS THAN 2,500 SQ. FT.
- ³: THE DIRECTOR OF PLANNING OR HIS DESIGNEE MAY GRANT A REDUCTION IN THE REQUIRED 40-FOOT FRONT YARD BUILDING SETBACK OF UP TO FIVE (5) FEET FOR LOTS SITUATED ALONG CUL-DE-SACS OR CURVILINEAR STREETS, OR WHERE A 40-FOOT FRONT YARD BUILDING SETBACK WOULD CREATE AN UNDUE HARDSHIP ON THE PROPERTY.
- ⁴: FRONT PORCH MAY ENCROACH TO WITHIN 10-FEET OF THE FRONT PROPERTY LINE ON LOT TYPES 'A', 'B', 'C' & 'E'.

(2) Development Standards for Residential Uses by Lot Product/Type.

(a) Detached Single Family Lot Type A

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	7,200 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	60'
MINIMUM LOT DEPTH	110'
MINIMUM LOT WIDTH (CORNER LOT)	65'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD BUILDING SETBACK	20'
MINIMUM REAR YARD BUILDING SETBACK	10'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,200 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	GARAGES WILL BE ALLOWED TO HAVE THE GARAGE ACCESSED FROM THE STREET USING TRADITIONAL "SWING" OR 'J' DRIVE. SECOND SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J'

EXHIBIT 'D':
PD Development Standards

	CONFIGURATION ONLY. A MINIMUM OF 33% OF TYPE 'A' LOTS SHALL HAVE 3-CAR GARAGES.
MAXIMUM LOT COVERAGE	65%

(b) Detached Single Family Lot Type B

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	8,400 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	70'
MINIMUM LOT DEPTH	120'
MINIMUM LOT WIDTH (CORNER LOT)	75'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD BUILDING SETBACK	20'
MINIMUM REAR YARD BUILDING SETBACK	10'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,400 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	GARAGES WILL BE ALLOWED TO HAVE THE GARAGE ACCESSED FROM THE STREET USING TRADITIONAL "SWING" OR 'J' DRIVES. SECOND SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J' CONFIGURATION ONLY. A MINIMUM OF 33% OF TYPE 'B' LOTS SHALL HAVE 3 CAR GARAGES.
MAXIMUM LOT COVERAGE	65%

(c) Detached Single Family Lot Type C

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	10,000 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	80'
MINIMUM LOT DEPTH	125'
MINIMUM LOT WIDTH (CORNER LOT)	85'
MINIMUM SIDE YARD SETBACK	6'
MINIMUM FRONT YARD BUILDING SETBACK	20'
MINIMUM REAR YARD BUILDING SETBACK	15'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,600 SF ¹
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	TRADITIONAL "SWING" OR 'J' DRIVE REQUIRED. SECOND SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J' CONFIGURATION ONLY. A MINIMUM OF 80% OF TYPE 'C' LOTS SHALL HAVE 3 CAR GARAGES.
MAXIMUM LOT COVERAGE	65%

NOTES:

¹: A MAXIMUM OF 20% OF THE LOTS MAY HAVE HOMES NOT LESS THAN 2,500 SQ. FT.

EXHIBIT 'D':
PD Development Standards

(d) Detached Single Family Lot Type D

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	20,000 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	100'
MINIMUM LOT DEPTH	175'
MINIMUM LOT WIDTH (CORNER LOT)	100'
MINIMUM SIDE YARD SETBACK	7'
MINIMUM FRONT YARD BUILDING SETBACK	40' ¹
MINIMUM REAR YARD BUILDING SETBACK	15'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	3,000 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	TRADITIONAL "SWING" OR 'J' DRIVE REQUIRED. SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J' CONFIGURATION ONLY. 80% OF TYPE D LOTS SHALL HAVE A MINIMUM OF 3 CAR GARAGES.
MAXIMUM LOT COVERAGE	70%

NOTES:

¹: THE DIRECTOR OF PLANNING OR HIS DESIGNEE MAY GRANT A REDUCTION IN THE REQUIRED 40-FOOT FRONT YARD BUILDING SETBACK OF UP TO FIVE (5) FEET FOR LOTS SITUATED ALONG CUL-DE-SACS OR CURVILINEAR STREETS, OR WHERE A 40-FOOT FRONT YARD BUILDING SETBACK WOULD CREATE AN UNDUE HARDSHIP ON THE PROPERTY.

(e) Detached Single Family Lot Type E

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	7,200 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	60'
MINIMUM LOT DEPTH	110'
MINIMUM LOT WIDTH (CORNER LOT)	65'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD BUILDING SETBACK	20' (FRONT PORCH MAY ENCROACH TO WITHIN 10-FEET OF THE FRONT PROPERTY LINE) ¹
MINIMUM REAR YARD BUILDING SETBACK	10'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,200 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION ¹	UP TO 50% OF GARAGES WILL BE ALLOWED TO BE ACCESSED FROM THE STREET IN A FRONT ENTRY FORMAT (I.E. FACING THE STREET EVEN WITH THE FRONT FAÇADE OF THE PRIMARY STRUCTURE); HOWEVER, A MINIMUM DRIVEWAY LENGTH OF 20-FEET MUST BE PROVIDED. THE REMAINING GARAGES WILL BE IN A "TRADITIONAL SWING" OR 'J-SWING' FORMAT OR HAVE A GARAGE DOOR THAT IS A MINIMUM OF 20- FEET BEHIND THE FRONT FAÇADE OF THE PRIMARY STRUCTURE.
MAXIMUM LOT COVERAGE	65%

NOTES:

¹: NO TWO ADJACENT LOTS ON THE SAME SIDE OF THE STREET MAY HAVE FRONT ENTRY ONLY GARAGES FACING THE STREET.

EXHIBIT 'D':
PD Development Standards

(f) Detached Single Family Lot Type F

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	20,000 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	100'
MINIMUM LOT DEPTH	180'
MINIMUM LOT WIDTH (CORNER LOT)	100'
MINIMUM SIDE YARD SETBACK	7'
MINIMUM FRONT YARD BUILDING SETBACK	40' ¹
MINIMUM REAR YARD BUILDING SETBACK	15'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	3,000 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	TRADITIONAL "SWING" OR 'J' DRIVE REQUIRED. SINGLE GARAGE DOOR FACING STREET IS PERMITTED BEHIND (WIDTH) OF DOUBLE GARAGE DOOR IN "SWING" OR 'J' CONFIGURATION ONLY. 80% OF TYPE D LOTS SHALL HAVE A MINIMUM OF 3 CAR GARAGES.
MAXIMUM LOT COVERAGE	70%

NOTES:

¹: THE DIRECTOR OF PLANNING OR HIS DESIGNEE MAY GRANT A REDUCTION IN THE REQUIRED 40-FOOT FRONT YARD BUILDING SETBACK OF UP TO FIVE (5) FEET FOR LOTS SITUATED ALONG CUL-DE-SACS OR CURVILINEAR STREETS, OR WHERE A 40-FOOT FRONT YARD BUILDING SETBACK WOULD CREATE AN UNDUE HARDSHIP ON THE PROPERTY.

(g) Detached Single Family Lot Type G

DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	8,400 SF
MINIMUM LOT WIDTH (@ FRONT BUILDING LINE)	70'
MINIMUM LOT DEPTH	120'
MINIMUM LOT WIDTH (CORNER LOT)	75'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM FRONT YARD BUILDING SETBACK	20'
MINIMUM REAR YARD BUILDING SETBACK	10'
MINIMUM AIR-CONDITIONED SQUARE FOOTAGE	2,400 SF
MINIMUM ROOF PITCH	8:12 EXCEPT FOR 4:12 ON PORCH ROOFS
MINIMUM MASONRY REQUIREMENT [BRICK, STONE, CULTURED STONE, 3-PART STUCCO]	80%
GARAGE ORIENTATION	UP TO 50% OF GARAGES WILL BE ALLOWED TO BE ACCESSED FROM THE STREET IN A FRONT ENTRY FORMAT (I.E. FACING THE STREET EVEN WITH THE FRONT FAÇADE OF THE PRIMARY STRUCTURE); HOWEVER, A MINIMUM DRIVEWAY LENGTH OF 20-FEET MUST BE PROVIDED. THE REMAINING GARAGES WILL BE IN A "TRADITIONAL SWING" OR 'J-SWING' FORMAT OR HAVE A GARAGE DOOR THAT IS A MINIMUM OF 20- FEET BEHIND THE FRONT FAÇADE OF THE PRIMARY STRUCTURE.
MAXIMUM LOT COVERAGE	65%

EXHIBIT 'D':
PD Development Standards

- (3) **Fencing.** All individual residential fencing for lots less than 20,000 square feet shall be cedar standard fencing material (*minimum ½” thickness*) or better (*spruce fencing will not be allowed*). All cedar pickets shall be placed on the “public side” facing the street, alley or neighboring property. Lots containing 20,000 SF, lots located along perimeter roadways, and lots abutting open spaces, greenbelts and parks shall be required to install tubular steel fencing. Corner lot fencing (adjacent to the street) shall provide masonry columns at forty-five feet (45’) off center spacing that begins at the rear property line corner and terminates ten feet (10’) behind the front yard building setback line. A maximum six (6’) foot solid board on board “panel” cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five feet (5’). The property owner shall maintain that portion of the property outside the fence.
- (4) **Anti-Monotony Features.** Lot types shall incorporate the following elevation features.

TABLE 3: ANTI-MONOTONY MATRIX

LOT TYPE	LOT SIZE (APPROX.)	ELEVATION FEATURES
A	60' x 120'	(a), (b), (C)
B	70' x 120'	(a), (b), (C)
C	80' x 125'	(a), (b), (C)
D	100' x 200'	(a), (b), (C)
E	60' x 120'	(a), (b)
F	100' x 180'	(a), (b), (C)
G	70' x 120'	(a), (b)

- (a) Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, or three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). Masonry (brick, stone, cultured stone, or three-part stucco) chimneys shall be required on all homes.
- (b) Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens.
- (c) For front entry driveway access a traditional “swing” or “J” drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in “swing” or “J” configuration only.
- (5) **Streetscape Landscape.** Prior to issuance of a Certificate of Occupancy, yards for all single-family lots in the District shall be landscaped with large canopy trees.
- (a) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
- (b) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
- (c) For purposes of this section only, the term “front yard” includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

EXHIBIT 'D':
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- (6) Master Design Guidelines. Additional design guidelines specific to each phase of development that shall apply to all single-family dwelling units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

(C) STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

- (1) Streetscape Standards for Collectors & Non-Fronting Thoroughfares. All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards. Sidewalks and Hike / Bike trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
- (a) Buffer-Strip and Sidewalks (John King Boulevard). The landscape buffer along John King Boulevard shall be as described in Article 05, *District Development Standards*, of the Unified Development Code (UDC) and be a minimum width of 50-feet as shown on the Planned Development *Concept Plan* in *Exhibit 'B'* of this ordinance. Additionally, the developer shall construct a minimum of a ten (10) foot sidewalk, on both sides of John King Boulevard, within the 50-foot landscape buffer.
- (b) Buffer-Strip (FM-552). A minimum of a 20-foot landscape buffer shall be provided along the frontage of FM-552 (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches. In addition, three (3) canopy trees and four accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear eight (8) foot trail shall be constructed within the 20-foot landscape buffer.
- (c) Buffer-Strip (Breezy Hill Subdivision and Retail). The minimum landscape buffer between the proposed *Retail* and the Breezy Hill Subdivision shall be a minimum of 30-feet, and shall incorporate a berm -- *a minimum height of five (5) feet* -- with three (3) tiered landscape screening conforming to the requirements contained in Article 08, *Landscape and Screening*, of the Unified Development Code (UDC) along the entire length of the landscape buffer. A detail of this landscape buffer shall be approved by the Planning and Zoning Commission at the time of *PD Site Plan* for the proposed *Retail* areas.
- (d) Buffer-Strip (Breezy Hill) Residential. A landscape buffer strip with a minimum width of ten (10) feet shall be provided between any residential area and Breezy Hill Road.
- (e) Irrigation. Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
- (f) Fencing. The Association will maintain all common area and perimeter fencing surrounding the Property. Such perimeter fencing shall be composed of six foot (6') tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
- (g) Curvilinear Walks. Walks are to be a minimum of five (5) feet wide to six (6) feet maximum width (*hike and bike trail*) consistent with the approved Open Space Master Plan. "Collector streets" with or without center medians may incorporate sidewalks six (6) feet in width adjacent to or within "front yard" landscape easements. Walks may meander within parkway and common area; however, edge of walk shall be no closer than four (4) feet from back-of-curb.
- (h) Medians. Any proposed median openings shall meet the City standards at the time of *PD Site Plan* approval.

EXHIBIT 'D':
PD Development Standards

- (2) Lighting. Light poles shall not exceed twenty feet (20') in height. All light fixtures shall direct light downward and be contained to the site.
- (3) Sidewalks. At a minimum, sidewalks located on lay down curb section streets shall begin four feet (4') behind the back of curb and be five feet (5') in overall width. Sidewalks will not be required on rural street sections.
- (4) Curbing. Within certain lot types "A, B, & C" "roll up, lay down curbing" may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity, as approved by the City of Rockwall (Engineering Department) with approval of the final plat application.
- (5) Buried Utilities. New distribution power-lines required to serve the Property shall be placed underground, whether such lines are located internally or along the perimeter of the Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3 phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Property, except along the 205 Bypass. Additionally, if such above ground lines are installed along the perimeter of the property and adjacent to non-residential use, then the lines shall be installed behind the non-residential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Property. Temporary power-lines constructed across undeveloped portions of the Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered "existing lines" at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
- (6) Parks and Open Space.
 - (a) Residential and retail acreages (net of right-of-way dedication) shall contain no less than 20% open space and.
 - (b) Allowable open space may include but is not limited to 50% of floodplain, amenity center, public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (including any Association recreation center or similar facilities) and other features depicted on the Development Plan, as set forth in the Open Space Master Plan prepared in accordance with subparagraph (c) below. Street right of way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within eight hundred feet (800') of public or private open space. In order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than fifty (50') feet in width.
 - (c) The Developer shall prepare the Open Space Master Plan to be consistent with the approved Development Plan. The purpose of an Open Space Master Plan is to supplement the Development Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, and other public and private open space or common areas and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the District to parks and open space within the District and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the Association. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Development Plan. The Open Space Master Plan shall include a phasing plan for construction of all trails, parks, common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies

EXHIBIT 'D':
PD Development Standards

with this section, the applicable City regulations, the Development Plan, and generally accepted park-planning practices.

- (d) The District shall contain not less than eleven (11) acres of land to be used as public or private parkland. A minimum of eleven (11) contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plats for those phases adjacent to or abutting the proposed parkland dedication and will provide access to said parkland area. The remaining parkland area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike/bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, the Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the parkland is dedicated to the City, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Prior to construction, said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District applicable at that time, or improvement fees are paid. Thereafter, the Developer shall not be responsible for additional parkland dedication or park development fees associated with the Property, except as otherwise may be provided in a capital facilities agreement approved by the City.

- (7) **Retention Ponds.** Developer shall provide a minimum of one (1) retention pond in the District with hard edges and fountain features. The exact configuration and location of the ponds will be determined at development. All retention pond hardedges shall be similar to the hardedge shown on *Figure 1*.

- (8) **Signage.** Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage shown in *Figure 2 & 3*. Final design of entry features to be determined with the Planned Development Site Plan.



FIGURE 1: RETENTION POND WITH HARDEGE.

EXHIBIT 'D':
PD Development Standards

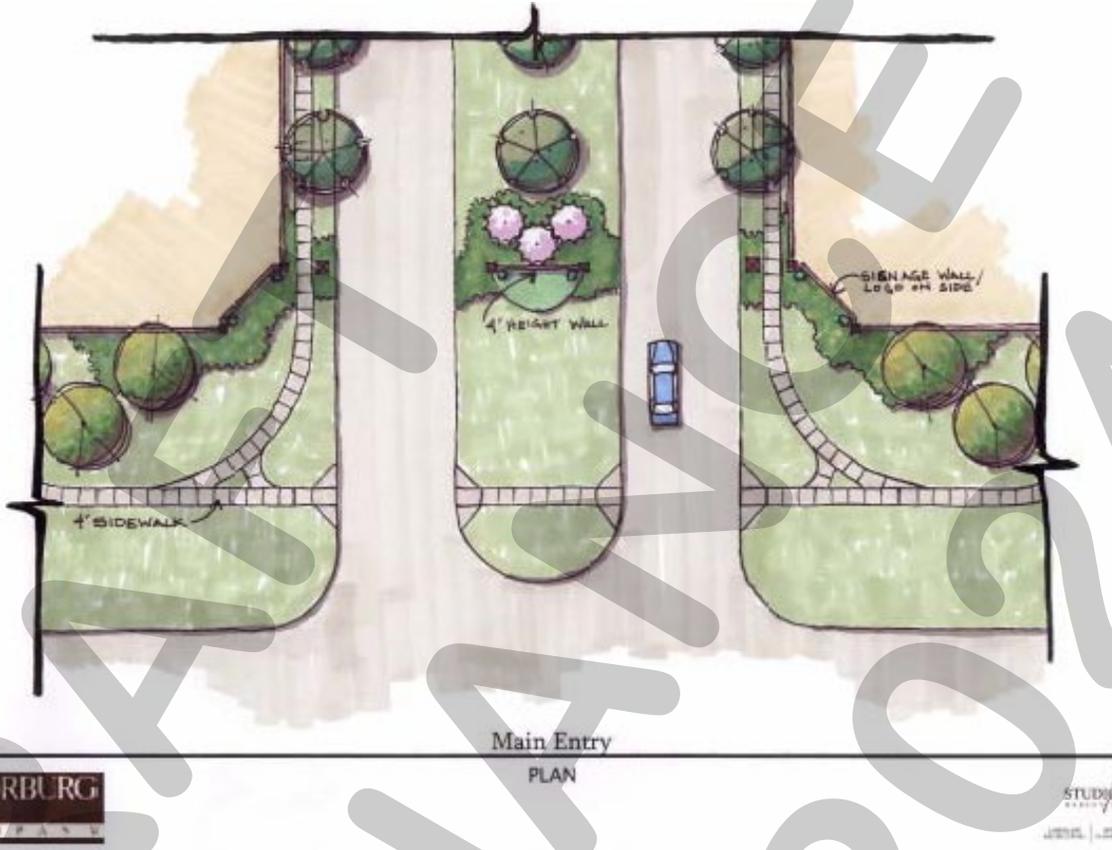


FIGURE 2: EXAMPLE OF SUBDIVISION SIGNAGE LOCATIONS

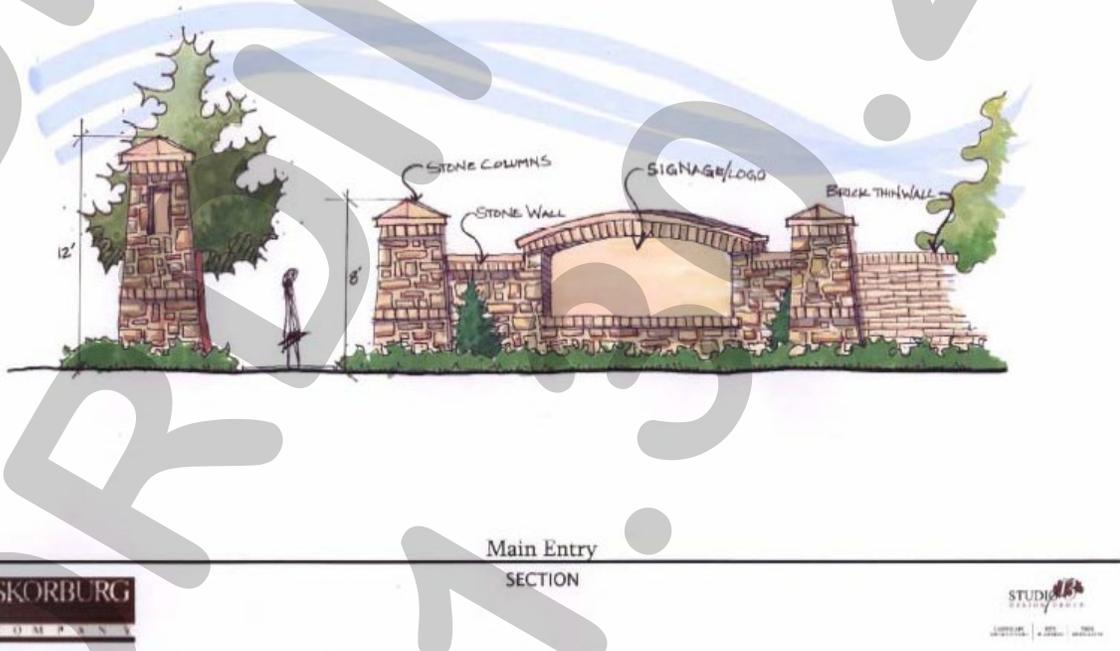


FIGURE 3: EXAMPLE OF SUBDIVISION SIGNAGE DESIGN STANDARD

EXHIBIT 'D':
PD Development Standards

- (9) Variances. The variance procedures and standards for approval set forth in the Unified Development Code shall apply to any application for variances to this ordinance.
- (10) Amenity Center. Site plan, landscape plan and building elevations for the Amenity Center shall be approved by the Planning and Zoning Commission prior to construction.
- (11) Trees. All trees planted within the District shall be a minimum three (3) inch caliper measured six (6) inches above the root ball.

EXHIBIT 'E':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

THIS CAPITAL FACILITIES AGREEMENT (the "Agreement") is by and among the Breezy Hill 405, Ltd, ("Breezy" or "Developer") and the City of Rockwall, Texas ("City" or "Rockwall"),

I. RECITALS

1. Breezy seeks to rezone and subdivide the Property for single-family residential use and certain commercial uses. Breezy shall submit an application to rezone the 405 acres north of FM-552 (the "Property") as a planned development (PD) district for a development currently known as Breezy Hill (the "PD District"),

NOW, THEREFORE, in consideration of the foregoing recitals and mutual covenants contained herein, the Parties hereto agree as follows:

II. ADEQUATE PUBLIC FACILITIES

1. *General Provisions.*

- a. *Adequacy Required.* Development of the Property shall be supported with adequate levels of public facilities and services, Adequate facilities and services are those that (i) comply with the applicable City regulations, including this Agreement, and (ii) are consistent with generally accepted engineering and planning practices for similar developments, The Parties agree that the dedication and construction of public improvements, or the contribution of proportionate development fees, required to support development of the Property shall precede or be concurrent with the construction of private improvements to the land, in accordance with the phasing provisions incorporated within this section, or as otherwise may be provided through approval of a master plat.
- b. *Proportionality.* The Parties agree that the dedication or construction of public improvements, or the contributions of development fees, provided for in this Agreement are roughly proportional to the nature and extent of the proposed development of the Property on the City's public facilities systems. Breezy hereby covenants not to sue the City for any claim, or otherwise consent to participate in any action against the City arising from any claim by such party or by its affiliates, alleging that application of the adequate facilities requirements set forth in this Part II of the Agreement to the development of the Property, or the imposition of conditions to a plat application for a portion of the Property that are consistent with the requirements of this section, are not roughly proportional to the impacts of the development depicted in the Concept Plan, including but not limited to any action premised upon Tex. Loc. Gov't Code sec. 212.904 or successor statute. Such covenant not to sue touches and concerns the Property, and is a covenant running with the land such that it binds successors-in-interest and assigns of Breezy. Should any successor-in-interest or assign of Breezy other than an affiliate of Breezy assert any of the foregoing claims in a court of competent jurisdiction, in violation of this Subsection 1 (b), with respect to the development of any portion of the Property, the Parties agree that, with respect to such portion of the Property or all of the Property, at the City's option, this Agreement thereupon shall become null and void and any rights that may otherwise have

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EXHIBIT 'E':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

vested under then existing state law shall be waived upon such event. Breezy further agrees that the City may expressly rely upon the provisions of this paragraph in any certification under section 212.904 and that a court in determining rough proportionality may consider all of the Property. Should Breezy or an affiliate of Breezy violate the covenant not to sue contained in this paragraph, the City may either enforce the covenant or pursue the remedies provided for herein that are applicable to successors or assigns, other than affiliates. As used in this Agreement, the term "affiliate" means any person, corporation, partnership, or other entity controlled by, controlling, or under common control with Breezy.

- c. *No Waiver.* The requirements in this Part II shall be considered additional standards and conditions applicable to development within the PD District. Except in the event of a conflict between the standards in this Agreement and other standards applicable within the District, nothing in this Agreement shall be construed as superseding any requirement or standard in the City's subdivision or utility regulations relating to provision of adequate public facilities and services.

2. *Wastewater Services.*

- a. *City as Provider.* The City shall be the supplier of wastewater services to the Property.
- b. *Line Extensions.* The Developer shall extend wastewater mains sufficient to serve each phase of development within the PD District, sized in accordance with the City's master plan for wastewater facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall design and construct a lift station in order to serve the development within the PD District. The Developer shall be entitled to pro-rata fees for the costs of over-sizing the lift station from other future developments using the lift station, calculated on a per acreage basis. Developer also shall be eligible for credits against wastewater impact fees otherwise due for construction of improvements identified and included in the City's wastewater improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro-rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the Developer and the City.
- c. *Payment of Impact Fees.* Wastewater impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.

3. *Water Services*

- a. *City as provider.* The City shall be the supplier of water services to the Property. The City represents that it has sufficient capacity to serve the Property.
- b. *Line Extensions.* The Developer shall extend water mains sufficient to serve each phase of development within the PD District, sized in accordance with

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EXHIBIT 'E':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

the City's master plan for water facilities and constructed in accordance with the phasing schedule approved in conjunction with the Developer's master plat application. The Developer shall be eligible for City participation in the costs of over-sizing water distribution mains or appurtenances that serve other land in addition to the Property, in accordance with the City's standard policies, or for collection of pro-rata fees for such facilities. Developer also shall be eligible for credits against, water impact fees otherwise due for construction of improvements identified and included in the City's water improvements plan for impact fees, in accordance with the City's then existing impact fee regulations. Provisions for City participation in oversize costs, rebate of pro rata fees or provision of impact fee credits shall be set forth in a facilities and reimbursement agreement between the' Developer and the City.

- c. *Payment of Impact Fees.* Water impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations.
- 4. *Road Improvements.* The Developer shall make the following road improvements.
 - a. *John King Boulevard (Highway 205 Bypass).* The Developer shall have no obligation with respect to construction of John King Blvd. other than as outlined herein regarding payment of road impact fees.
 - b. *FM-552 Improvements.* The Developer shall dedicate rights-of-way for and construct turn lanes and acceleration/deceleration lanes concurrent with construction of any road on the Property that intersects FM 552, in accordance with City and TXDOT standards and specifications at the time of development of adjoining property.
 - c. *Breezy Hill Road Improvements.* The Developer shall dedicate a minimum of twenty-five feet (25') of right-of-way or such right-of-way as is needed to construct a twenty-four foot (24') concrete rural section of Breezy Hill Road and appurtenances adjacent to the Property, together with a two-foot (2') asphalt or concrete shoulder on either side of the concrete section, the total not to exceed twenty-eight feet (28') in width, from the northern point of Breezy Hill Road adjacent to the Property, to FM-552, as shown on the Development Plan. The Developer also shall dedicate and improve a minimum landscape buffer of ten feet (10') for the residential tract and fifty feet (50') for the retail tract, adjacent to the right-of-way for Breezy Hill Road, designed in accordance with the requirements of a PD District then in effect for a rural collector. The bar ditch that abuts the buffer strip, designed to a maximum slope of 3: 1, shall not encroach into the required ten-foot or fifty-foot buffer area, except to the extent that the buffers exceed ten feet (10') in width. The Developer shall dedicate right-of-way for Breezy Hill Road and the landscape buffer at the time of final plat approval for any lot abutting Breezy Hill Road. Developer shall construct Breezy Hill Road in conjunction with the retail tract that is final platted adjacent to Breezy Hill Road. Breezy Hill Road will be constructed from the northernmost intersection created by any portion of the retail tract being platted, south to FM-552. Developer shall install any

BLJ

EXHIBIT 'E':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

needed expansion of existing culverts created by such construction or the development, of such retail tract.

- d. *Payment of Roadway Impact Fees.* Roadway impact fees shall be paid at rates and at the times provided for in the City's then existing impact fee regulations. Construction costs incurred by Developer for roadway improvements in this Agreement that are included in the City's roadway improvements plan for impact fees shall be credited against roadway impact fees otherwise due, in accordance with the City's impact fee regulations.
5. *Drainage Improvements.* Dedication of rights-of-way for and construction of drainage improvements shall be provided as specified in conditions imposed with approval of the master plat for development within the PD District and in accordance with City standards and specifications.
6. *Parks and Open Space.*
 - a. The Developer or a property owners association shall maintain public parklands and improvements within the development for a period of three (3) months from the completion and acceptance of the improvements. Thereafter, the City shall assume responsibilities for maintenance. All open space and improvements which are not dedicated as parkland to the City shall be maintained as common areas in perpetuity by the property owners association for the PD District. Additionally, the property owners association shall maintain Developer-installed landscaping areas in public rights-of-way and public drainage ways internal to and adjacent to the Property.

III. GENERAL PROVISIONS

1. *Notice on Sale.* The Developer shall provide the City with notice of the sale of any tract or parcel within the District that has not been platted at the following address:

Rockwall City Manager
Rockwall City Hall
385 S. Goliad Street
Rockwall, TX 75087
2. *Recording.* This Agreement is intended to run with the land, and shall be recorded in the Real Property Records, Rockwall County, Texas.
3. *Term of Agreement.* This Agreement shall terminate two (2) years following the City's acceptance of the dedication and construction of the public improvements described herein serving the last phase of development within the PD District, after which the City agrees, upon the request of the Developer to execute a termination of this Agreement in recordable form. Any reimbursements for payment of impact fees shall not expire.
4. *Effective Date.* This Agreement shall take effect upon the date of its execution by the last of the Parties to the Agreement; provided, however, that Breezy shall execute this Agreement no later than five (5) business days following the

BL

EXHIBIT 'E':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

effective date of the PD zoning ordinance for the Property. If Breezy fails to execute this Agreement within such period, this Agreement shall become null and void, and unless a subsequent agreement, acceptable to the City and the Developer, is agreed to, the City may thereafter deny any PD site plan, master plat or other plat application on grounds that the application is not supported by adequate public facilities and services.

5. *Severability.* Invalidation of any provision of this Agreement by judgment or court order shall not invalidate any of the remaining provisions which shall remain in full force and effect, unless such remaining provisions are an integral part of the invalid provisions or the invalid provision is necessary to give effect to the remaining provisions.
6. *Enforcement.* This Agreement may be enforced by the Parties by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter.
7. *Venue.* Venue for this Agreement shall be in Rockwall County, Texas.
8. *Execution.* This Agreement may be separately executed in individual counterparts, and upon execution, shall constitute one and the same instrument.
9. *Amendment.* This Agreement may only be amended in writing upon mutual consent of the City and the Developer.
10. *Joint preparation.* This Agreement shall be deemed to have been jointly prepared by all Parties hereto, and no ambiguity of this Agreement shall be construed against any party based upon the identity of the author of this Agreement or any portion thereof.
11. *Recitals Incorporated.* Statements and representations contained herein are to be considered contractual in nature and not merely recitations of fact. The Recitals contained in Part I of this Agreement hereby are expressly incorporated into this Agreement by reference.
12. *Construction.* All references herein in the singular shall be construed to include the plural where applicable, the masculine to include the feminine and neuter genders.
13. *Authority.* Each of the signatories to this Agreement represents and warrants that he is authorized to execute this Agreement and bind his principals to the terms and provisions hereof. Each Party warrants that any action required to be taken in order for this Agreement to be binding on it has been duly and properly taken prior to the execution of this Agreement.
14. *Conflicts.* In the event of a conflict between this Agreement and any provision of the Unified Development Code, the City Code, or any City ordinance, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this Agreement, the standards in this Agreement shall control.

7/1

EXHIBIT 'E':
Capital Facilities Agreement

EXHIBIT 'D': CAPITAL FACILITIES AGREEMENT FOR BREEZY HILL

15. *No Waiver.* Developer retains the right to challenge the application of any City impact fee regulations to the Property solely on the basis that such regulations fail to comply with Chapter 395 of the Texas Local Government Code, as amended. If Developer prevails in such a claim, impact fees shall be applied to the development of the Property and paid by the Developer, as applicable, in accordance with the court order.

RLJ

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/26/2024

PROJECT NUMBER: Z2024-004
PROJECT NAME: SUP for an Accessory Building at 9 Crestview Circle
SITE ADDRESS/LOCATIONS: 9 CRESTVIEW CIR

CASE CAPTION: Hold a public hearing to discuss and consider a request by Zach Butler for the approval of a Specific Use Permit (SUP) for an Accessory Building and Carport on a one (1) acre parcel of land identified as Lot 9 of the Northcrest Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 9 Crestview Circle, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	01/26/2024	Approved w/ Comments

01/26/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for an Accessory Building and Carport on a one (1) acre parcel of land identified as Lot 9 of the Northcrest Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, and addressed as 9 Crestview Circle.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2024-004) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Single-Family 16 (SF-16) District.

I.5 The proposed detached garage was constructed without a Specific Use Permit (SUP) or a building permit. Given this, the applicant had to pay the non-compliant structure fee.

I.6 The subject property has had several improvements constructed without a permit. Below is a timeline that describes all of the known unpermitted improvement. This is timeline is accompanied with aerials in a second document.

- (1) August 12, 2014 – The applicant purchased the subject property.
- (2) December 1, 2015 – New unpermitted concrete drive, parking pad, and sidewalk constructed.
- (3) January 27, 2017 – Unpermitted expansion of driveway, mid-construction of the unpermitted detached garage, and the unpermitted pad for a home expansion and covered patio. Finished by September 6, 2017.
- (4) September 7, 2019 – Unpermitted sidewalk between covered patio and driveway.
- (5) September 29, 2023 – Unpermitted addition to detached garage, unpermitted driveway expansion unpermitted home addition, and unpermitted patio cover.
- (6) October 20, 2023 – Contractor applies for electrical permit (Permit No. RES2023-5225).
- (7) December 6, 2023 – Staff issued a Stop Work Order.
- (8) December 14, 2023 – Applicant applies for Residential Building Permit (Permit No. RES2023-6181).
- (9) December 15, 2023 – Staff follow up after Stop Work Order. Work had continued and electrician was on-site at time of follow up.
- (10) January 16, 2024 – Work appears to be complete; however, equipment appears to be on the property.

(11) January 19, 2024 – Applicant applies for Specific Use Permit (SUP).

I.7 The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the unpermitted detached garage. In addition, as part of this SUP request, the applicant is requesting to allow the construction of a carport. The proposed carport would be attached to the unpermitted detached garage and to the single-family home.

I.8 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), detached garages shall adhere to the following requirements:

- (1) Number of Accessory Structures Permitted per Lot: 1
- (2) Maximum SF of Accessory Building: 625 SF
- (3) Minimum Rear Yard Setback: 10 Feet
- (4) Minimum Side Yard Setback: 8 Feet
- (5) Distance Between Buildings: 10 Feet
- (6) Maximum Building Height: 15 Feet

In this case, the proposed detached garage is 2,378 SF, where 865 SF was existing -- but unpermitted -- and 1,513 SF is new. This makes the detached garage 3.8 times bigger than permitted by right. Staff should note, based on the Rockwall Central Appraisal District (RCAD), the single-family home is 3,736 SF. This makes the detached garage 63.70% the size of the existing single-family home. That being said, unpermitted additions have been made on the single-family home making it difficult for staff to determine the actual size of the home.

I.9 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), carports shall adhere to the following requirements:

- (1) Number of Accessory Structures Permitted per Lot: 1
- (2) Maximum SF of Accessory Building: 500 SF
- (3) Minimum Rear Yard Setback: 10 Feet
- (4) Minimum Side Yard Setback: 8 Feet
- (5) Distance Between Buildings: 10 Feet
- (6) Maximum Building Height: 15 Feet

In addition, according to the UDC, carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the front façade of the primary structure. In this case, the proposed carport is open on two (2) sides, and is located more than 20-feet behind the front façade of the single-family home. That being said, the proposed carport is ~580 SF, which exceeds the maximum permissible size of 500 SF. In addition, due to the unpermitted improvement to the existing single-family home and the unpermitted detached garage, staff cannot determine if the proposed Carport would be architecturally integrated based on the proposed plans.

I.10 According the Section 03, Residential Districts, of Article 05, District Development Standards, of the Unified Development Code (UDC) “(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch.” In this case, the proposed accessory building has a ~2.5:12 roof pitch.

M.11 Please clarify if any of the detached garage is going to be air-conditioned. If so, please clarify the amount to be air-conditioned. Please note, that if the total air-conditioned space of one (1) building is over 5,000 SF, then the Fire Department will require a fire suppression system.

M.12 In summary, the applicant is requesting a Specific Use Permit (SUP) [1] to allow the unpermitted expansion to a detached garage to remain that exceeds the maximum permissible size and does not meet the minimum roof pitch, and [2] allow the construction of a carport that exceeds the maximum permissible size.

M.13 Please review the attached Draft Ordinance prior to the January 30, 2024 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than February 6, 2024.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional

information that is requested. Revisions for this case will be due on February 6, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 13, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 30, 2024.

I.15 The projected City Council meeting dates for this case will be February 20, 2024 [1st Reading] and March 4, 2024 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jonathan Browning	01/25/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/24/2024	Approved w/ Comments

01/24/2024: With new additions and all the previous additions, if the total conditioned space exceeds 5,000 square feet, a fire suppression system will be required. If the SUP is approved they must obtain an Approved Building Permit before any work is started. There will be additional paperwork and inspections required at the Building Permit submittal due to all the previous additions without permits/inspections.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/25/2024	Approved

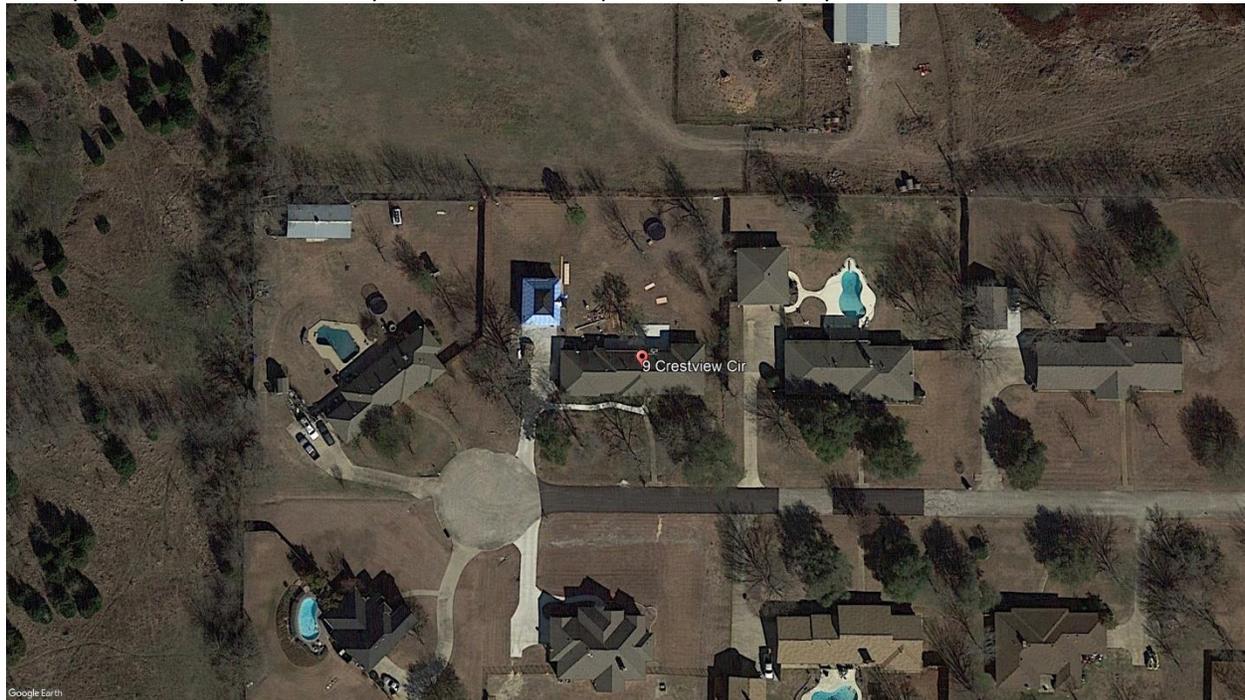
No Comments

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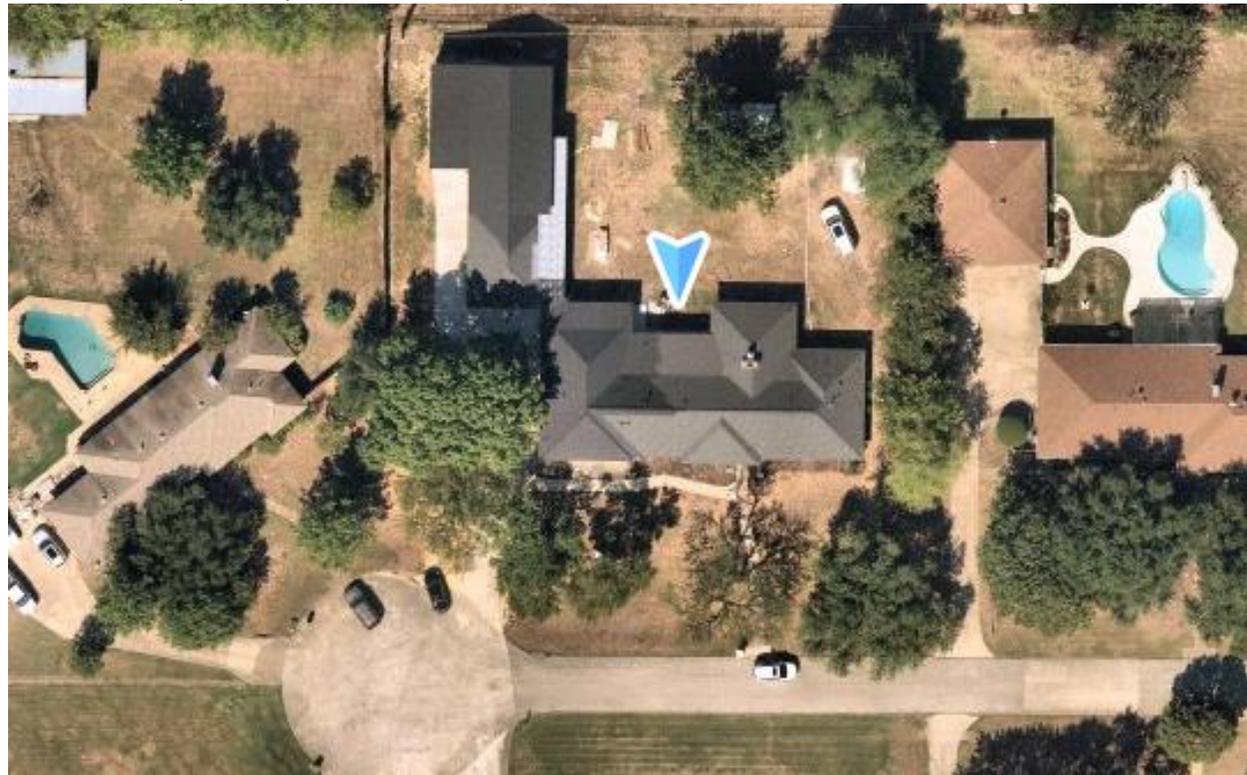
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January 19, 2024 – Applicant applies for Specific Use Permit (SUP).



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]:

<p>PLATTING APPLICATION FEES:</p> <input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ <input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ <input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00) <input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00) <p>SITE PLAN APPLICATION FEES:</p> <input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	<p>ZONING APPLICATION FEES:</p> <input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ <input checked="" type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2} <input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ <p>OTHER APPLICATION FEES:</p> <input type="checkbox"/> TREE REMOVAL (\$75.00) <input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² <p>NOTES: ¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. ² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 9 Crestview Cir Rockwall, TX 75087

SUBDIVISION Northcrest Estate #2 LOT 9 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SFR CURRENT USE SFR

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE 1.00 LOTS [CURRENT] 1 LOTS [PROPOSED] _____

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]

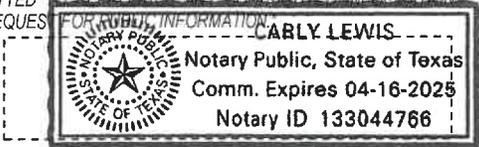
<input checked="" type="checkbox"/> OWNER	<u>Zach Butler</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	_____	CONTACT PERSON	_____
ADDRESS	<u>9 Crestview Cir</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	_____
PHONE	<u>972-896-3813</u>	PHONE	_____
E-MAIL	<u>Zach@rockwallproperties.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zach Butler [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 \$ 1,215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF JANUARY, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF JANUARY, 2024.
OWNER'S SIGNATURE _____



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____ MY COMMISSION EXPIRES 2-16-25



Z2024-004: SUP for an Accessory Building and Carport at 9 Crestview Circle

AG

SF-16

CRESTVIEW CIR

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.

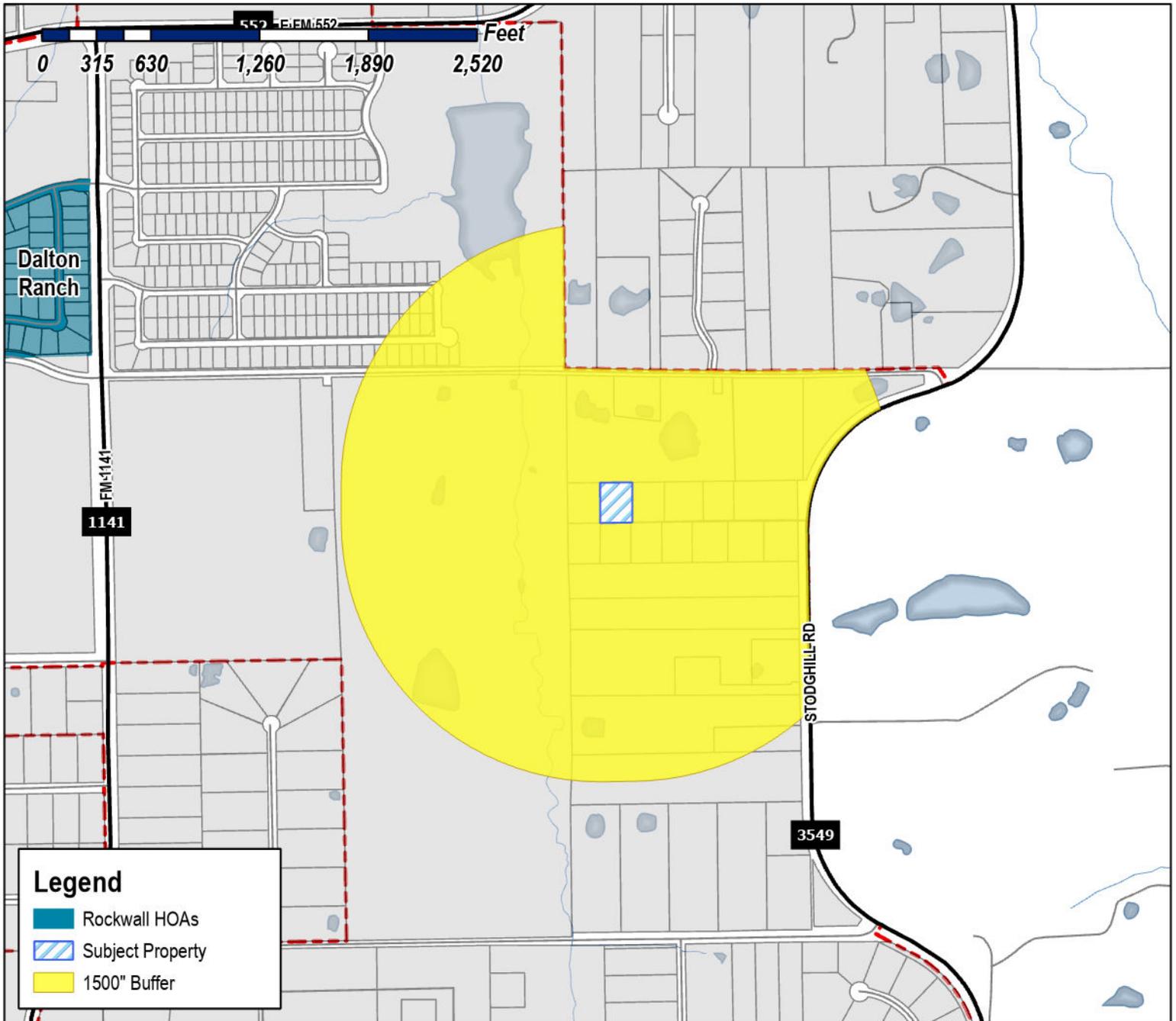




City of Rockwall

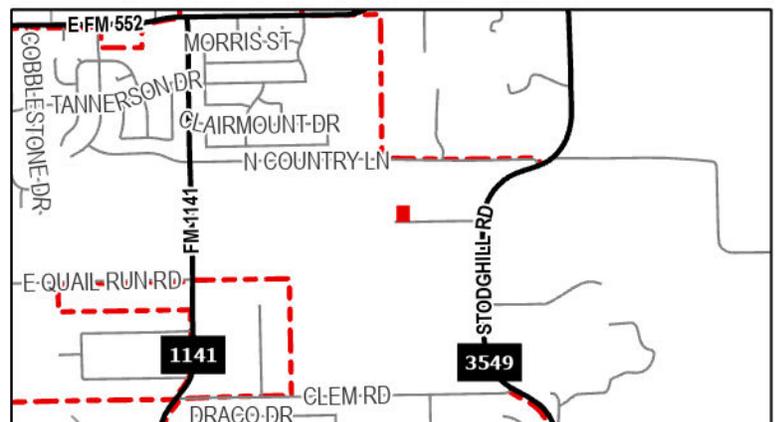
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Case Number: Z2024-004
Case Name: SUP for an Accessory Building and Carport
Case Type: Zoning
Zoning: Single-Family 16 (SF-16)
Case Address: 9 Crestview Circle

Date Saved: 1/19/2024
 For Questions on this Case Call (972) 771-7745

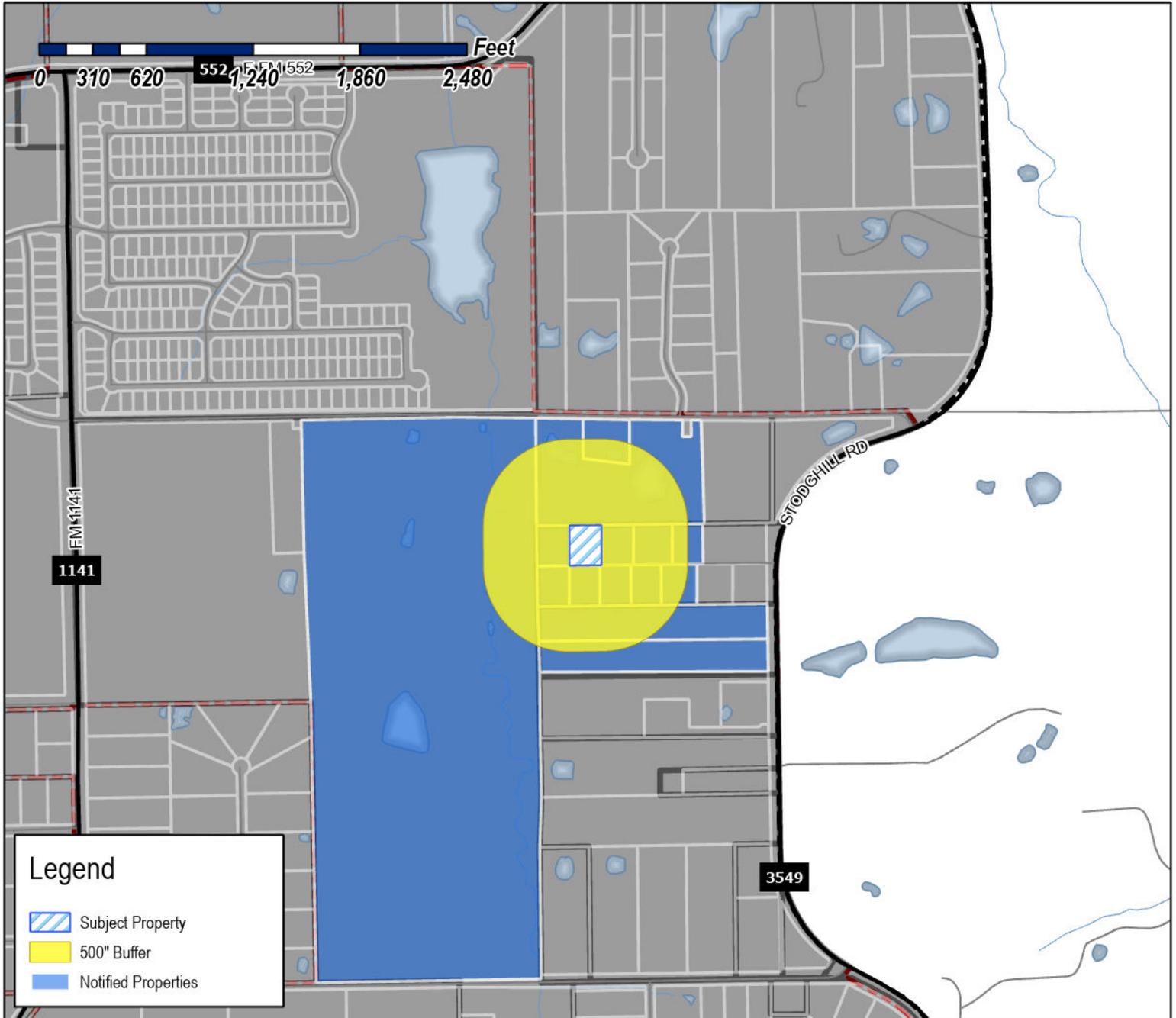




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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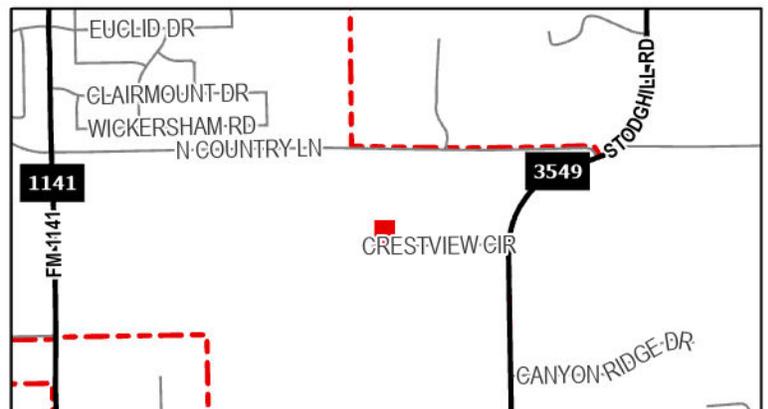
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Case Number: Z2024-004
Case Name: SUP for an Accessory Building and Carport
Case Type: Zoning
Zoning: Single-family 16 (SF-16)
Case Address: 9 Crestview Circle

Date Saved: 1/19/2024

For Questions on this Case Call: (972) 771-7746



RESIDENT
FM3549 STODGHILL RD
ROCKWALL, TX 75032

MICHAEL REMEDIOS G
10 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

DAVIS KENNETH W ET UX
11 CRESTVIEW CIR
ROCKWALL, TX 75087

FLANAGAIN GARY W & ESTHER
12 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

MCCALLUM MATTHEW A AND AMANDA KAY
3 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

RESIDENT
379 N COUNTRY LN
ROCKWALL, TX 75032

MCCAULEY MATTHEW F & CYNTHIA R
4 CRESTVIEW CIR
ROCKWALL, TX 75087

HANKS MICHAEL JOEL AND BATINA L
5 CRESTVIEW CIR
ROCKWALL, TX 75087

LENZI LEWIS B AND MARY K
6 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

RESIDENT
656 N COUNTRY LN
ROCKWALL, TX 75032

GIPSON ANTHONY D & JOYCE E
7 CRESTVIEW CIR
ROCKWALL, TX 75087

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY &
BRIAN S & NICOLE DEJARNETT
721 N COUNTRY LN
ROCKWALL, TX 75087

PRITCHARD BRIAN E AND JENNIFER L
8 CRESTVIEW CIR
ROCKWALL, TX 75087

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

PUBLIC NOTICE



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

CORRECTED NOTICE: ALL CHANGES CORRECTED IN RED BELOW. CORRECTING THE CITY COUNCIL MEETING DATE TO REFLECT TUESDAY, FEBRUARY 20, 2024.

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:

Z2024-004: SUP for an Accessory Building and Carport

Hold a public hearing to discuss and consider a request by Zach Butler for the approval of a Specific Use Permit (SUP) for an Accessory Building and Carport on a one (1) acre parcel of land identified as Lot 9 of the Northcrest Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 9 Crestview Circle, 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, February 13, 2024 at 6:00 PM, and the City Council will hold a public hearing on TUESDAY, February 20, 2024 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:

Henry Lee
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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by TUESDAY, February 20, 2024 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. Z2024-004: SUP for an Accessory Building and Carport

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.

[Redacted area]

Name: [Redacted]

Address: [Redacted]

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

Letter of Explanation:

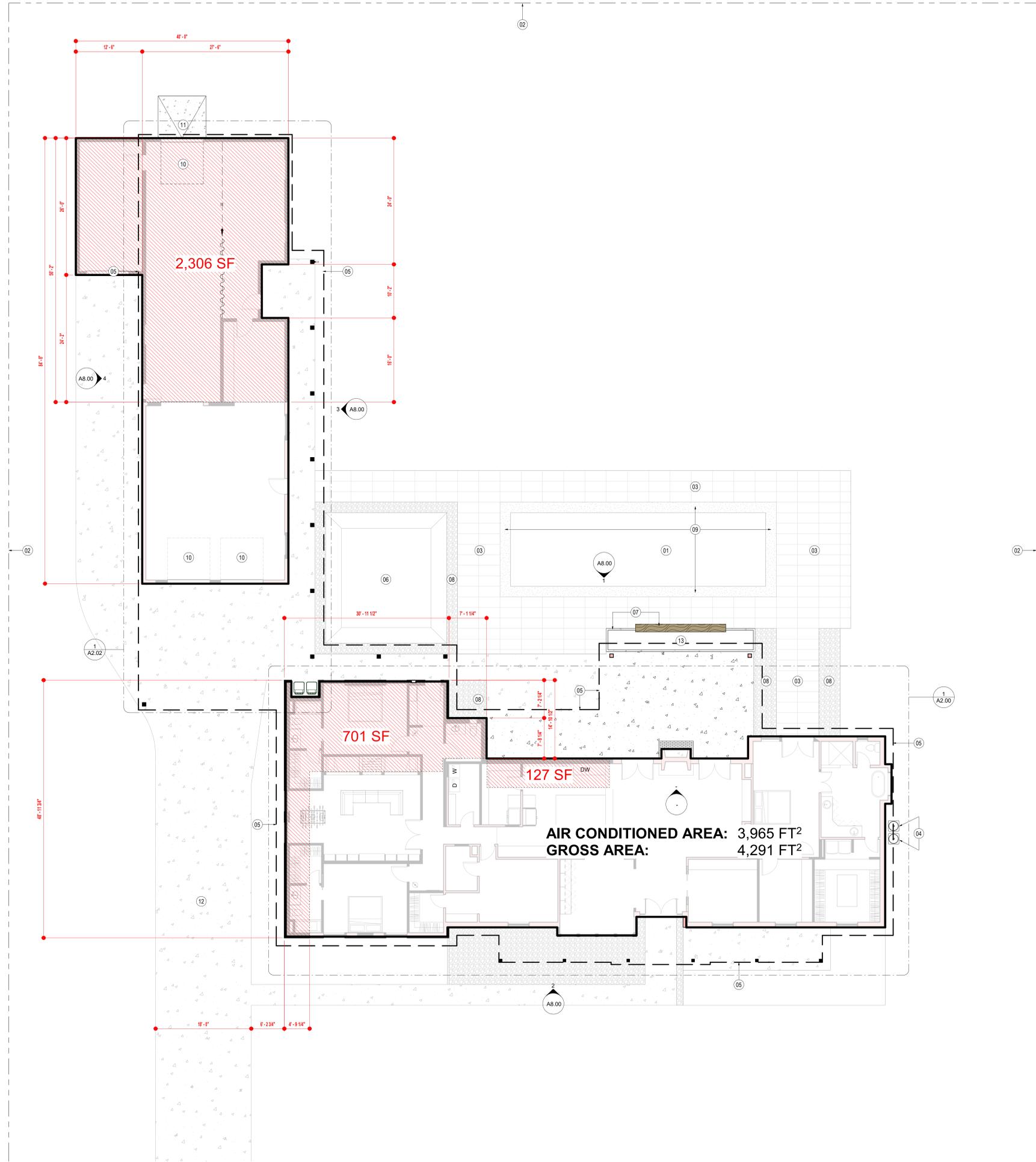
Zach Butler
9 Crestview Cir
Rockwall, TX 75087

The purpose of our request for a special use permit is for an expansion of our current garage/shop. We are adding on an indoor batting cage and sports gym for our three young boys. Part of the project also includes adding on some additional storage and more covered parking for future use as my kids get older. This batting cage and gym will be for private use for my kids, friends, and family and will not be used for business or income purposes. The need for this is to provide a facility for year round training for my kids indoors and outside of the elements. There are some private facilities around town but nothing open to the public and access to the private is growing increasingly difficult, costs money with each use and is usually a scheduling headache.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'ZB', with a long horizontal flourish extending to the right.

Zach Butler



- sheet notes**
- 01 POOL
 - 02 PROPERTY LINE
 - 03 LARGE FORMAT STONE PAVER
 - 04 A/C UNITS
 - 05 LINE OF EAVE HEAD
 - 06 PLANTER BED
 - 07 PLANTER WALLS AND INTEGRATED SEAT
 - 08 GRAVEL BANDING
 - 09 CONCRETE POOL SKIRTING
 - 10 8'WIDE X 9' TALL OVERHEAD GARAGE DOOR
 - 11 CONCRETE RAMP
 - 12 DRIVEWAY
 - 13 RAISED PLANTER

CLIENT
ZACH AND COURTNEY BUTLER

CLIENT ADDRESS
9 CREATVIEW CIRCLE

- general notes**
- KEY**
- NEW SQUARE FOOTAGE



PROJECT
BUTLER RESIDENCE

PROJECT ADDRESS
9 CREATVIEW CIRCLE

DRAWING TITLE
SITE PLAN

REV	DATE	NOTES
	1/22/21	

DRAWN BY
JCB

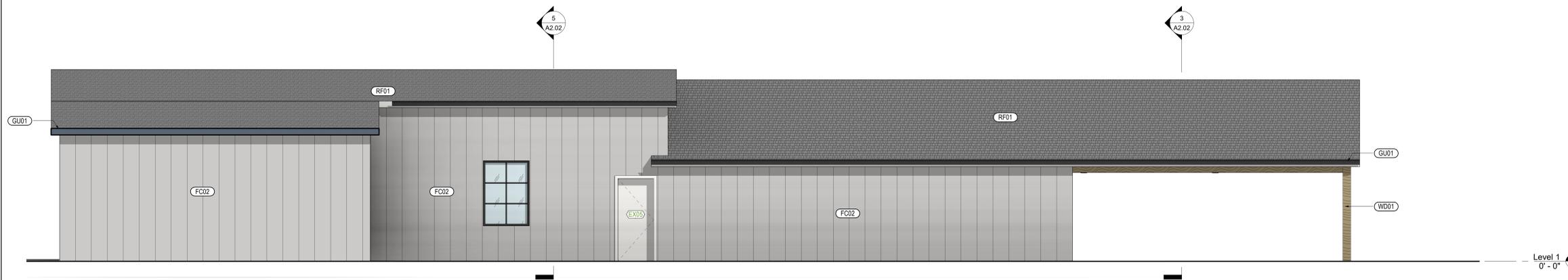
CHECKED BY
JCB

JOB NO
PRICING

STATUS
PRICING

DRAWING NO
A0.00

1 SITE PLAN
SCALE: 1/8" = 1'-0"



4 ANEX WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 ANEX EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 Back Elevation
SCALE: 1/4" = 1'-0"

- sheet notes**
- 01 CUSTOM METAL ORNAMENTAL CHIMNEY CAP
 - 02 WOOD FASCIA/TRIM
 - 03 WOOD TRIM AN SOLDIER COURSE TO MATCH EXISTING
 - 04 NEW CONCRETE PLANTER WITH INTEGRATED BENCH

CLIENT
ZACH AND COURTNEY BUTLER

CLIENT ADDRESS
9 CREATVIEW CIRCLE

- RF01 ROOFING**
ITEM: COMPOSITE SHINGLES
- RF02 STANDING SEAM METAL ROOF**
ITEM: STANDING SEAM METAL ROOF
- UM01 BRICK MASONRY UNIT**
TYPE: MATCH EXISTING
FINISH: PAINTED
- PT01 EXTERIOR PAINT**
ITEM: EXTERIOR PAINT
COLOR: GREY (TBD)
- WD01 WOOD**
ITEM: STAINED TIMBER STRUCTURE
COLOR: TBD
- FC02 FIBER CEMENT**
ITEM: FIBER CEMENT PANELS (BOARD AND BATTEN)
- GU01 PREFINISHED METAL GUTTER**
ITEM: PREFINISHES METAL GUTTER WITH LEAF GUARD

general notes



PROJECT
BUTLER RESIDENCE

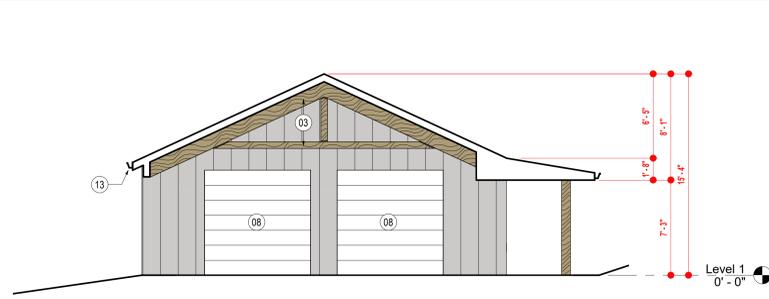
PROJECT ADDRESS
9 CREATVIEW CIRCLE

DRAWING TITLE
ELEVATION

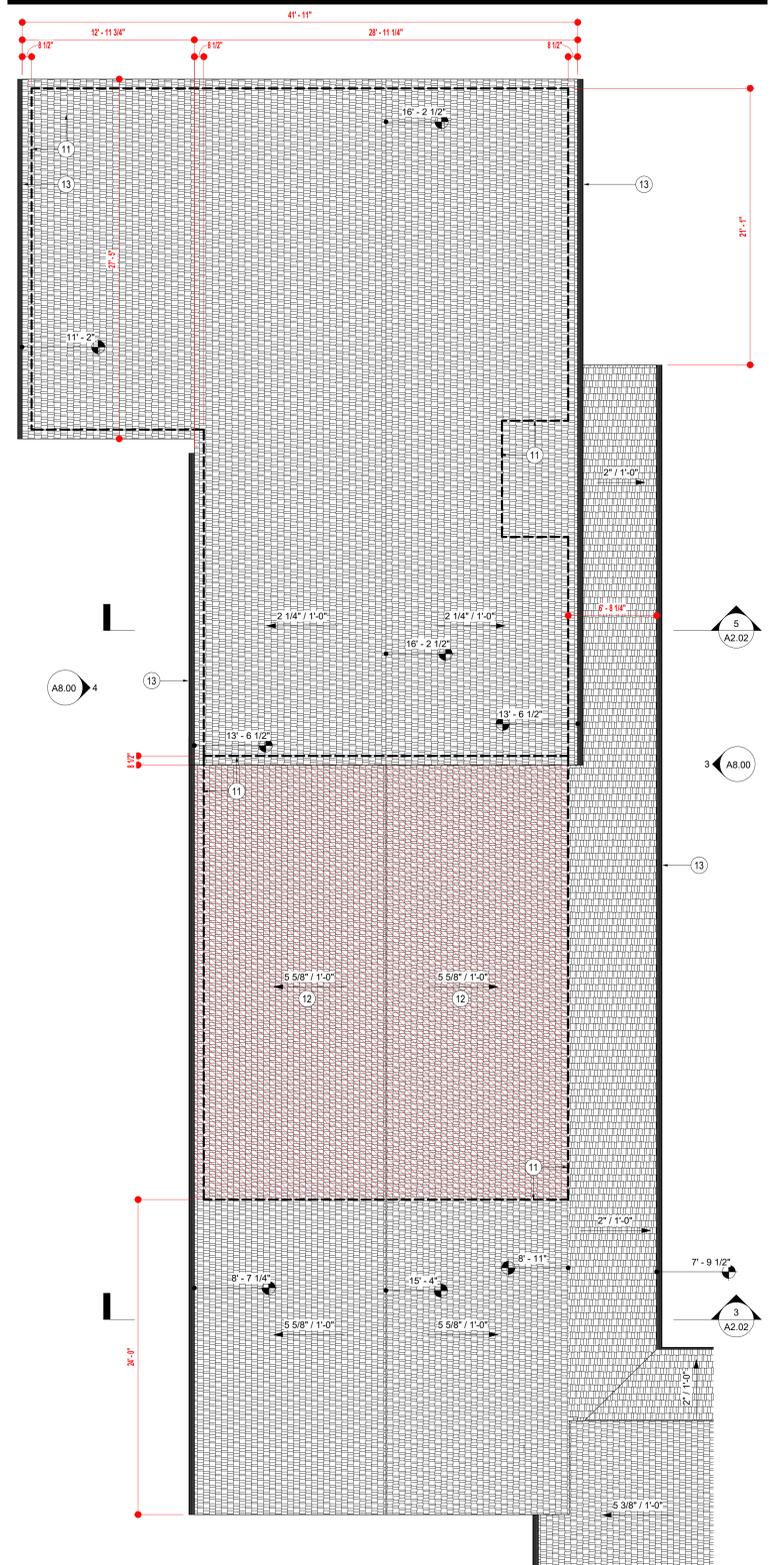
REV	DATE	NOTES
	1/22/21	

DRAWN BY JCB	CHECKED BY JCB
JOB NO	STATUS PRICING

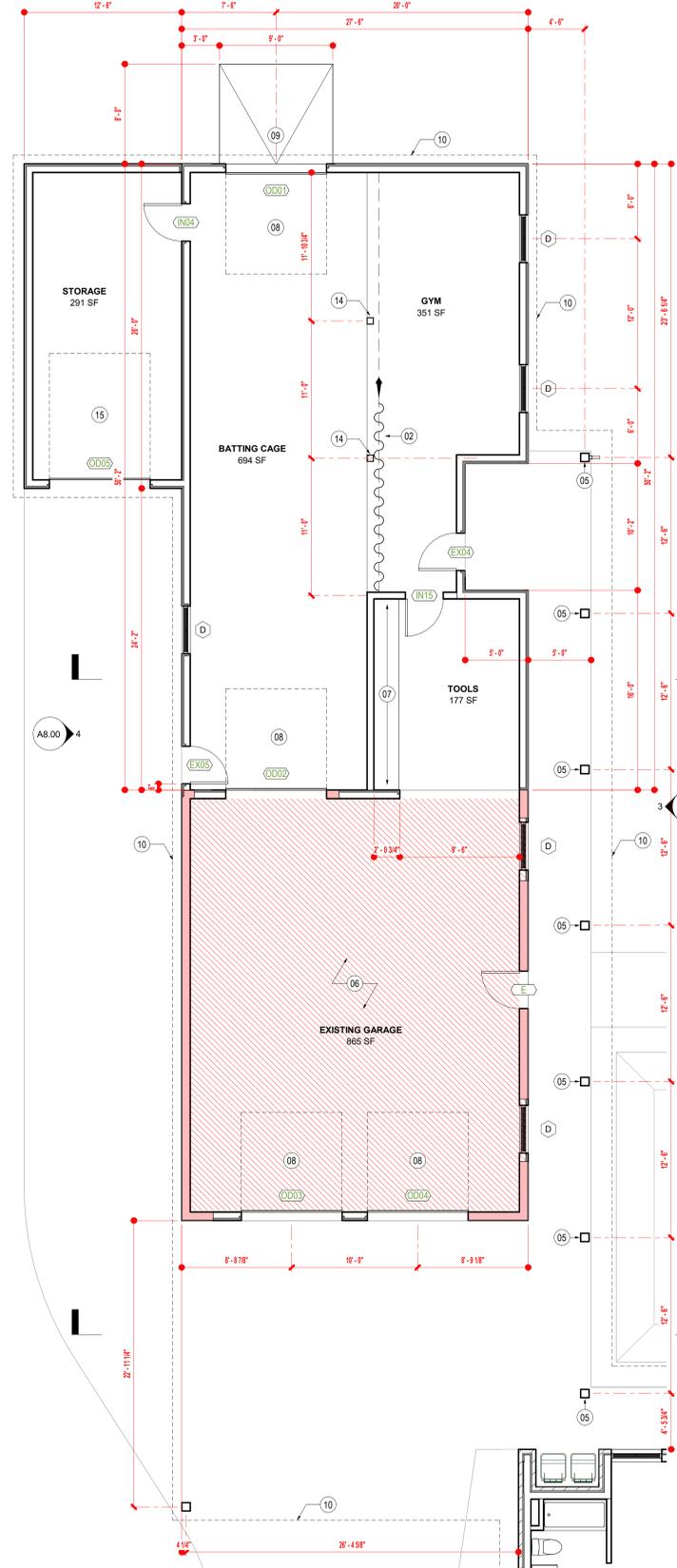
DRAWING NO
A8.00



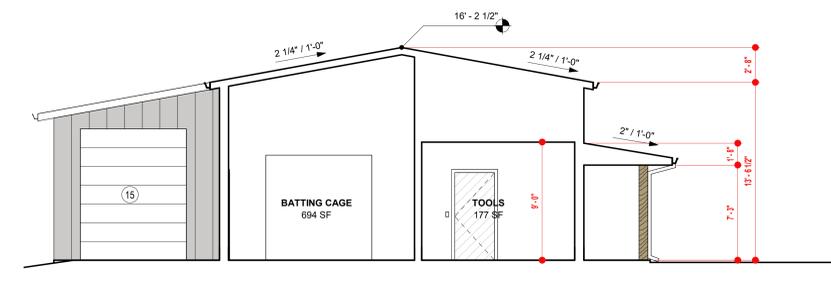
3 GARAGE SECTION B
SCALE: 3/16" = 1'-0"



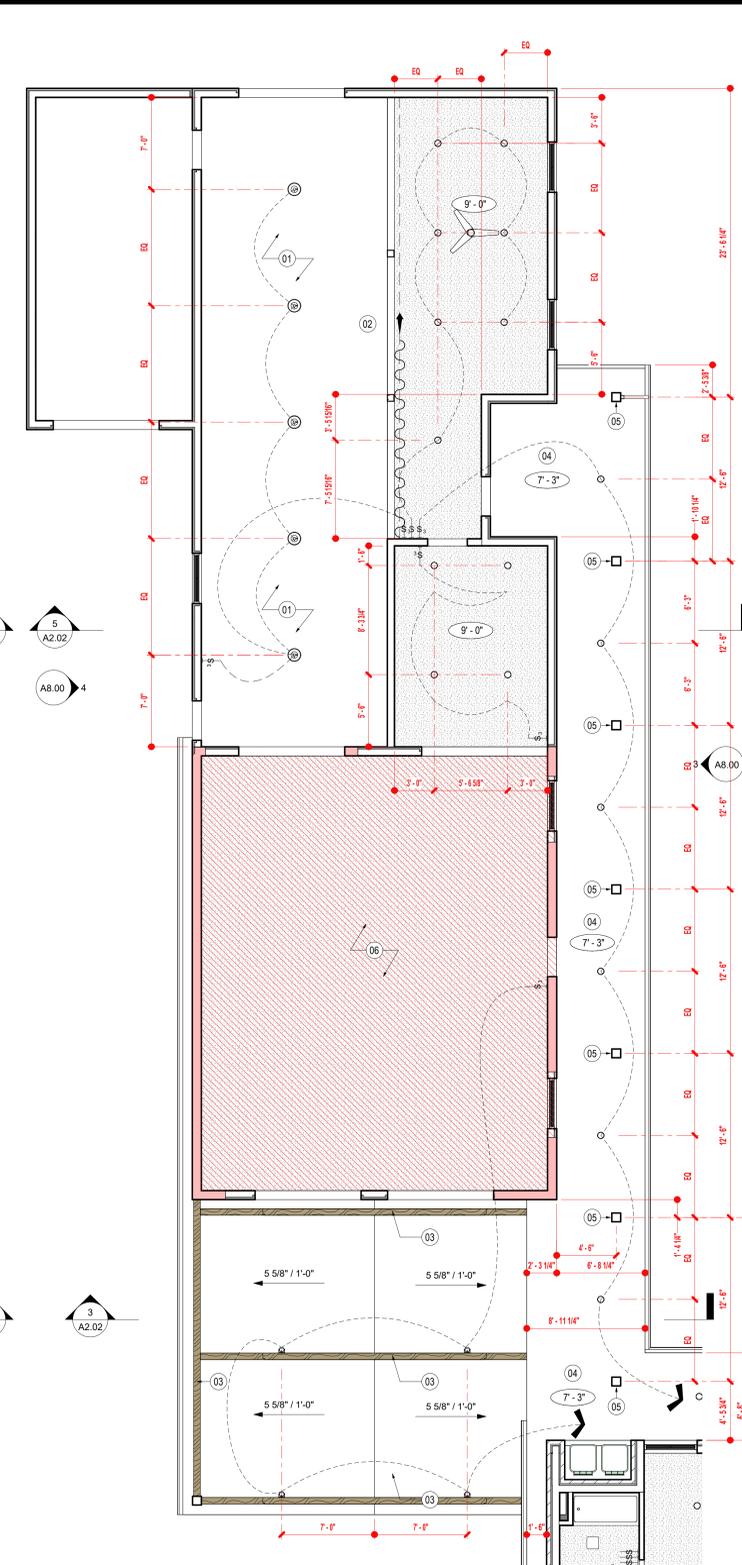
4 GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"



1 GARAGE CONSTRUCTION PLAN
SCALE: 3/16" = 1'-0"



5 GARAGE SECTION A
SCALE: 3/16" = 1'-0"



2 GARAGE REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

- sheet notes**
- 01 OPEN TO STRUCTURE ABOVE
 - 02 SLIDING BATTING CURTAIN HUNG FROM TRACK ABOVE
 - 03 EXPOSED TIMBER STRUCTURE (STAINED), MAINTAIN 10'-0" CLEAR.
 - 04 ELEVATION MATCHES THE EAVE OF EXISTING HOME.
 - 05 COLONADE COLUMN (SIZED BY STRUCTURAL ENGINEER)
 - 06 HATCH DENOTES EXISTING GARAGE OUT OF SCOPE
 - 07 BUILT-IN WORK BENCH
 - 08 8'-0" X 8'-0" OVERHEAD GARAGE DOOR
 - 09 CONCRETE RAMP
 - 10 LINE OF OVERHANG ABOVE
 - 11 LINE OF OUTSIDE FACE OF WALL BELOW
 - 12 HATCH DENOTES EXISTING ROOF TO REMAIN
 - 13 GUTTER, DOWNSPOUTS TO BE COORDINATED BETWEEN OWNER AND CONTRACTOR
 - 14 STRUCTURAL SUPPORT COLUMN SIZED BY STRUCTURAL ENGINEER
 - 15 8'-0" X 10'-0" OVERHEAD GARAGE DOOR

CLIENT
ZACH AND COURTNEY BUTLER

CLIENT ADDRESS
9 CREATVIEW CIRCLE

- KEY**
- NEW WALL
 - EXISTING WALL
 - LINE OF EXISTING FOOTPRINT
 - NO INTERIOR MODIFICATIONS

- general notes**
- A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY OWNER IF DISCREPANCIES ARE FOUND.
 - B. ALL EXTERIOR WALLS TO BE FRAMED WITH 2X6 CONSTRUCTION.
 - C. ALL INTERIOR PARTITIONS TO BE FRAMED WITH 2X4 CONSTRUCTION @ 16" O.C. UNLESS OTHERWISE NOTED.
 - D. STRUCTURE ALL FRAMED OPENINGS AS REQUIRED. ENGINEERING BY OTHERS.
 - E. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.
 - F. INTERIOR PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNO. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.
 - G. EXTERIOR WALLS ARE DIMENSIONED FROM EXTERIOR FACE OF SHEATHING.
 - H. ALL WATER HEATERS TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE BEST SUITED.
 - I. ALL INTERIOR FINISHES ARE TO BE SELECTED BY OWNER. ALL INTERIOR FINISHES ARE BEYOND THE SCOPE OF THESE DRAWINGS.
 - J. ALL VANITIES TO BE 36" HIGH.
 - K. FINAL DESIGN AND AMENITIES @ ALL CABINETS AS PER OWNER/BUILDER AGREEMENT. ALL MILLWORK IS BEYOND THE SCOPE OF THESE DRAWINGS.
 - L. ALL STRUCTURAL ENGINEERING BY OTHERS, INCLUDING BUT NOT LIMITED TO ALL HORIZONTAL & VERTICAL FRAMES, FOUNDATIONS, COLUMN PLATES, CONNECTORS, BEAMS, WALLS, PLATES, PENETRATIONS, TRUSS SYSTEMS, ROOF SYSTEMS, & WIND BRACING.
 - M. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH EXISTING.
 - N. ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND NEW CONSTRUCTION.
 - O. IN AREAS OF WORK AT EXISTING WALLS TO REMAIN WHERE OUTLETS, ETC. ARE REMOVED PATCH AND REPAIR WALL TO MATCH EXISTING WALL TEXTURE. PREPARE WALL TO RECEIVE NEW FINISHES.
 - P. ALL EXISTING WALLS SHALL BE REPAINTED AS SCHEDULED. CONTRACTOR RESPONSIBLE FOR PREPARING WALLS AND MINOR PATCHING (IN ADDITION TO SPECIFIC PATCHING AS NOTED). ALL EXISTING DOOR FRAMES SHALL BE REPAINTED. PREPARE EXISTING FRAMES PRIOR TO PAINTING.
 - Q. ALL ELECTRICAL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO LOCAL BUILDING CODES, RULES, AND REGULATIONS. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.
 - R. ALL OVERHEAD LIGHTING IN LIVING SPACES, BEDROOMS, AND OFFICES ON DIMMER SWITCHES.
 - S. POWER AND DATA OUTLETS TO BE COORDINATED BY CONTRACTOR AND OWNER. FLOOR OUTLETS SHOULD BE COORDINATED PRIOR TO POURING THE LEVEL 01 SLAB.

PROJECT
BUTLER RESIDENCE

PROJECT ADDRESS
9 CREATVIEW CIRCLE

DRAWING TITLE
SHOP PLANS

REV	DATE	NOTES
	1/22/21	

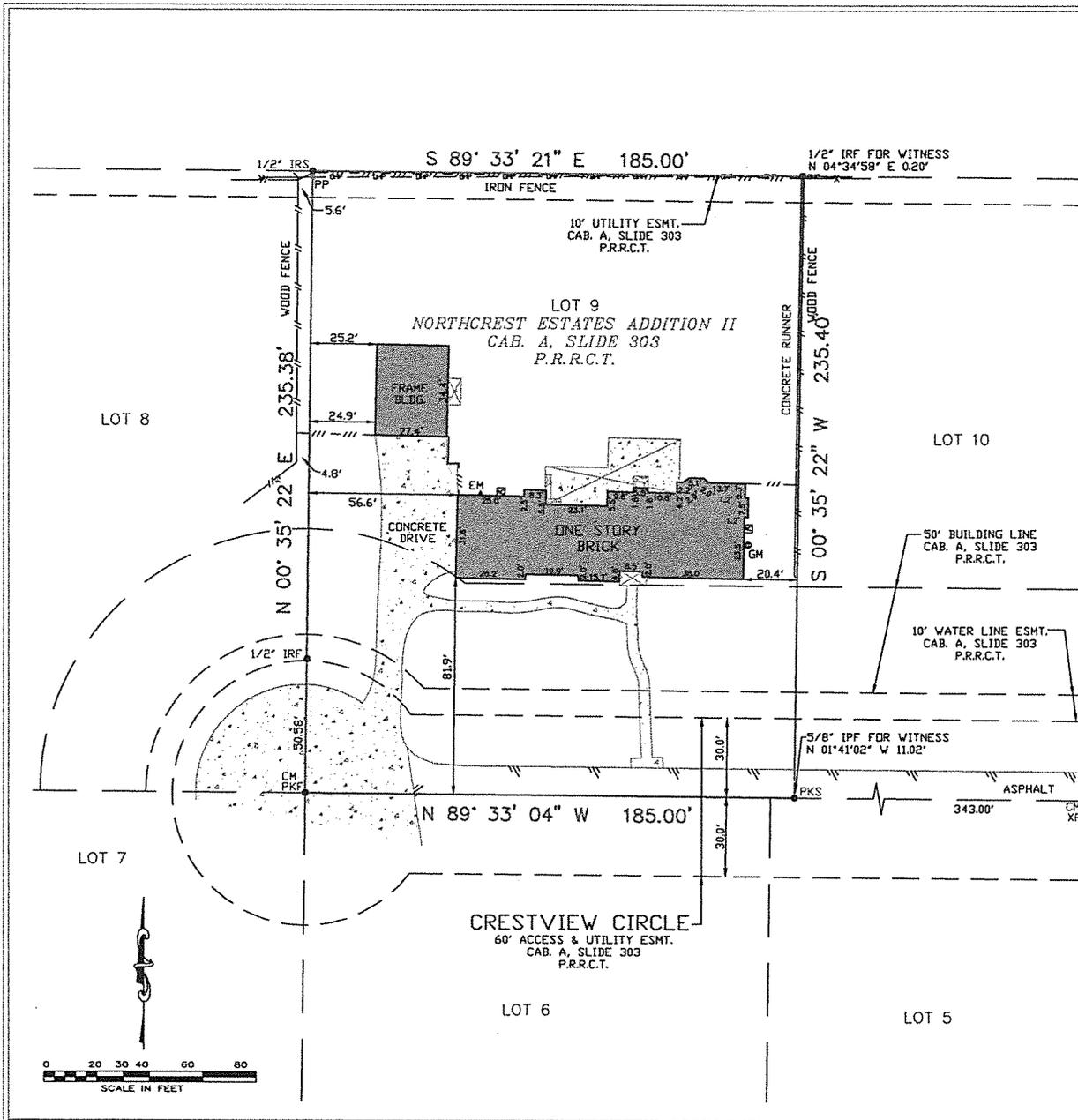
DRAWN BY
JCB

CHECKED BY
JCB

JOB NO

STATUS
PENDING

DRAWING NO
A2.02



LEGAL DESCRIPTION

Being Lot 9, of Northcrest Estates Addition II, an addition to Rockwall County, Texas, according to the plat recorded in Cabinet A, Slide 303, Plat Records, Rockwall County, Texas.

I, Wayne Beets II, Registered Professional Land Surveyor do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision, and correctly shows the boundary lines and dimensions of the property indicated hereon. There are no visible conflicts, encroachments, or protrusions, except as shown hereon and said property has access to a public roadway. All easements and rights-of-way that the surveyor has knowledge of or has been advised of on the referenced plat or deed of record are shown or noted hereon. This survey is for the exclusive use of Zachary Butler, Courtney Butler, First National Bank, Old Republic National Title Insurance Company, and Allegiance Title Company, under G.F. No. 1775328A-10GH, dated January 17, 2018. Use of this survey by any other parties and/or purposes shall be at the user's own risk, and any loss resulting from other use and/or parties shall not be the responsibility of the undersigned and/or this firm. This survey is not valid without a seal and signature.

Flood Statement:
The property is shown as being located in Zone X by Flood Insurance Rate Map No. 48397C0035L, dated September 26, 2008. It is not shown as being located in a Special Flood Hazard Area Inundated by 100-Year Flood.

- Notes:**
- 1) Bearings are based on NAD83, Texas North Central Zone No. 4202, obtained by GPS observations.
 - 2) This property is subject to the following restrictive covenants recorded in Vol. 107, Pg. 377 and Vol. 107, Pg. 407, R.P.R.C.T.
 - 3) All set iron rods have a yellow cap stamped "BY-LINE".

BY: *Wayne Beets*
WAYNE BEETS II
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS NO. 6039



LEGEND

- CM = CONTROL MONUMENT
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET
- IPF = IRON PIPE FOUND
- IPS = IRON PIPE SET
- 600F = 600 NAIL FOUND
- 600S = 600 NAIL SET
- PKF = PK NAIL FOUND
- XF = "X" FOUND IN CONCRETE
- XS = "X" SET IN CONCRETE
- EM = ELECTRIC METER
- AC = AIR CONDITIONER PAD
- PP = POWER POLE
- OHPL = OVERHEAD POWER LINE
- WM = WATER METER
- FH = FIRE HYDRANT
- PE = POOL EQUIPMENT
- GM = GAS METER
- CP = CABLE PED.
- TP = TELEPHONE PED.

ADDRESS:
9 CRESTVIEW CIRCLE
ROCKWALL, TEXAS

DATE: 01/31/2018

SCALE: 1" = 40'

JOB NO.: 2018-082

CLIENT: ALLEGIANCE TITLE

TECHNICIAN: JDJ

BY-LINE SURVEYING LLC

1983 Rs. Co. Rd. 1300
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www.bylinesurveying.com

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Wayne Beets

Courtney Butler

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE AND CARPORT* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 9 OF THE NORTHCREST ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; 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, the City has received a request by Zach Butler for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage and Carport* on a one (1) acre parcel of land, addressed as 9 Crestview Circle, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] 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 Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* and a *Carport* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, Subsection 03.06, *Single-Family 16 (SF-16) District*, and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* and *Carport* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Detached Garage* and *Carport* on the *Subject Property* shall generally conform to the Building Elevations and Building Plans depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Carport* shall not exceed a maximum building footprint or size of 600 SF.
- (4) The maximum height of the *Detached Garage* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
- (5) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (6) All of the unpermitted improvements on the subject property must be either permitted or removed within three (3) months (*i.e. 90-days*) after the approval of this Specific Use Permit (SUP) (*i.e. the applicant has until June 2, 2024*).

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. 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 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 or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 7. 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 4th DAY OF MARCH, 2024.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 20, 2024

2nd Reading: March 4, 2024

Exhibit 'A'
Location Map and Legal Description

Address: 9 Crestview Circle

Legal Description: Lot 9 of the Northcrest Estates #2 Addition



Exhibit 'B':
Site Plan

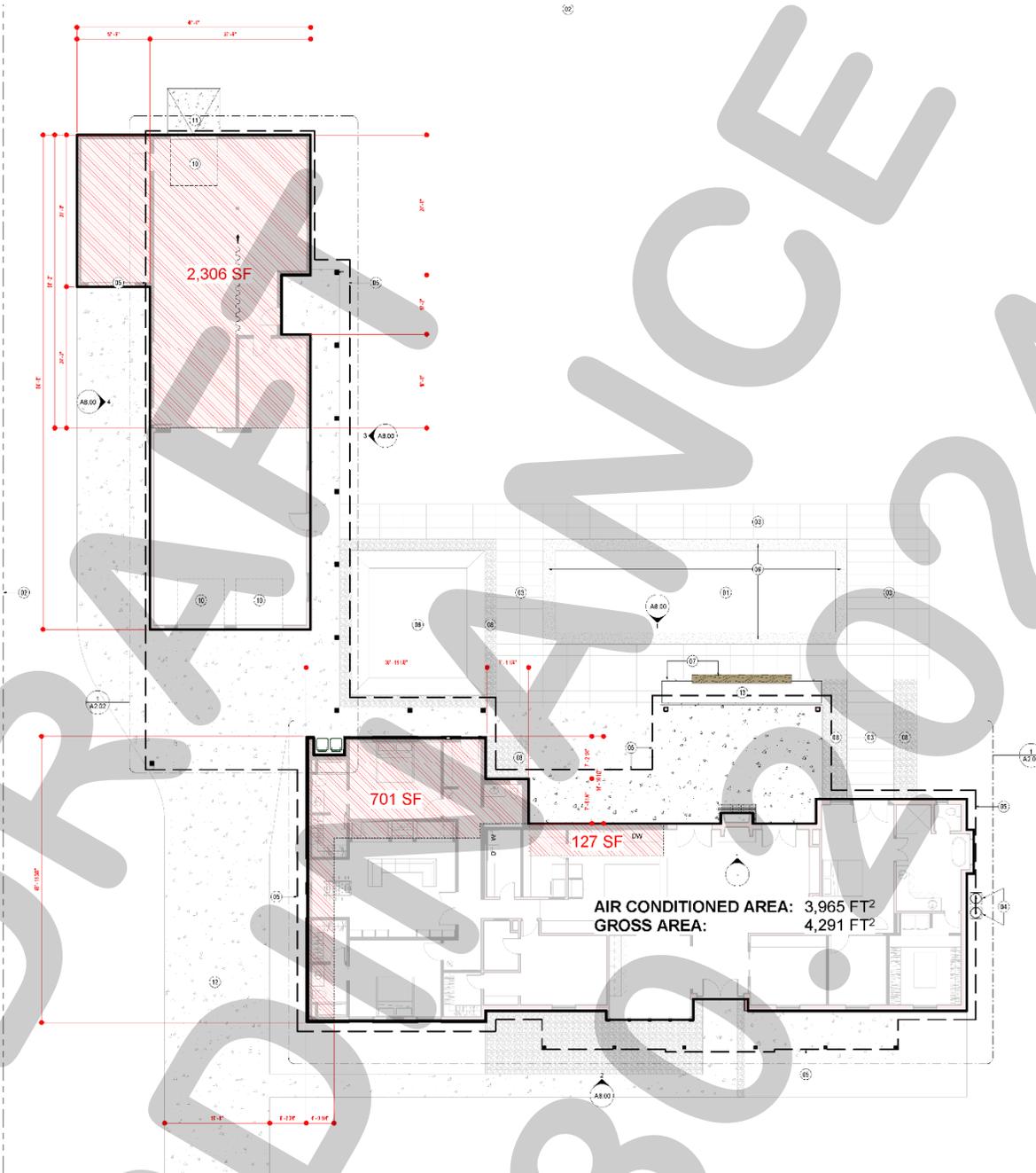
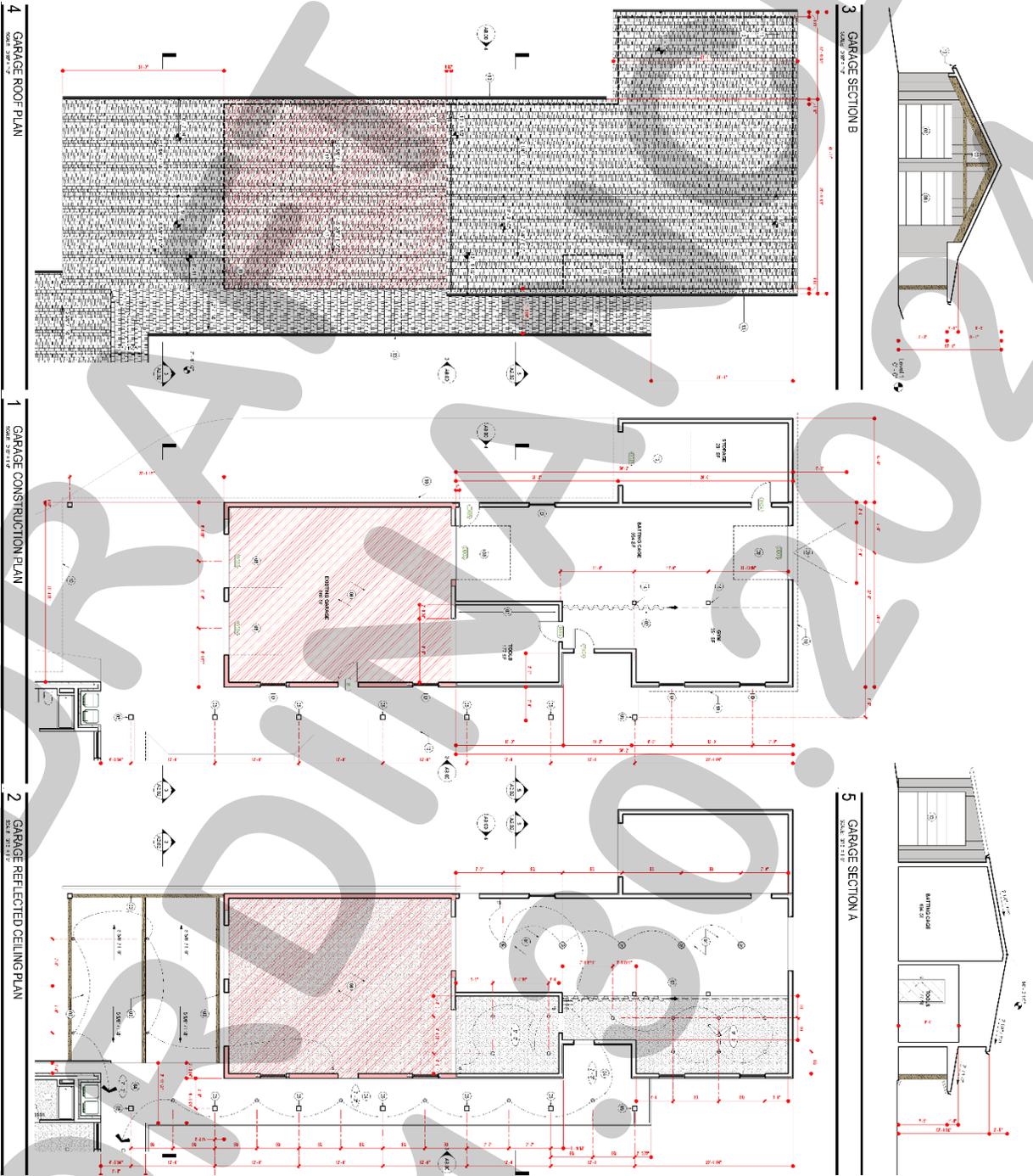


Exhibit 'C':
Building Elevations & Building Plans



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/26/2024

PROJECT NUMBER: Z2024-005
PROJECT NAME: Zoning Change from C to PD
SITE ADDRESS/LOCATIONS: NWC of FM .549 & E. I-30

CASE CAPTION: Hold a public hearing to discuss and consider a request by Anthony Loeffel of Kimley-Horn on behalf of Ronald P. Berlin of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a Zoning Change from a Commercial (C) District to a Planned Development District for Commercial (C) District land uses on a 66.057-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	01/24/2024	Approved w/ Comments

01/24/2024: Z2024-005; Zoning Change from C to PD

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for a Zoning Change from a Commercial (C) District to a Planned Development District for Commercial (C) District land uses on a 66.057-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2024-005) in the lower right-hand corner of all pages on future submittals.

I.4 Conformance with the Comprehensive Plan. Based on the submitted materials the following are the pertinent sections of the OURHometown Vision 2040 Comprehensive Plan, and how the proposed zoning change conforms/does not conform to the policies and guidelines contained within this document:

(1) Future Land Use Plan. The subject property is situated within the IH-30 Corridor District and is designated for Special Commercial Corridor land uses. This land use designation, "...is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region." In addition, the District Strategies for the IH-30 Corridor District identify the subject property as being designated for a Regional Center (i.e. either a Strip Retail Center, Mixed-Use Center, Town Center, or Regional Designation Center model of development) and being in an Opportunity Zone, which is "(a) segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redeveloped with the highest and best use for the corridor." [see Page 1-18 of the OURHometown Vision 2040 Comprehensive Plan.

Staff Response: Based on the submitted materials staff cannot verify conformance with the Future Land Use Plan. Specifically, the lack of a detailed Concept Plan, and the proposed development standards -- which are either less than what the base zoning district requires or to which a full exemption is being requested -- DO NOT provide enough information (or assurances) that a Regional Center is what is being proposed. With this being said, staff has attempted to mitigate this issue in the proposed draft ordinance, and feels that conformance can be obtained by the applicant through the required PD Development Plan for Area B. Area A does conform with the Future Land Use Plan.

(2) Policies and Guidelines. The OURHometown Vision 2040 Comprehensive Plan establishes Goals and Policies that relate to creating high-quality buildings that are constructed for the long-term value of the community and that are easily adaptable to changing market conditions. These sections of the Comprehensive Plan call for highly articulated buildings that are constructed of materials that are reflective of the community, and talk about not allowing corporate branding elements that make rebranding buildings

difficult in the future (see Chapter 7; Goal 5). In addition, the Non-Residential (see Chapter 9) Goals and Policies talk about reducing visual impacts (i.e. screening of loading docks and other visually intrusive elements with non-residential design), designing Big-Box buildings that are segmented and highly articulated, reducing sign clutter, and increasing the use of soft transitions (i.e. berms, buffers, and landscaping). All of these elements appear to be contrary to some of the proposed PD Development Standards. With this being said, staff is of the opinion that this Planned Development District Ordinance presents opportunities that could create a distinctive and unique destination and be a regional land use that is highly desired by the Comprehensive Plan; however, with the information currently provided to staff makes it difficult to verify if the proposed PD Development Standards and Concept Plan achieve this. Based on this, it is a discretionary decision for the Planning and Zoning Commission and City Council to determine if the applicant's request warrants consideration.

I.5 Development Standards. According to Subsection 02.03, Minimum Standards for Non-Residential Planned Development Districts, of Article 10, Planned Development Regulations, of the Unified Development Code (UDC), "...the minimum standards for all non-residential development shall conform to the minimum standards for overlay districts, which are outlined in Subsection 06.02, General Overlay District Standards, of Article 05, District Development Standards." In this case, the proposed development standards are less than what is required by the General Overlay District Standards, and in most cases are less than what the base zoning district requires (i.e. the Commercial [C] District). Please see staff's responses to the proposed Development Standards, which have been provided attached to these comments.

M.6 Concept Plan. On the Concept Plan, please change the 4.50-acre tract of land identified as 'Area A' to 'Area B'. This serves no purpose to be incorporated with the existing 'Area A', but does have value for 'Area B' with regard to the required open space percentage. This change to the Concept Plan will change the acreages for each area as follows: 'Area A' will be 17.64-acres and 'Area B' will be 49.42-acres.

M.7 Please review the attached draft Planned Development District Ordinance and the Right-of-Way Abandonment Ordinance prior to the January 30, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by February 6, 2024.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 6, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 13, 2024 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on January 30, 2024.

I.9 The projected City Council meeting dates for this case will be February 20, 2024 [Tuesday] (1st Reading) and March 4, 2024 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jonathan Browning	01/25/2024	Approved w/ Comments

01/25/2024: General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines will need to be placed underground.
- A TIA is required. Review fees apply.
- An Infrastructure study is required. Review fees apply.
- City driveway spacing requirements must be met along Justin. TXDOT driveway spacing requirements must be met along I-30 frontage.
- Due to the lack of detail provided for this site, additional comments may be provided at time of Site Plan.

Drainage Items:

- Detention is required. Drainage calculations based on property zoning, not land area use.
- Detention not allowed in the flood plain
- Existing flow patterns must be maintained.
- Detention ponds must be in a drainage easement.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.

- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.
- For drainage areas over 20 acres, the drainage design and study is sent to 3rd party consultant for review. Review fees apply.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Any utility connects across existing roadways must be completed by dry bore.
- Any utility work in TXDOT ROW will require TxDOT permit.
- Must install 12" water mains per City master plans. Dedicate easements.
- Must continue 12" sewer main along Justin Road per the City master plans. Dedicate easements.
- Must comply with the results of the Water/Sewer Infrastructure study, once completed.
- Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
- Water to be 10' separated from storm and sewer lines.

Roadway Paving Items:

- All new paving to be reinforced concrete.
- Fire lane to be 24' wide and in a platted easement.
- No dead-end parking allowed without a city approved turn around.
- Parking to be 20'x9' min.
- Sidewalk required along public and TXDOT roadways.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Must build the second half of Justin Road per the City master thoroughfare plans, along with street lights and sidewalks
- No driveways will be allowed along N. Stodghill Road due to driveway spacing requirements.
- TXDOT spacing requirements along I-30 for 40MPH posted speed limit is 305 ft and you may not have a driveway in the ramp gore area.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/24/2024	Approved w/ Comments

01/24/2024: Approved with the PD requirements that were made with Ryan Miller - Director of Planning & Zoning

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/25/2024	Approved

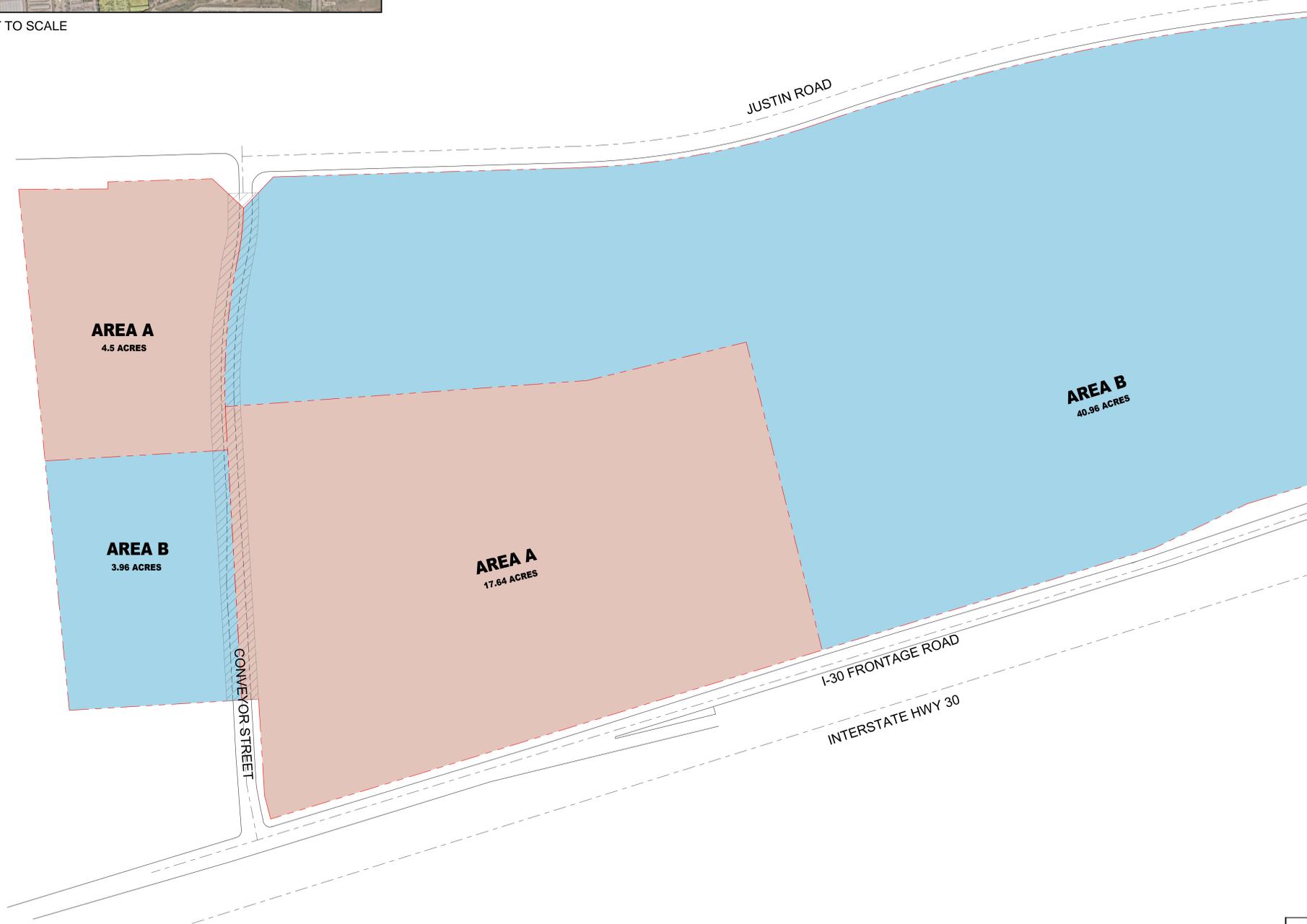
No Comments

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PRINT DATE: 1/19/2024 10:32:58 AM TEMPLATE: VERSION_21124



*NOT TO SCALE

- NOTES**
- EXISTING CONVEYOR STREET DEDICATION TO BE ABANDONED AND TO BECOME PART OF THE SITE.
 - TOTAL PROPOSED PD DISTRICT SIZE INCLUDES THE CONVEYOR STREET ABANDONMENT.
 - CONDOMINIUM PROJECTS ARE PERMITTED IN AREA B. A MAXIMUM OF 2 CONDOMINIUM PROJECTS ARE PERMITTED, AND EACH PROJECT IS LIMITED TO 250 DWELLING UNITS.
 - PEDESTRIAN TRAFFIC/CONNECTION TO FUTURE DEVELOPMENT TO COMPLY WITH UDC ARTICLE 05, SECTION 4, SUBSECTION 04.01 AND TO BE SUBMITTED AS PART OF PD SITE PLAN.
 - THE LOCATION AND SIZE OF EACH AREA SHOWN ON THIS PLAN ARE APPROXIMATE AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN APPROVAL OR PLATTING.



- PROPERTY LINES
- ROAD CENTERLINE
- CONVEYOR STREET ABANDONMENT
APPROX. SIZE = 1.37 ACRES

- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, Roadway).
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
 - No signage is allowed within easements or ROW.
 - Required 10' utility easement along all street frontages.
 - All utilities must be underground. Existing overhead utility lines will need to be placed underground.
 - A TIA is required. Review fees apply.
 - An Infrastructure study is required. Review fees apply.
 - City driveway spacing requirements must be met along Justin.
 - TXDOT driveway spacing requirements must be met along I-30 frontage.
 - Due to the lack of detail provided for this site, additional comments may be provided at time of Site Plan.
- Drainage Items:**
- Detention is required. Drainage calculations based on property zoning, not land area use.
 - Detention not allowed in the flood plain
 - Existing flow patterns must be maintained.
 - Detention ponds must be in a drainage easement.
 - No vertical walls allowed in detention easement. Max 4:1 side slopes.
 - No public water or sewer allowed within the detention easement.
 - The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
 - No grate inlets allowed
 - 100-year WSEL must be called out for detention ponds.
 - FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.
 - Dumpster areas shall drain to an oil/water separator and then into the storm system.
 - For drainage areas over 20 acres, the drainage design and study is sent to 3rd party consultant for review. Review fees apply.
- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
 - Public sewer to be 8" minimum.
 - Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Min 20' utility easements.
 - Any utility connects across existing roadways must be completed by dry bore.
 - Any utility work in TXDOT ROW will require TxDOT permit.
 - Must install 12" water mains per City master plans. Dedicate easements.
 - Must comply with the results of the Water/Sewer Infrastructure study, once completed.
 - Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
 - Water to be 10' separated from storm and sewer lines.
- Roadway Paving Items:**
- All new paving to be reinforced concrete.
 - Fire lane to be 24' wide and in a platted easement.
 - No dead-end parking allowed without a city approved turn around.
 - Parking to be 20'x9' min.
 - Sidewalk required along public and TXDOT roadways.
 - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - Must build the second half of Justin Road per the City master thoroughfare plans, along with street lights and sidewalks
 - No driveways will be allowed along N. Stodghill Road due to driveway spacing requirements.
 - TXDOT spacing requirements along I-30 for 40MPH posted speed limit is 305 ft and you may not have a driveway in the ramp gore area.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

HKS

OWNER
ROCKWALL 5491-30 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP

ARCHITECT
HKS, INC.
350 N SAINT PAUL ST
SUITE 900
DALLAS, TX 75201

ARCHITECT
GREENBERG FARROW
92 EAST MAIN ST, SUITE 410
SOMERVILLE, NJ 08876

CIVIL ENGINEER
KIMLEY HORN
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240

LANDSCAPE
STUDIO OUTSIDE
824 EXPOSITION AVE, SUITE 5
DALLAS, TX 75226

**ROCKWALL COMMERCIAL
ADDITION - LOT 1, BLOCK BLOT
1R, BLOCK C & LOT 1, BLOCK D**

PROJECT ADDRESS: 6607 ACRES, LOT 1, BLOCK B, LOT 1R, BLOCK C, AND LOT 1, BLOCK D
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SEAL & SIGNATURE

KEY PLAN

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
26068.000
DATE
01/19/24
ISSUE

SHEET TITLE
PD CONCEPT PLAN

SHEET NO.
01

APPLICANT'S PROPOSED DEVELOPMENT STANDARDS WITH STAFF COMMENTS.

(1) Definitions.

- (a) Area A means Area A as conceptually shown on the Concept Plan, with final boundaries to be determined at the time of site plan and platting.
- (b) Area B means Area B as conceptually shown on the Concept Plan, with final boundaries to be determined at the time of site plan and platting.
- (c) Concept Plan means the PD Concept Plan attached to this Ordinance as **Exhibit A**.

Staff's Response: These have been included into **SECTION 2** of the ordinance.

- (d) Condominium means a multi-family dwelling unit, within which designated dwelling units are conveyed fee simple title, with an undivided interest in the building's common elements, to include, but not be limited to, halls, stairs, elevators, roof, parking space, and the land when the building is not constructed on leased land.

Staff's Response: Staff has included the generally accepted definition of *Condominium*, which was established by the City Attorney for Planned Development District 32 (PD-32) [*the City's only other area with Condominiums*]. This was incorporated into the *Permitted Land Uses* section for Area B.

- (e) Building Coverage means the percentage of the lot that is occupied by the building area, including parking structures and accessory buildings.

Staff's Response: This is the exact definition from the Unified Development Code (UDC) and does not need to be restated in the Planned Development District Ordinance.

- (f) Property means the 67.59-acre tract of land described on **Exhibit B**, including the existing right-of-way of Conveyor Street.

Staff's Response: This has been incorporated in the first WHEREAS statement in the Planned Development District Ordinance.

- ### (2) Applicable Regulations. The base zoning district for this planned development shall be the "C" Commercial zoning district. In the event of a conflict between this Ordinance and any other zoning regulations, this Ordinance shall control.

Staff's Response: This has been incorporated into the *Density and Development Standards* under the *Permitted Land Uses* sections; however, staff has put in stipulations that *Tract B* be subject to the *General Overlay District Standards* as required by Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC).

- ### (3) Concept Plan. Development of the Property shall generally conform to the concepts illustrated on the Concept Plan. The Concept Plan is intended to be conceptual, and is subject to change with the approval of the City Council at the time of platting or site plan approval. Any change to the Concept Plan authorized by this Section 3 is not considered a zoning amendment, and shall not require an amendment to this Ordinance.

Staff's Response: The *Concept Plan* does not have any details and therefore does not require this language. In addition, the City Council does not approve site plans. Changes to a *Concept Plan* are done through *PD Development Plans*, which is a less discretionary zoning process. This is all regulated by Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC).

- (4) PD Development Plan. Prior to submitting a PD site plan for condominium development, a PD development plan shall be submitted and approved in accordance with Section 03.02 of the Unified Development Code. For any other type of development in Area B, a development plan shall be required prior to submittal of a PD site plan if a proposed development does not meet the intent of the Concept Plan or requires waivers not provided for in this Ordinance. A PD development plan shall not be required for any development in Area A.

Staff's Response: This has been incorporated into the *Development Process* section of the Planned Development District Ordinance; however, staff attempted to establish intent for *Areas A & B* and stipulate that if the intent for *Area A* is not being met that a *PD Development Plan* will be required. This provides some assurances for the City in the event that the property is sold and the intent is changed, and allows the City to review the development under the new intent. *Area B* will require a *PD Development Plan* regardless of what is built.

- (5) PD Site Plan. Except as otherwise provided in this section, approval of a PD site plan in accordance with Section 03.03 of the Unified Development Code is required. PD site plans may be approved separately for each area shown on the Concept Plan and for each phase of development. A PD site plan may differ from the conceptual information shown on the Concept Plan. The City Council may approve special exceptions to the applicable zoning regulations as part of the PD site plan approval process upon a finding that the granting of a special exception will not have a detrimental impact on adjacent property. If a PD site plan satisfies all applicable zoning regulations, it shall be approved.

Staff's Response: The above is not consistent with the City's procedures for site plans and was not incorporated into the Planned Development District Ordinance. All site plans are required to meet the process and procedures outlined in Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

- (6) Permitted Uses. Except as otherwise provided in this section, all uses permitted in the "C" Commercial zoning district are permitted within the Property at any location to the same extent they are permitted in the "C" commercial zoning district. In addition, the following uses are permitted by right at any location within the Property except as otherwise restricted to Area B below for condominiums and residential accessory uses:

Staff's Response: Staff has tied *Areas A & B* to the land uses permitted within the Commercial (C) District; but has also included a list of specifically prohibited land uses that don't conform with the City's vision for the corridor. This provides assurances to the City Council that inconsistent land uses will not be established if the zoning is approved but ownership changes hands.

- (a) Accessory uses, including a home occupation and all other residential accessory uses and structures in Area B and Area C.

Staff's Response: Staff has added *Home Occupation* as an accessory land use to a *Condominium* in *Area B*; however, no other *Residential Accessory Uses or Structures* are appropriate for *Condominiums*.

- (b) Condominiums are permitted subject to the dwelling unit limitations of this Ordinance, and are not subject to any spacing or other restrictions on location contained in the Unified Development Code.

Staff's Response: *Condominiums* have been added as a permitted land use in *Area B*; however, staff has limited this to a maximum of two (2) condominium projects with a maximum of 250-units in each project per the notes provided on the *Concept Plan*. I am not aware of any spacing or other restrictions contained in the Unified Development Code (UDC) that would affect this land use.

- (c) Office.
(d) Restaurant, any size, with or without a drive-through or drive-in.

- (e) Retail.
- (f) Warehouse distribution center as an accessory to a retail use.

Staff's Response: Office, Restaurant (any size, with or without a drive-through), and Retail are all permitted BY-RIGHT land uses per the Unified Development Code (UDC). This does not have to be restated in the ordinance. Warehouse/Distribution is permitted BY-RIGHT as an accessory land use to a General Retail Store; however, staff has included this in the verbiage for Area A. In addition, staff has specifically limited the land uses not meeting the intent of the Special Commercial Corridor permitted within Areas A & B of the proposed Concept Plan.

(7) Development Standards. The Property shall comply with the development standards applicable to property located in a "C" Commercial Zoning District, including the standards in Article 05, Section 04 of the Unified Development Code, except as follows or otherwise provided in this Ordinance:

- (a) For Area A, the minimum building setback from any property line along the boundary of this planned development shall be ten feet, and no other building setback requirements shall apply.

Staff's Response: Staff has incorporated this for Area A; however, the minimum setback adjacent to IH-30 Frontage Road is 25-feet as required by the General Overlay District Requirements and no other property built under the current code has been granted a waiver to this building setback. Based on this -- and to ensure uniform frontage along the IH-30 Frontage Road -- staff has left in the 25-foot front yard building setback.

- (b) For Area A, the maximum building coverage shall be 60 percent. No other building coverage restrictions or building floor area restrictions of any type apply.
- (c) For Area A, the maximum building height shall be 75 feet and three stories. For Area B, the maximum building height shall be 75 feet and five stories.

Staff's Response: Staff added an exemption to the Floor to Area Ratio (FAR) in the Density and Dimensional Requirements section for Area A; however, the impervious coverage for the Commercial (C) District is 85-90% and - considering the City's landscape percentage requirements --, this property could not exceed this requirement. Based on this there is no need for an exemption. Staff added a maximum height of 75-feet for both Areas A & B.

- (d) Condominium development is limited to a maximum of two projects, each with a maximum of 250 condominium dwelling units. No other residential density restrictions shall apply to condominiums, and there shall be no minimum lot area per dwelling unit.

Staff's Response: This was added to the notes for this land use in the Permitted Land Use section for Tract B.

(8) Off-Street Parking. The following requirements apply to Area A:

- (a) Minimum parking requirements shall be based on the requirements set forth on **Exhibit C**. Each land use within a single business in a building shall be parked according to the use's parking requirement on **Exhibit C** and square footage shown on a floorplan.

Staff's Response: In lieu of taking the entire parking table from the Unified Development Code (UDC), staff has incorporated the parking requirements for the probable land uses in Area A and incorporated the parking requirements for each land use in the Planned Development District Ordinance. This includes requirements for Office, General Retail, Restaurant, and Warehouse/Storage.

- (b) There are no restrictions on location of parking spaces, including, but not limited to, restrictions on the number of parking rows or spaces that may be located between a building facade and any adjacent roadway or property line.

Staff's Response: This was incorporated into the *Parking Requirements* section of the Planned Development District Ordinance.

- (9) Off-Street Loading. The following requirements apply to Area A:

- (a) There are no restrictions on location or orientation of loading docks or loading areas.

Staff's Response: Staff has included a statement that loading docks shall *not* face directly onto the IH-30 Frontage Road. This is a major objective of the City's Zoning Code and Comprehensive Plan. With this being said, staff has not placed any additional restrictions on loading docks beyond the requested standards below.

- (b) No wall or fencing of any type shall be required to screen loading areas. Screening requirements may be satisfied solely with live screening.
(c) Noise attenuation devices are not required for loading docks.

Staff's Response: Staff has included requirements for this in the *Off-Street Loading Requirements* of the Planned Development District Ordinance.

- (10) Parkland. Parkland dedication requirements may be satisfied by payment of a fee in lieu of dedication at the option of the developer.

Staff's Response: This process is already stipulated in Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances (i.e. the City's Regulatory Code and not the City's Zoning Code) and allows developers to pay both *Cash-In-Lieu of Land* and *Pro-Rata Equipment Fees* in cash to the City. This does not need to be incorporated into the Planned Development District Ordinance.

- (11) Open Space. A minimum of 20 percent of the lot area of a residential use shall be devoted to open space. No open space is required for non-residential development.

Staff's Response: This is already a requirement of the Unified Development Code (UDC); however, staff has reiterated it in the Planned Development District Ordinance.

- (12) Building Materials and Design Standards. The following requirements apply to Area A:

- (a) Permitted building materials include stone, brick, glass curtain wall, aluminum and glass storefront, glass block, tile, prefabricated metal panel, custom painted tilt up concrete panel, and custom Concrete Masonry Units (CMU) (i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited). In addition, the use of cementitious materials (e.g. fiber cement, stucco, cementitious lap siding, tilt up concrete or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be permitted without limitation for use on a building's exterior facade; however, stucco shall not be used within the first four (4) feet from grade on a building's facade. Accent brick and stone are permitted, but not required. No other restrictions on building materials shall apply.

Staff's Response: This has been incorporated into the Planned Development District Ordinance.

- (b) A building shall not be required to be architecturally finished on all sides.

- (c) Building articulation requirements shall not apply.

Staff's Response: This was incorporated into the *Building Materials and Design Standards* section of the Planned Development District Ordinance; however, staff included a general statement that the building *should* include an articulated entryway on the front façade, and a statement that this will be review by the Architectural Review Board (ARB) as part of the *PD Site Plan* process. The ARB is a non-regulatory board that reviews all building elevations in the City and makes recommendations to the Planning and Zoning Commission concerning the approval of variances and exceptions as part of the site plan process.

- (d) Flat roofs are permitted. Parapets shall not be required; however, rooftop equipment shall meet the requirements of this Ordinance.

Staff's Response: This was incorporated into the *Building Materials and Design Standards* section of the Planned Development District Ordinance.

- (e) A building shall be required to have a minimum of two of the architectural elements listed in Article 05 Section 06.02(C)(4).

Staff's Response: This was incorporated into the *Building Materials and Design Standards* section of the Planned Development District Ordinance.

(13) Screening. The following requirements apply to Area A:

- (a) No wall or fencing of any type shall be required as screening. Screening requirements may be satisfied solely with live screening.
- (b) Roof mounted equipment shall not be visible from grade level at any boundary of the platted lot on which they are located. No other roof mounted equipment screening requirement shall apply.
- (c) Other than loading dock and rooftop equipment screening and landscape buffers, uses within Area A do not require any screening or buffering from any surrounding uses or zoning districts.

Staff's Response: These standards have already been addressed in other sections above and no additional screening is required as part of this development; however, staff has included language that exempts *Area A* from the residential adjacency screening requirements. This is contained in the *Residential Adjacency Screening Requirements* of the Planned Development District Ordinance.

(14) Landscaping. For Area A, required landscaping buffers shall incorporate ground cover, a built-up berm, and shrubbery, but no wall or fencing of any type shall be required.

Staff's Response: This request doesn't make sense as there is currently no requirement that would stipulate a fence be required for *Area A* other than those addressed with the loading docks above. No requirements for this were added to the Planned Development District Ordinance.

(15) Miscellaneous.

- (a) The P&Z may approve alternative fencing materials and designs.

Staff's Response: This is already stated in Article 08, *Landscape and Fencing Standards*, of the Unified Development Code (UDC), and does not need to be reiterated in the Planned Development District Ordinance.

- (b) In Area A, there shall be no restriction on the number or location of freestanding flagpoles, and the maximum height for a freestanding flagpole shall be 75 feet.

Staff's Response: According to Subsection 03.04, *Flag Poles*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "(f)lag poles are permitted in all districts, but must meet the building height and setback requirements for each district." The requested maximum building height for *Area A* is 75-feet so there is no need to add an additional requirement; however, please see staff's notes at the end of these comments concerning flag poles as signage.

(16) Signs.

- (a) In Area A:

- i. In addition to all other permitted signs, each wall of a building is permitted to contain on-premise attached signs that are, in the aggregate, a maximum of 15 percent of the area of such wall. Such signs include all attached signs, including, but not limited to, projection signs, marquee signs, and seasonal or temporary signs. There is no restriction on the number of attached signs. There is no additional restriction on the size or location of a canopy sign. Canopy signs may extend above or below the canopy band.

Staff's Response: The City currently allows wall signage to be a maximum of 60 SF or 10.00% of the front façade of the building or store front, whichever is greater. Staff has included these requirements in the *Signage* section of the Planned Development District Ordinance and changed the 10.00% to 15.00%.

- ii. Sign brackets or supports for wall signs may project more than two inches from the wall to which they are attached.

Staff's Response: The City's code currently relegates projection signs and walls to have a maximum projection of two (2) inches. Staff did not include this, because there was no maximum value established. In addition, staff surveyed two (2) businesses in other areas of the metroplex that are similar as to what is being proposed on the subject property and found no examples that would support changing this requirement.

- (b) In Area A, one freestanding digital sign is permitted subject to the following restrictions:

- i. The maximum height shall be [redacted] feet.
ii. The maximum width shall be [redacted] feet.
iii. The minimum setback from the lot line shall be [redacted] feet.
iv. The sign shall display static changeable messages that change no more than once every [redacted] seconds.
v. The sign may display on-premise and off-premise messages. If the sign is an off-premise sign, it must comply with all applicable state regulations to the extent any such regulations apply based on the location and orientation of the sign.

Staff's Response: The City's current code allows digital signs to be used in place of monopole or monument signs. The requirements for a digital sign are a maximum 200 SF of signage area and the static time must be a minimum of five (5) seconds. The setbacks are ten (10) feet from the roadway, 60-feet from other freestanding signs, and 30-feet from adjoining property lines. The above requirements have not been defined and do not appear to substantially deviate from the City's current requirements. Based on this staff has included an excerpt in the *Freestanding Monopole Sign* section of the Planned Development District allowing any of the permitted two (2) freestanding pole signs -- *not the third 120-foot monopole sign* -- to be digital signs.

- (c) In Area A, in addition to all other permitted signs, two permanent on-premise banner signs are permitted subject to the restrictions below applicable to temporary banners. The messages on these permanent banners may change without requiring a sign permit.

Staff's Response: On-premise permanent banner signs are walls signs and do not require a sign permit for refacing. Based on this staff has incorporated language into the wall signage requirements in the Planned Development District Ordinance that address this.

- (d) In Area A, in addition to all other permitted signs, temporary banners are permitted subject to the following restrictions:
- i. A banner may be used for advertisement of events, activities, products or commodities related to the premises, including products sold on the premises.
 - ii. A banner shall not exceed 700 square feet in area.
 - iii. A banner must be suspended or hanging from a building or sign, and shall meet city safety requirements related to how to attach a banner to a building or sign.
 - iv. Banners shall be maintained in a state of good condition during the entire time they are erected.
 - v. No temporary banner sign shall require a sign permit.
 - vi. Multiple temporary banner signs are permitted at one time.
 - vii. No other restrictions shall apply to a banner.

Staff's Response: The City currently stipulates that temporary banner signs be a maximum of 60 SF, have to placed on the building, only one (1) temporary banner sign is permitted at a time, and the maximum time period a temporary banner sign may exist on site is 30-days. The requirements above do not provide a time limit on temporary banner signs and could effectively make a 700 SF banner sign permanent. Based on this staff did not incorporate this into the Planned Development District Ordinance. In addition, this section appears to overlap with what would be permitted by wall signage.

- (e) In Area A, in addition to all other permitted signs, one freestanding monopole that is a maximum of 120 feet in height. Such sign may have multiple sign faces, and no individual sign face shall exceed 600 square feet in area. The cumulative maximum sign face area for all faces on such sign shall be 1,800 square feet. Such sign may be illuminated. Such sign shall have a minimum ten foot setback from the lot lines, and no other setbacks shall apply. Such sign shall be an on-premise sign.

Staff's Response: The City currently allows one (1) freestanding monopole, 30-feet in height, with a maximum of 200 SF of total sign face per seven (7) acres of site area. For the subject property, this would translate to three (3) signs with a total signage area of 600 SF. The setback along IH-30 would be 30-feet from adjoining property lines and 60-feet from other freestanding signs with a minimum setback off of the roadway of ten (10) feet. Based on this staff has incorporated language that would allow one (1) of the three (3) signs to be 120-feet in height, with a maximum sign face of 600 SF, and a total sign area of 1,800 SF. The remaining two (2) permitted pole signs shall meet the requirements of Chapter 32, *Signs*, of the Municipal Code of Ordinances; however, these two (2) signs may be digital signs.

- (f) In addition to all other permitted signs, freestanding traffic signs and other directional signs are permitted at any location within the Property subject to the following restrictions:
- i. Such signs may contain the business name and/or logo for any business within the planned development district and shall direct traffic within the development, and shall contain no other commercial message.
 - ii. The maximum sign area shall be six square feet, and the maximum overall sign height shall be four feet.
 - iii. The number of signs is not limited.
 - iv. The signs may be illuminated or non-illuminated.

- v. There shall be no minimum setback.
- vi. Signs may be permanent, and shall require a sign permit.
- vii. No other restrictions shall apply.

Staff's Response: The City currently allows an unlimited amount of traffic signs that are allowed to be a maximum of six (6) square feet, three (3) feet in height, and with no setback requirements. In addition, one (1) sign with a business name and/or logo is permitted at each primary access drive to the premises. No interior signs shall include the business name or logo. The proposed requirements -- *save and accept the sign height* -- do not appear to conflict with the City's current code; therefore, staff only added the height provision into the Planned Development District Ordinance.

- (g) In Area B, in addition to all other permitted signs, a maximum of three pylon signs are permitted that meet the following requirements:
- i. One pylon sign shall be located along Stodgehill Road, and the remaining two pylon signs shall be located along Interstate 30.
 - ii. The maximum height shall be [REDACTED] feet.
 - iii. The maximum width shall be [REDACTED] feet.
 - iv. The minimum setback from the lot line shall be [REDACTED] feet.
 - v. Pylon signs may be illuminated or non-illuminated.
 - vi. Pylon signs shall be on-premise signs.

Staff's Response: Since staff does not have a detail concept plan for what will be established in Area B no exclusions to the standard sign requirements were included for Area B.

STAFF ADDITIONS (FLAG POLE SIGNS): In surveying like businesses staff observed that flag pole signs with the company's logo are typically located at points of ingress/egress. This is not typical or allowed by the City's code, and staff has included language that would allow this in the Planned Development District Ordinance.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS NORTHWEST CORNER OF FM 3549 AND EAST INTERSTATE 30

SUBDIVISION ROCKWALL COMMERCIAL

LOT

SEE SURVEY

BLOCK

SEE SURVEY

GENERAL LOCATION NORTHWEST CORNER OF FM 3549 AND EAST INTERSTATE 30

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING COMMERCIAL (C)

CURRENT USE NONE

PROPOSED ZONING PLANNED DEVELOPMENT

PROPOSED USE MIXED-USE

ACREAGE 65.147

LOTS [CURRENT] 4

LOTS [PROPOSED]

TBD - PER FUT. PLAN

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 ROCKWALL 549/130 PARTNERS LP

APPLICANT KIMLEY-HORN

CONTACT PERSON RONALD P. BERLIN

CONTACT PERSON ANTHONY LOEFFEL

ADDRESS 8750 CENTRAL EXPRESSWAY
SUITE 1735

ADDRESS 400 N. OKLAHOMA DR, SUITE 105

CITY, STATE & ZIP DALLAS, TEXAS, 75231

CITY, STATE & ZIP CELINA, TEXAS, 75009

PHONE 214-691-2556

PHONE 469-301-2581

E-MAIL RON@BERLININTERESTS.COM

E-MAIL ANTHONY.LOEFFEL@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RONALD P. BERLIN [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 \$1,177.21 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF Jan, 2024 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

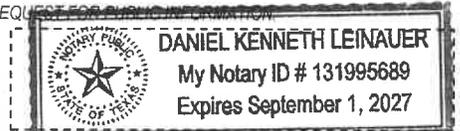
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF Jan, 2024

OWNER'S SIGNATURE

Ronald P. Berlin

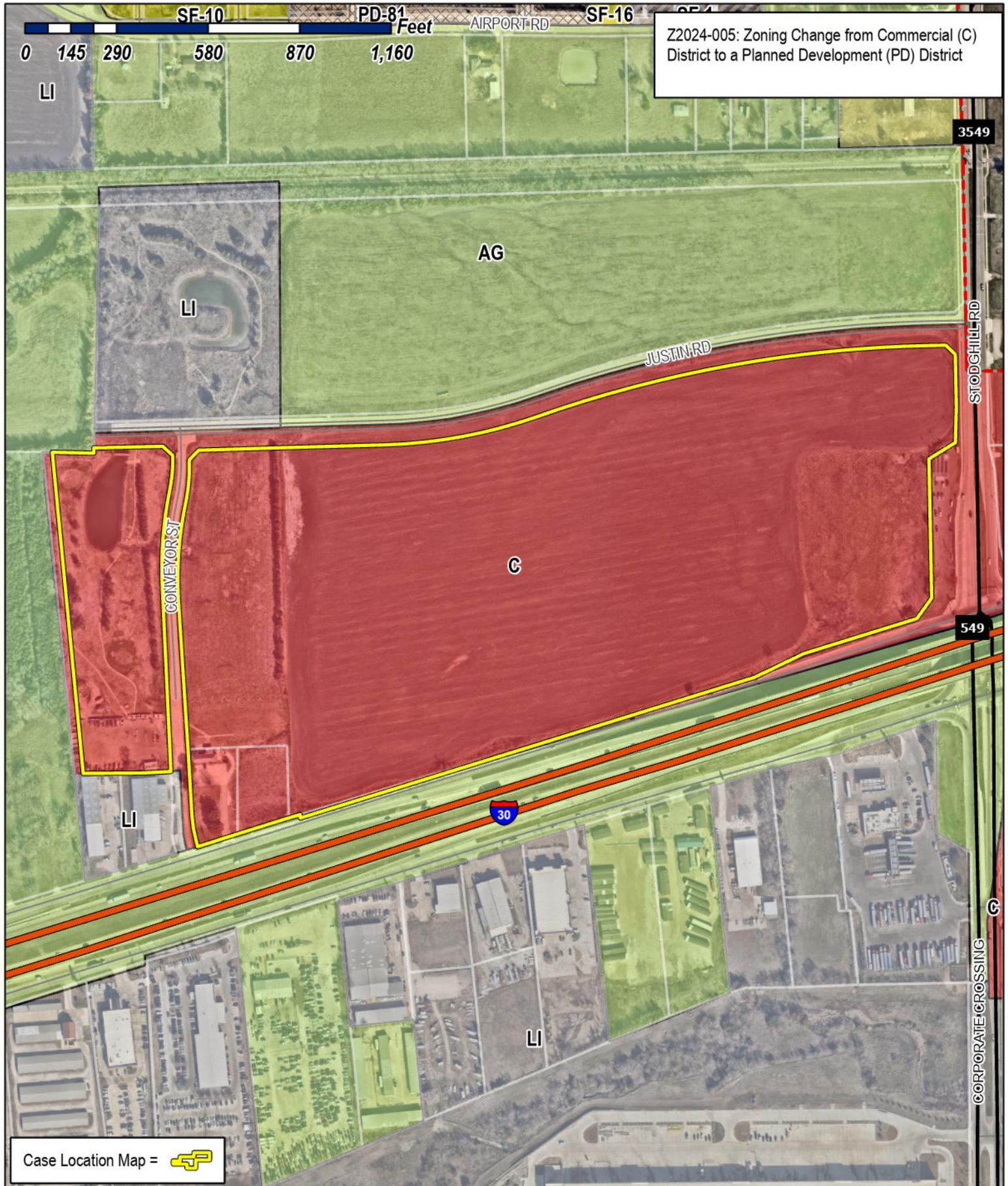
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

9/1/2027



Z2024-005: Zoning Change from Commercial (C) District to a Planned Development (PD) District

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.

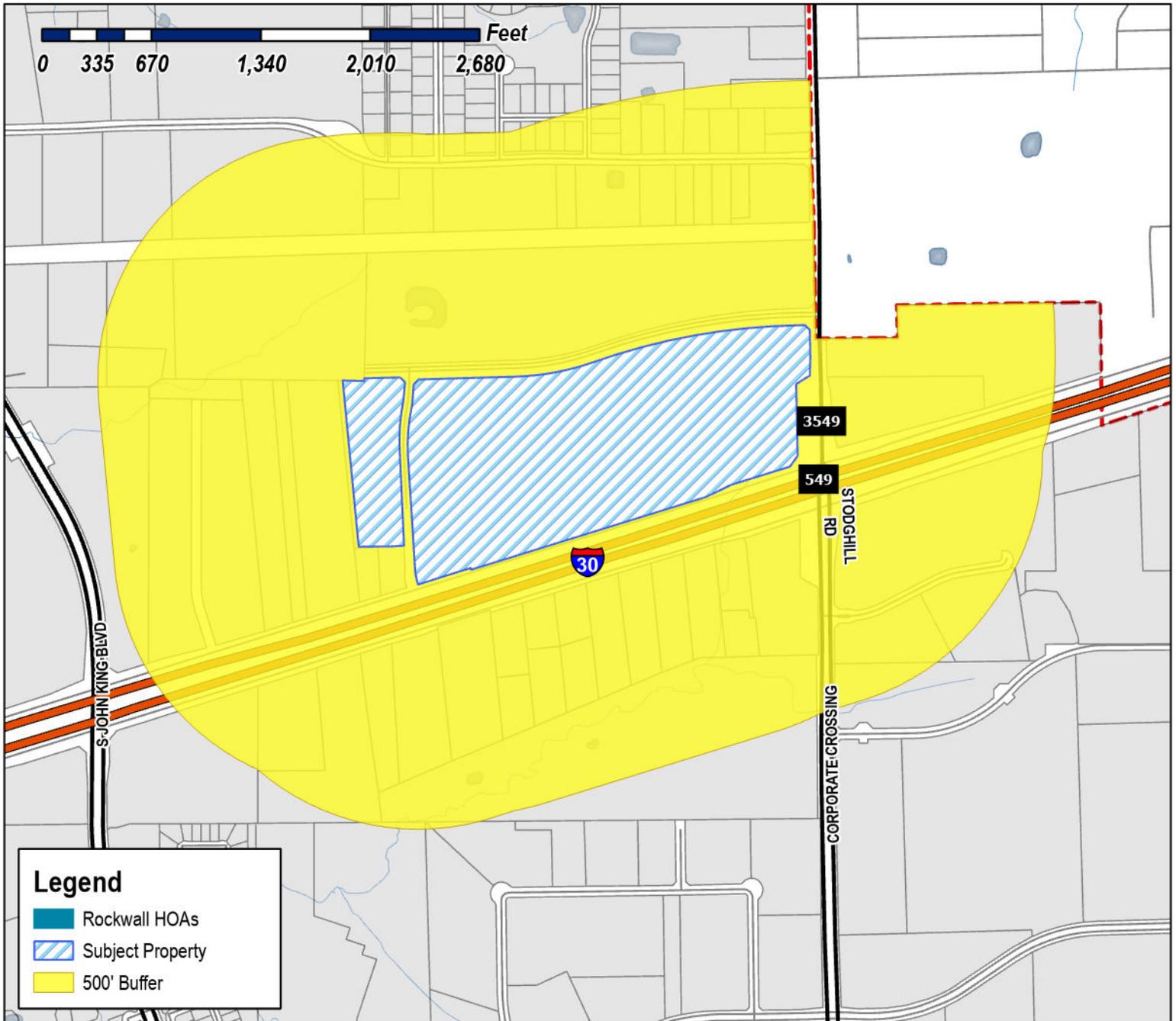




City of Rockwall

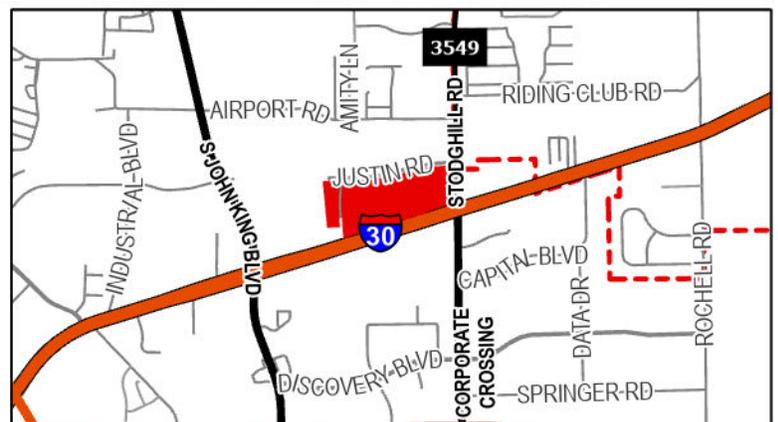
Planning & Zoning Department
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Case Number: Z2024-005
Case Name: Zoning Change from Commercial (C) District to a Planned Development (PD) District
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NEC of 3549 and E. I-30

Date Saved: 1/18/2024
 For Questions on this Case Call (972) 771-7745

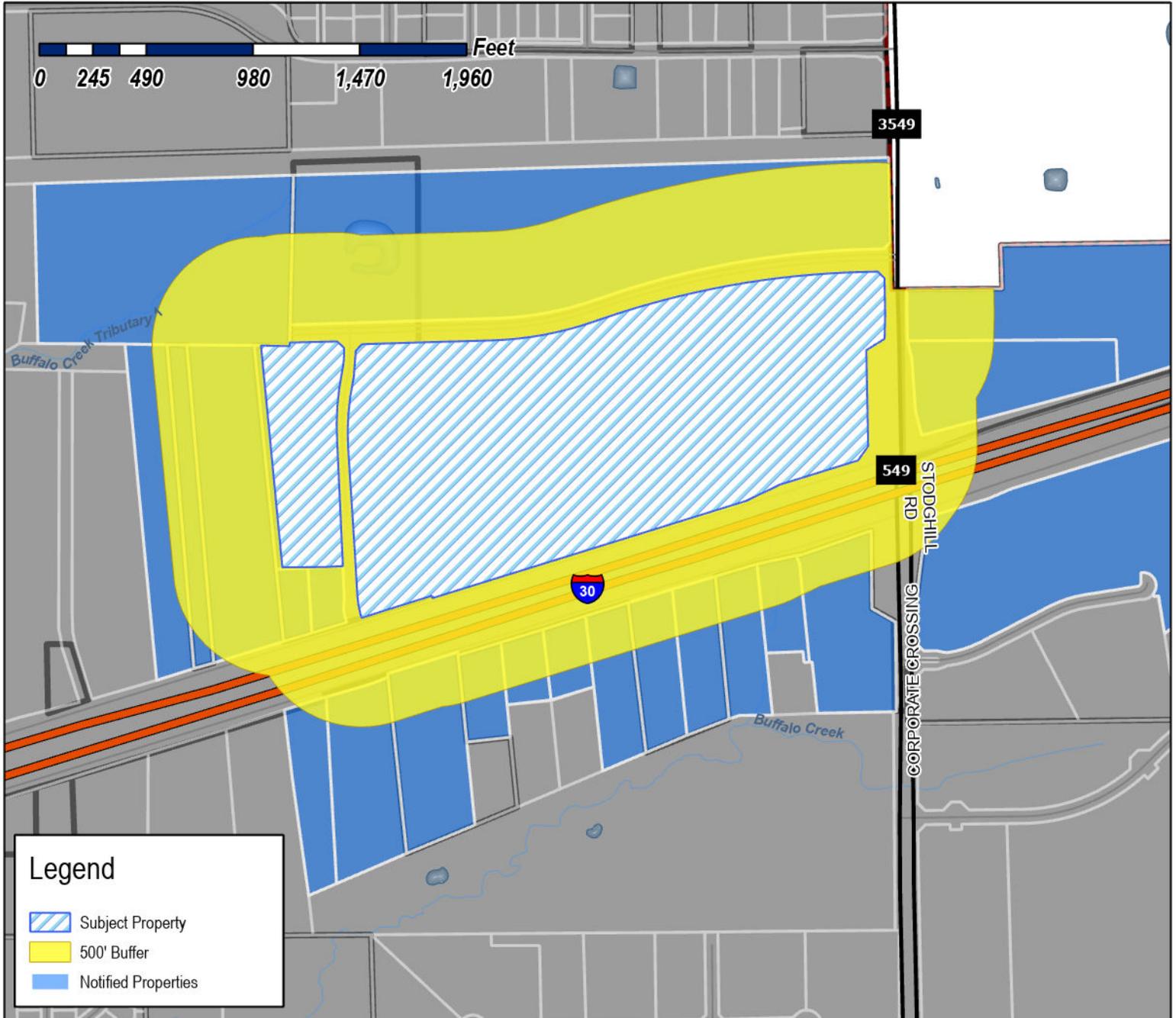




City of Rockwall

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385 S. Goliad Street
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Legend

-  Subject Property
-  500' Buffer
-  Notified Properties

Case Number: Z2024-005
Case Name: Zoning Change from Commercial (C) District to a Planned Development (PD) District
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: NEC of 3549 and E. I-30

Date Saved: 1/19/2024

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



MYASIN INVESTMENTS LLC
11243 SHADY TRL
DALLAS, TX 75229

MHC I30 LP
12001 N CENTRAL EXPRESSWAY SUITE 875
DALLAS, TX 75243

LINE 5 HOLDINGS LP
1201 N RIVERFRONT BLVD SUITE 100
DALLAS, TX 75207

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

PRITCHARD DONNA CULLINS &
KIMBERLY CULLINS COLLICCHIO TRUSTEES
1610 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1785 E I30
ROCKWALL, TX 75087

RESIDENT
1790 E I30
ROCKWALL, TX 75087

RESIDENT
1795 I30
ROCKWALL, TX 75087

RESIDENT
1805 E I30
ROCKWALL, TX 75087

RESIDENT
1810 S I30
ROCKWALL, TX 75087

RESIDENT
1830 I30
ROCKWALL, TX 75087

SELF SCOTT & JANET
1830 E INTERSTATE 30 STE 100
ROCKWALL, TX 75087

RESIDENT
1850 I30
ROCKWALL, TX 75087

GENESTA PARTNERSHIP
1850 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
1860 E I30
ROCKWALL, TX 75087

RESIDENT
1880 I30 RD
ROCKWALL, TX 75087

RESIDENT
1900 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
1960 E I30
ROCKWALL, TX 75087

RESIDENT
1970 I30 SOUTH SERVICE RD
ROCKWALL, TX 75087

RESIDENT
1990 E I30
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
2801 E. CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

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

MIDDLE BROOKS HOLDINGS LLC
513 SAINT MARY ST
ROCKWALL, TX 75087

MOORE MICHAEL F
557 MARIAH BAY DR
HEATH, TX 75032

MOORE MICHAEL F
557 MARIAH BAY DR
HEATH, TX 75032

CAVENDER INVESTMENT PROPERTIES E LTD
7820 SOUTH BROADWAY
TYLER, TX 75703

ROCKWALL 549/I30 PARTNERS LP
8750 N CENTRAL EXPWY SUITE 1735
DALLAS, TX 75231

CONVEYOR I30 PARTNERS LP
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

LOVE'S COUNTRY STORES INC
PO BOX 26210
OKLAHOMA CITY, OK 73126

ROCKWALL AA RE LLC
PO BOX 775
ROYSE CITY, TX 75189

PUBLIC NOTICE



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

CORRECTED NOTICE: ALL CHANGES CORRECTED IN RED BELOW. CORRECTING THE CITY COUNCIL MEETING DATE TO REFLECT TUESDAY, FEBRUARY 20, 2024.

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:

Z2024-005: Zoning Change from C to PD

Hold a public hearing to discuss and consider a request by Anthony Loeffel of Kimley-Horn on behalf of Ronald P. Berlin of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a Zoning Change from a Commercial (C) District to a Planned Development District for Commercial (C) District land uses on a 66.057-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, 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, February 13, 2024 at 6:00 PM, and the City Council will hold a public hearing on TUESDAY, February 20, 2024 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by TUESDAY, February 20, 2024 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. Z2024-005: Zoning Change from C to PD

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.

[Redacted area]

Name: [Redacted]

Address: [Redacted]

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](#)

PUBLIC NOTICE



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

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Z2024-005: Zoning Change from C to PD

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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. Z2024-005: Zoning Change from C to PD

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.

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box]
Address: [Grey box]

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



January 19, 2024

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

**RE: Proposed Zoning Change at NWC of FM 3549 and IH-30
Letter of Explanation
Rockwall, Texas**

Mr. Miller:

At the request of the Owner parcel 114981, 114982, 26819 and 26818 per Rockwall CAD, we are requesting a zoning change of the approximately 66 acres of land at the northwest corner of FM 3549 and Interstate 30. We are requesting a Planned Development (PD) zoning change from Commercial (C) to Planned Development (PD) Zoning District.

Sincerely,

Anthony Loeffel, P.E.

TRACT 1

BEING a tract of land situated in the E.M. Elliot Survey, Abstract No. 77 and John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being all of Lot 1R, Block C of Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas.

TRACT 2

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 2021000008470, Plat Records of Rockwall County, Texas, and being a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a cap stamped "TXDOT" found for the southwest corner of said Lot 1, Block D and the northeast corner of the intersection of northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) with the easterly right-of-way line of Conveyors Street (a 60-foot right-of-way), same being at the beginning of a non-tangent curve to the right with a radius of 397.84 feet, a central angle of 13°52'57", and a chord bearing and distance of North 10°51'16" West, 96.16 feet;

THENCE in a northerly direction, along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, and with said non-tangent curve to the right, an arc distance of 96.40 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE North 03°13'23" West, continuing along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, passing at a distance of 228.03 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the northernmost southwest corner of said Lot 1, Block B, continuing along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street a total distance of 706.26 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'45" East, 308.22 feet;

THENCE in a northerly direction, along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street the following courses and distances:

In a northerly direction, with said tangent curve to the right, an arc distance of 309.12 feet to the beginning of a reverse curve to the left with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'50" East, 125.86 feet, from which a 5/8" iron rod with plastic cap stamped "KHA" found bears South 57°02'14" East, a distance of 0.35 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 126.15 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the most southerly northwest corner of said Lot 1, Block B same being the southernmost end of a right-of-way corner clip at the intersection of the east right-of-way line of said Conveyors Street and the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 2021000008470, Plat Records of Rockwall County, Texas;

THENCE North 43°16'40" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northernmost end of said right-of-way clip same being the most northerly northwest corner of said Lot 1, Block B;

THENCE North 88°16'40" East, along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, a distance of 261.47 feet to a point for corner on the easterly line of said 8.40 gross acre tract and the westerly line of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, Real Property Records of Rockwall County, Texas;

THENCE South 01°12'38" East, departing the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a 1/2-inch iron rod found for the easterly, southeast corner of said 8.40 gross acre tract and the northeast corner of a called 1.00 acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, Real Property Records of Rockwall County, Texas, same also being an ell corner of said Lot 1, Block B;

THENCE South 87°29'50" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract;

THENCE South 01°17'14" East, departing the southerly line of said Lot 1, Block B, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing aforesaid Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 5034" found for the southwest corner of said 1.00-acre tract, the southerly and the southeast corner of said 8.40 gross acre tract, same being on the southerly line of aforesaid Lot 1, Block D and the northerly right-of-way line of aforesaid Interstate Highway 30;

THENCE South 72°46'08" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block D and along the northerly right of way line of said Interstate Highway 30, a distance of 136.40 feet to the **POINT OF BEGINNING** and containing 349,085 square feet or 8.014 acres of land, more or less.

TRACT 3

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 2021000008470, Plat Records of Rockwall County, Texas, and a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, and all of a called 1.00-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, both of the Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most southerly southeast corner of said Lot 1, Block B and in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE along the common line of said Lot 1, Block B and the northerly right-of-way line of said Interstate Highway 30, the following courses and distances:

South 72°46'18" West, a distance of 384.46 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

South 64°14'27" West, a distance of 202.24 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE South 72°46'08" West, continuing along said common line and the south line of said Lot 1, Block D, and passing at a distance of 1507.74 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southeast corner of said Lot 1, Block D, continuing along said line a total distance of 1,677.69 feet to a 1/2-inch iron rod found for the southwest corner of aforesaid 1.00-acre tract, same being the southerly, southeast corner of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas;

THENCE North 01°17'14" West, departing the northerly right-of-way line of said Interstate Highway 30 and the southerly line of said Lot 1, Block D, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing said Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract, same also being on a southerly line of aforesaid Lot 1, Block B;

THENCE North 87°29'50" East, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northeast corner of said 1.00-acre tract and the easterly, southeast corner of said 8.40 gross acre tract and an ell corner of said Lot 1, Block B, same being on the westerly line of aforesaid 80.79-acre tract;

THENCE North $01^{\circ}12'38''$ West, departing the southerly line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a point for on the corner on the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 2021000008470, Plat Records of Rockwall County, Texas and the north line of said Lot 1, Block B;

THENCE along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, the following courses and distance:

North $88^{\circ}16'40''$ East, a distance of 331.59 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 1,592.50 feet, a central angle of $17^{\circ}40'38''$, and a chord bearing and distance of North $79^{\circ}26'21''$ East, 489.38 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 491.33 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 3,979.40 feet, a central angle of $18^{\circ}16'32''$, and a chord bearing and distance of North $79^{\circ}44'18''$ East, 1,263.93 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 1,269.31 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North $88^{\circ}52'34''$ East, a distance of 49.83 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most northerly northeast corner of said Lot 1, Block B same being the northernmost end of a right-of-way corner clip at the intersection of the south right-of-way line of said Justin Road and the west right-of-way line of F.M. Highway 3549 (a variable width right-of-way);

THENCE South $46^{\circ}07'44''$ East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southernmost corner of said corner clip same being the most southerly northeast corner of said Lot 1, Block B;

THENCE along the westerly right-of-way line of said F.M. Highway 3549 and the east line of said Lot 1, Block B the following courses and distances:

South $01^{\circ}08'02''$ East, a distance of 165.78 feet to a 5/8" iron rod found for corner;

South $01^{\circ}26'27''$ West, a distance of 113.61 feet to a 5/8" iron rod found for corner;

South $58^{\circ}12'55''$ West, a distance of 98.69 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

South $01^{\circ}07'09''$ East, a distance of 441.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for the northernmost southeast corner of said Lot 1, Block B, from which a 5/8" iron rod found (disturbed) bears South $30^{\circ}38'33''$ East, a distance of 1.35 feet;

South 35°33'35" West, a distance of 80.25 feet to the **POINT OF BEGINNING** and containing 2,175,068 square feet or 49.933 acres of land, more or less.

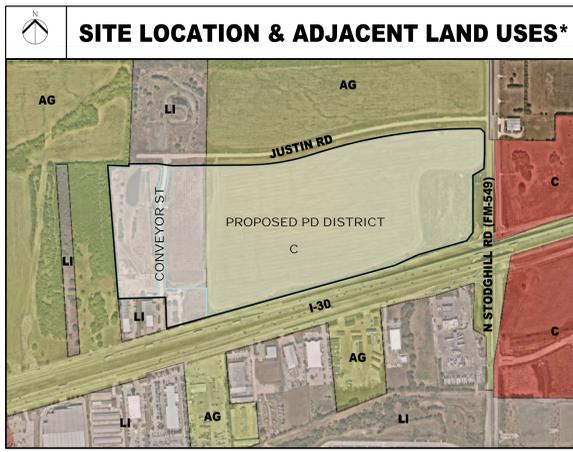
Concept Plan Informational Statement

The development will be primarily commercial and retail, aligned with the City of Rockwall's Comprehensive Plan, "*OURHometown 2040 Vision Comprehensive Plan*" (2018 Update). Notable exceptions are up to two proposed residential buildings in Area B. These residential buildings will provide a desirable 'mixed-use' look and feel to the overall development. The total acreage of the development is 67.59 acres and will be completed in phases. It is anticipated that Area A will be completed in 2025. Area B is expected to be developed over the next five years, with the entire development estimated to be complete in 2030.

Aerial Photo Showing Boundaries of the Proposed PD Concept Plan



TITLE BLOCK VERSION: 20210830
 PRINT DATE: 1/19/2024 10:32:59 AM TEMPLATE VERSION: 21124
 © 2024 HKS, INC.



*NOT TO SCALE

NOTES

- EXISTING CONVEYOR STREET DEDICATION TO BE ABANDONED AND TO BECOME PART OF THE SITE.
- TOTAL PROPOSED PD DISTRICT SIZE INCLUDES THE CONVEYOR STREET ABANDONMENT.
- CONDOMINIUM PROJECTS ARE PERMITTED IN AREA B. A MAXIMUM OF 2 CONDOMINIUM PROJECTS ARE PERMITTED, AND EACH PROJECT IS LIMITED TO 250 DWELLING UNITS.
- PEDESTRIAN TRAFFIC/CONNECTION TO FUTURE DEVELOPMENT TO COMPLY WITH UDC ARTICLE 05, SECTION 4, SUBSECTION 04.01 AND TO BE SUBMITTED AS PART OF PD SITE PLAN.
- THE LOCATION AND SIZE OF EACH AREA SHOWN ON THIS PLAN ARE APPROXIMATE AND SUBJECT TO CHANGE AT THE TIME OF SITE PLAN APPROVAL OR PLATTING.



OWNER
 ROCKWALL 5491-30 PARTNERS, LP & CONVEYOR 130 PARTNERS, LP

ARCHITECT
 HKS, INC.
 350 N SAINT PAUL ST
 SUITE 900
 DALLAS, TX 75201

ARCHITECT
 GREENBERG FARROW
 92 EAST MAIN ST, SUITE 410
 SOMERVILLE, NJ 08876

CIVIL ENGINEER
 KIMLEY HORN
 TWO GALLERIA OFFICE TOWER, SUITE 700
 DALLAS, TX 75240

LANDSCAPE
 STUDIO OUTSIDE
 824 EXPOSITION AVE, SUITE 5
 DALLAS, TX 75226

ROCKWALL COMMERCIAL
ADDITION - LOT 1, BLOCK BLOT
1R, BLOCK C & LOT 1, BLOCK D
PROJECT ADDRESS: 6607 ACRES, LOT 1, BLOCK B, LOT 1R, BLOCK C, AND LOT 1, BLOCK D
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SEAL & SIGNATURE

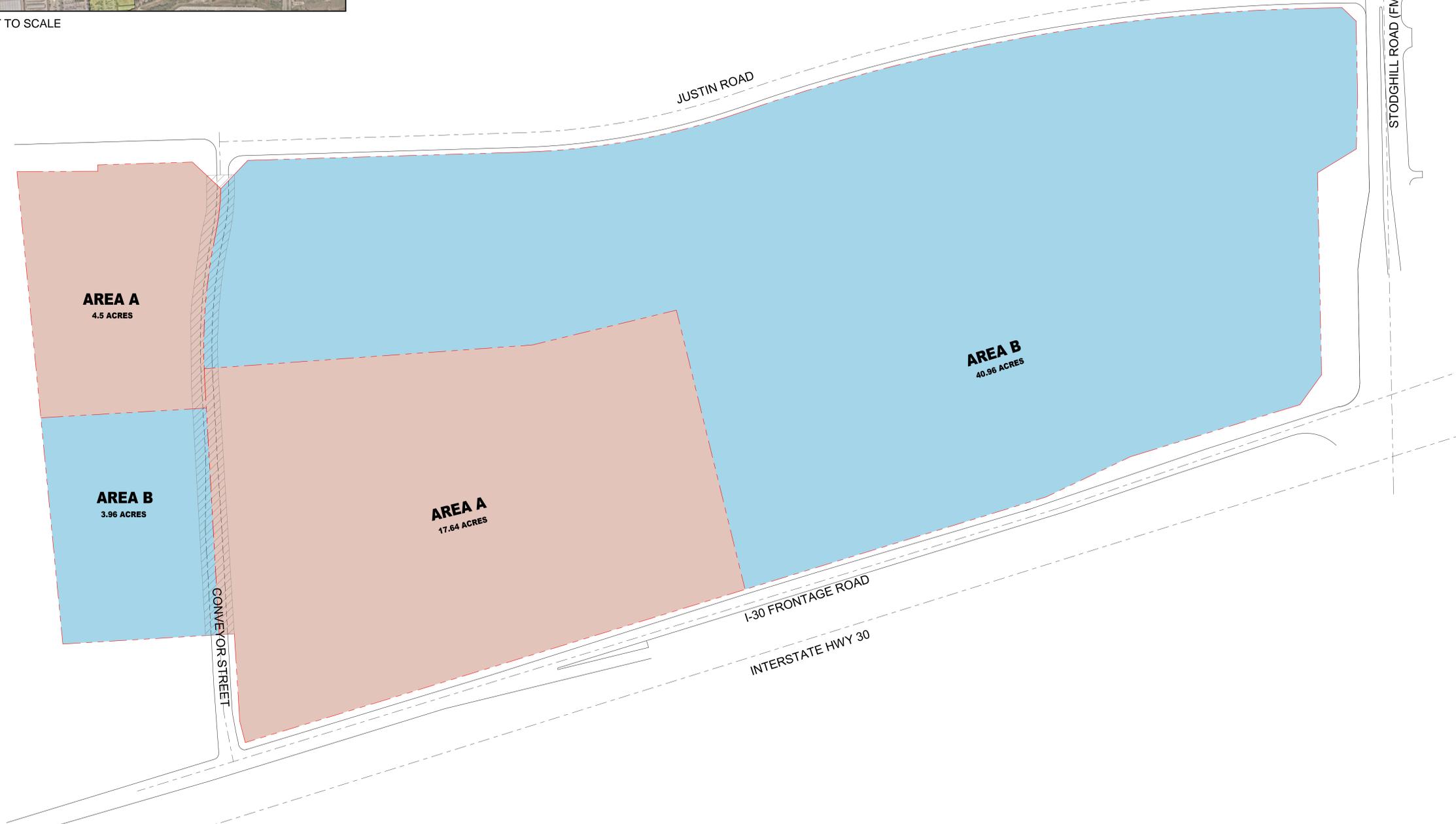
KEY PLAN

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER
26068.000
 DATE
01/19/24
 ISSUE

SHEET TITLE
PD CONCEPT PLAN

SHEET NO.
01



- - - - - PROPERTY LINES
- - - - - ROAD CENTERLINE
- CONVEYOR STREET ABANDONMENT
APPROX. SIZE = 1.37 ACRES

SITE AREA		
TOTAL AREA	APPROX. SIZE	USE
A	22.14 ACRES	COMMERCIAL
B	44.92 ACRES	CONDOMINIUM AND COMMERCIAL
TOTAL PD DISTRICT	67.06 ACRES	

TITLE BLOCK VERSION: 20210830
PRINT DATE: 1/19/2024 11:14:50 AM TEMPLATE VERSION: 2124



Legacy West

Plano, TX

Retail + Office: 415,000 SF
Food Hall: 55,000 SF
Residential: 1300 Units
Hotel: 300 Rooms



Trinity Groves

Dallas, TX

Retail: 30,000 SF
Residential: 350 Units



The Domain

Austin, TX

Retail: 685,000SF
Office: 80,000SF
Residential: 400 Units



Snider Plaza

Dallas, TX



Shops at Park Lane

Dallas, TX

Retail: 550,000 SF
Office: 500,000 SF
Residential: 550 Units



Watters Creek

Allen, TX

Retail: 520,000 SF
Office: 170,000 SF
Residential: 285 Units

NOTES

1. IMAGERY DEPICTED IS ILLUSTRATIVE AND NON-BINDING.

HKS

OWNER
ROCKWALL 5491-30 PARTNERS, LP & CONVEYOR
130 PARTNERS, LP

ARCHITECT

HKS, INC.
350 N SAINT PAUL ST
SUITE 900
DALLAS, TX 75201

ARCHITECT

GREENBERG FARROW
92 EAST MAIN ST, SUITE 410
SOMERVILLE, NJ 08876

CIVIL ENGINEER

KIMLEY HORN
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240

LANDSCAPE

STUDIO OUTSIDE
824 EXPOSITION AVE, SUITE 5
DALLAS, TX 75226

ROCKWALL COMMERCIAL ADDITION - LOT 1, BLOCK BLOT 1R, BLOCK C & LOT 1, BLOCK D

PROJECT ADDRESS: 6607 ACRES, LOT 1, BLOCK B, LOT 1R, BLOCK C, AND LOT 1, BLOCK D
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SEAL & SIGNATURE

KEY PLAN



REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

26068.000

DATE

01/17/24

ISSUE

SHEET TITLE

AFFINITY IMAGERY

SHEET NO.

03

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Exhibit __
Development Standards

1. Definitions.
 - a. Area A means Area A as conceptually shown on the Concept Plan, with final boundaries to be determined at the time of site plan and platting.
 - b. Area B means Area B as conceptually shown on the Concept Plan, with final boundaries to be determined at the time of site plan and platting.
 - c. Concept Plan means the PD Concept Plan attached to this Ordinance as **Exhibit A**.
 - d. Condominium means a multi-family dwelling unit, within which designated dwelling units are conveyed fee simple title, with an undivided interest in the building's common elements, to include, but not be limited to, halls, stairs, elevators, roof, parking space, and the land when the building is not constructed on leased land.
 - e. Building Coverage means the percentage of the lot that is occupied by the building area, including parking structures and accessory buildings.
 - f. Property means the 67.59-acre tract of land described on **Exhibit B**, including the existing right-of-way of Conveyor Street.
2. Applicable Regulations. The base zoning district for this planned development shall be the "C" Commercial zoning district. In the event of a conflict between this Ordinance and any other zoning regulations, this Ordinance shall control.
3. Concept Plan. Development of the Property shall generally conform to the concepts illustrated on the Concept Plan. The Concept Plan is intended to be conceptual, and is subject to change with the approval of the City Council at the time of platting or site plan approval. Any change to the Concept Plan authorized by this Section 3 is not considered a zoning amendment, and shall not require an amendment to this Ordinance.
4. PD Development Plan. Prior to submitting a PD site plan for condominium development, a PD development plan shall be submitted and approved in accordance with Section 03.02 of the Unified Development Code. For any other type of development in Area B, a development plan shall be required prior to submittal of a PD site plan if a proposed development does not meet the intent of the Concept Plan or requires waivers not provided for in this Ordinance. A PD development plan shall not be required for any development in Area A.
5. PD Site Plan. Except as otherwise provided in this section, approval of a PD site plan in accordance with Section 03.03 of the Unified Development Code is required. PD site plans may be approved separately for each area shown on the Concept Plan and for each phase of development. A PD site plan may differ from the conceptual information shown on the Concept Plan. The City Council may approve special exceptions to the applicable zoning

regulations as part of the PD site plan approval process upon a finding that the granting of a special exception will not have a detrimental impact on adjacent property. If a PD site plan satisfies all applicable zoning regulations, it shall be approved.

6. Permitted Uses. Except as otherwise provided in this section, all uses permitted in the "C" Commercial zoning district are permitted within the Property at any location to the same extent they are permitted in the "C" commercial zoning district. In addition, the following uses are permitted by right at any location within the Property except as otherwise restricted to Area B below for condominiums and residential accessory uses:
 - a. Accessory uses, including a home occupations and all other residential accessory uses and structures in Area B and Area C.
 - b. Condominiums are permitted subject to the dwelling unit limitations of this Ordinance, and are not subject to any spacing or other restrictions on location contained in the Unified Development Code.
 - c. Office.
 - d. Restaurant, any size, with or without a drive-through or drive-in.
 - e. Retail.
 - f. Warehouse distribution center as an accessory to a retail use.
7. Development Standards. The Property shall comply with the development standards applicable to property located in a "C" Commercial Zoning District, including the standards in Article 05, Section 04 of the Unified Development Code, except as follows or otherwise provided in this Ordinance:
 - a. For Area A, the minimum building setback from any property line along the boundary of this planned development shall be ten feet, and no other building setback requirements shall apply.
 - b. For Area A, the maximum building coverage shall be 60 percent. No other building coverage restrictions or building floor area restrictions of any type apply.
 - c. For Area A, the maximum building height shall be 75 feet and three stories. For Area B, the maximum building height shall be 75 feet and five stories.
 - d. Condominium development is limited to a maximum of two projects, each with a maximum of 250 condominium dwelling units. No other residential density restrictions shall apply to condominiums, and there shall be no minimum lot area per dwelling unit.
8. Off-Street Parking. The following requirements apply to Area A:

- a. Minimum parking requirements shall be based on the requirements set forth on **Exhibit C**. Each land use within a single business in a building shall be parked according to the use's parking requirement on **Exhibit C** and square footage shown on a floorplan.
 - b. There are no restrictions on location of parking spaces, including, but not limited to, restrictions on the number of parking rows or spaces that may be located between a building facade and any adjacent roadway or property line.
9. **Off-Street Loading**. The following requirements apply to Area A:
- a. There are no restrictions on location or orientation of loading docks or loading areas.
 - b. No wall or fencing of any type shall be required to screen loading areas. Screening requirements may be satisfied solely with live screening.
 - c. Noise attenuation devices are not required for loading docks.
10. **Parkland**. Parkland dedication requirements may be satisfied by payment of a fee in lieu of dedication at the option of the developer.
11. **Open Space**. A minimum of 20 percent of the lot area of a residential use shall be devoted to open space. No open space is required for non-residential development.
12. **Building Materials and Design Standards**. The following requirements apply to Area A:
- a. Permitted building materials include stone, brick, glass curtain wall, aluminum and glass storefront, glass block, tile, prefabricated metal panel, custom painted tilt up concrete panel, and custom Concrete Masonry Units (CMU) (i.e. CMUs that have been sandblasted, burnished or that have a split face -- light weight block or smooth faced CMU shall be prohibited). In addition, the use of cementitious materials (e.g. fiber cement, stucco, cementitious lap siding, tilt up concrete or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be permitted without limitation for use on a building's exterior facade; however, stucco shall not be used within the first four (4) feet from grade on a building's facade. Accent brick and stone are permitted, but not required. No other restrictions on building materials shall apply.
 - b. A building shall not be required to be architecturally finished on all sides.
 - c. Building articulation requirements shall not apply.
 - d. Flat roofs are permitted. Parapets shall not be required; however, rooftop equipment shall meet the requirements of this Ordinance.
 - e. A building shall be required to have a minimum of two of the architectural elements listed in Article 05 Section 06.02(C)(4).

13. Screening. The following requirements apply to Area A:

- a. No wall or fencing of any type shall be required as screening. Screening requirements may be satisfied solely with live screening.
- b. Roof mounted equipment shall not be visible from grade level at any boundary of the platted lot on which they are located. No other roof mounted equipment screening requirement shall apply.
- c. Other than loading dock and rooftop equipment screening and landscape buffers, uses within Area A do not require any screening or buffering from any surrounding uses or zoning districts.

14. Landscaping. For Area A, required landscaping buffers shall incorporate ground cover, a built-up berm, and shrubbery, but no wall or fencing of any type shall be required.

15. Miscellaneous.

- a. The P&Z may approve alternative fencing materials and designs.
- b. In Area A, there shall be no restriction on the number or location of freestanding flagpoles, and the maximum height for a freestanding flagpole shall be 75 feet.

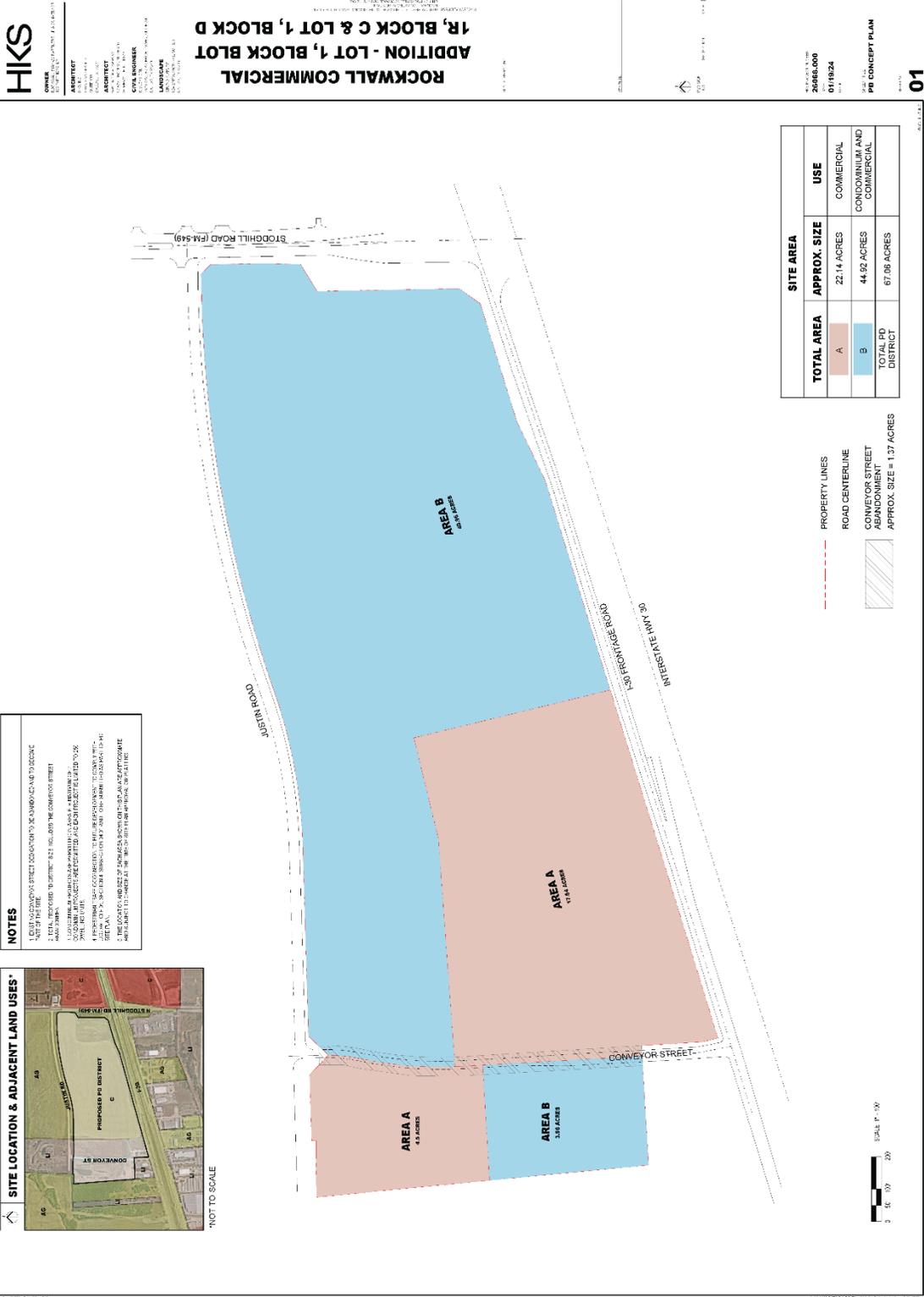
16. Signs.

- a. In Area A:
 - i. In addition to all other permitted signs, each wall of a building is permitted to contain on-premise attached signs that are, in the aggregate, a maximum of 15 percent of the area of such wall. Such signs include all attached signs, including, but not limited to, projection signs, marquee signs, and seasonal or temporary signs. There is no restriction on the number of attached signs. There is no additional restriction on the size or location of a canopy sign. Canopy signs may extend above or below the canopy band.
 - ii. Sign brackets or supports for wall signs may project more than two inches from the wall to which they are attached.
- b. In Area A, one freestanding digital sign is permitted subject to the following restrictions:
 - i. The maximum height shall be [REDACTED] feet.
 - ii. The maximum width shall be [REDACTED] feet.
 - iii. The minimum setback from the lot line shall be [REDACTED] feet.
 - iv. The sign shall display static changeable messages that change no more than once every [REDACTED] seconds.

- v. The sign may display on-premise and off-premise messages. If the sign is an off-premise sign, it must comply with all applicable state regulations to the extent any such regulations apply based on the location and orientation of the sign.
- c. In Area A, in addition to all other permitted signs, two permanent on-premise banner signs are permitted subject to the restrictions below applicable to temporary banners. The messages on these permanent banners may change without requiring a sign permit.
 - d. In Area A, in addition to all other permitted signs, temporary banners are permitted subject to the following restrictions:
 - i. A banner may be used for advertisement of events, activities, products or commodities related to the premises, including products sold on the premises.
 - ii. A banner shall not exceed 700 square feet in area.
 - iii. A banner must be suspended or hanging from a building or sign, and shall meet city safety requirements related to how to attach a banner to a building or sign.
 - iv. Banners shall be maintained in a state of good condition during the entire time they are erected.
 - v. No temporary banner sign shall require a sign permit.
 - vi. Multiple temporary banner signs are permitted at one time.
 - vii. No other restrictions shall apply to a banner.
 - e. In Area A, in addition to all other permitted signs, one freestanding monopole that is a maximum of 120 feet in height. Such sign may have multiple sign faces, and no individual sign face shall exceed 600 square feet in area. The cumulative maximum sign face area for all faces on such sign shall be 1,800 square feet. Such sign may be illuminated. Such sign shall have a minimum ten foot setback from the lot lines, and no other setbacks shall apply. Such sign shall be an on-premise sign.
 - f. In addition to all other permitted signs, freestanding traffic signs and other directional signs are permitted at any location within the Property subject to the following restrictions:
 - i. Such signs may contain the business name and/or logo for any business within the planned development district and shall direct traffic within the development, and shall contain no other commercial message.

- ii. The maximum sign area shall be six square feet, and the maximum overall sign height shall be four feet.
 - iii. The number of signs is not limited.
 - iv. The signs may be illuminated or non-illuminated.
 - v. There shall be no minimum setback.
 - vi. Signs may be permanent, and shall require a sign permit.
 - vii. No other restrictions shall apply.
- g. In Area B, in addition to all other permitted signs, a maximum of three pylon signs are permitted that meet the following requirements:
- i. One pylon sign shall be located along Stodgehill Road, and the remaining two pylon signs shall be located along Interstate 30.
 - ii. The maximum height shall be [REDACTED] feet.
 - iii. The maximum width shall be [REDACTED] feet.
 - iv. The minimum setback from the lot line shall be [REDACTED] feet.
 - v. Pylon signs may be illuminated or non-illuminated.
 - vi. Pylon signs shall be on-premise signs.

Exhibit A Concept Plan



HKS
OWNER: ROCKWALL COMMERCIAL ADDITION
ARCHITECT: HKS ARCHITECTURE
DATE: 01/19/24
PROJECT: ROCKWALL COMMERCIAL ADDITION - LOT 1, BLOCK BLOT 1R, BLOCK C & LOT 1, BLOCK D

NOTES
 1. EXISTING CONVEYOR STREET CONVEYOR TO BE ABANDONED AND TO BE OPENED TO PUBLIC USE.
 2. TOTAL PROPOSED TO BE ABANDONED AND TO BE OPENED TO PUBLIC USE.
 3. THE CONVEYOR STREET CONVEYOR TO BE ABANDONED AND TO BE OPENED TO PUBLIC USE.
 4. THE CONVEYOR STREET CONVEYOR TO BE ABANDONED AND TO BE OPENED TO PUBLIC USE.
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 8. THE CONVEYOR STREET CONVEYOR TO BE ABANDONED AND TO BE OPENED TO PUBLIC USE.
 9. THE CONVEYOR STREET CONVEYOR TO BE ABANDONED AND TO BE OPENED TO PUBLIC USE.
 10. THE CONVEYOR STREET CONVEYOR TO BE ABANDONED AND TO BE OPENED TO PUBLIC USE.

ROCKWALL COMMERCIAL ADDITION - LOT 1, BLOCK BLOT 1R, BLOCK C & LOT 1, BLOCK D



Exhibit B
Metes and Bounds Description of the Property

TRACT 1:

BEING a tract of land situated in the E.M. Elliot Survey, Abstract No. 77 and John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being all of Lot 1R, Block C of Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Instrument No. 2021000008470 of the Plat Records of Rockwall County, Texas.

TRACT 2:

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 2021000008470, Plat Records of Rockwall County, Texas, and being a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a cap stamped "TXDOT" found for the southwest corner of said Lot 1, Block D and the northeast corner of the intersection of northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) with the easterly right-of-way line of Conveyors Street (a 60-foot right-of-way), same being at the beginning of a non-tangent curve to the right with a radius of 397.84 feet, a central angle of 13°52'57", and a chord bearing and distance of North 10°51'16" West, 96.16 feet;

THENCE in a northerly direction, along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, and with said non-tangent curve to the right, an arc distance of 96.40 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE North 03°13'23" West, continuing along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, passing at a distance of 228.03 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the northernmost southwest corner of said Lot 1, Block B, continuing along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street a total distance of 706.26 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'45" East, 308.22 feet;

THENCE in a northerly direction, along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street the following courses and distances:

In a northerly direction, with said tangent curve to the right, an arc distance of 309.12 feet to the beginning of a reverse curve to the left with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'50" East, 125.86 feet, from which a 5/8" iron rod with plastic cap stamped "KHA" found bears South 57°02'14" East, a distance of 0.35 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 126.15 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the most southerly northwest corner of said Lot 1, Block B same being the southernmost end of a right-of-way corner clip at the intersection of the east right-of-way line of said Conveyors Street and the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 20210000008470, Plat Records of Rockwall County, Texas;

THENCE North 43°16'40" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northernmost end of said right-of-way clip same being the most northerly northwest corner of said Lot 1, Block B;

THENCE North 88°16'40" East, along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, a distance of 261.47 feet to a point for corner on the easterly line of said 8.40 gross acre tract and the westerly line of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, Real Property Records of Rockwall County, Texas;

THENCE South 01°12'38" East, departing the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a 1/2-inch iron rod found for the easterly, southeast corner of said 8.40 gross acre tract and the northeast corner of a called 1.00 acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, Real Property Records of Rockwall County, Texas, same also being an ell corner of said Lot 1, Block B;

THENCE South 87°29'50" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract;

THENCE South 01°17'14" East, departing the southerly line of said Lot 1, Block B, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing aforesaid Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod with a plastic cap,

stamped "RPLS 5034" found for the southwest corner of said 1.00-acre tract, the southerly and the southeast corner of said 8.40 gross acre tract, same being on the southerly line of aforesaid Lot 1, Block D and the northerly right-of-way line of aforesaid Interstate Highway 30;

THENCE South 72°46'08" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block D and along the northerly right of way line of said Interstate Highway 30, a distance of 136.40 feet to the **POINT OF BEGINNING** and containing 349,085 square feet or 8.014 acres of land, more or less.

TRACT 3:

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 2021000008470, Plat Records of Rockwall County, Texas, and a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, and all of a called 1.00-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, both of the Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most southerly southeast corner of said Lot 1, Block B and in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE along the common line of said Lot 1, Block B and the northerly right-of-way line of said Interstate Highway 30, the following courses and distances:

South 72°46'18" West, a distance of 384.46 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

South 64°14'27" West, a distance of 202.24 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE South 72°46'08" West, continuing along said common line and the south line of said Lot 1, Block D, and passing at a distance of 1507.74 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southeast corner of said Lot 1, Block D, continuing along said line a total distance of 1,677.69 feet to a 1/2-inch iron rod found for the southwest corner of aforesaid 1.00-acre tract, same being the southerly, southeast corner of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas;

THENCE North 01°17'14" West, departing the northerly right-of-way line of said Interstate Highway 30 and the southerly line of said Lot 1, Block D, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing said Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract, same also being on a southerly line of aforesaid Lot 1, Block B;

THENCE North 87°29'50" East, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northeast corner of said 1.00-acre tract and the easterly, southeast corner of said 8.40 gross acre tract and an ell corner of said Lot 1, Block B, same being on the westerly line of aforesaid 80.79-acre tract;

THENCE North 01°12'38" West, departing the southerly line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a point for on the corner on the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 2021000008470, Plat Records of Rockwall County, Texas and the north line of said Lot 1, Block B;

THENCE along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, the following courses and distance:

North 88°16'40" East, a distance of 331.59 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 1,592.50 feet, a central angle of 17°40'38", and a chord bearing and distance of North 79°26'21" East, 489.38 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 491.33 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 3,979.40 feet, a central angle of 18°16'32", and a chord bearing and distance of North 79°44'18" East, 1,263.93 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 1,269.31 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 88°52'34" East, a distance of 49.83 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most northerly northeast corner of said Lot 1, Block B same being the northernmost end of a right-of-way corner clip at the intersection of the south right-of-way line of said Justin Road and the west right-of-way line of F.M. Highway 3549 (a variable width right-of-way);

THENCE South 46°07'44" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southernmost corner of said corner clip same being the most southerly northeast corner of said Lot 1, Block B;

THENCE along the westerly right-of-way line of said F.M. Highway 3549 and the east line of said Lot 1, Block B the following courses and distances:

South 01°08'02" East, a distance of 165.78 feet to a 5/8" iron rod found for corner;

South 01°26'27" West, a distance of 113.61 feet to a 5/8" iron rod found for corner;

South 58°12'55" West, a distance of 98.69 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

South 01°07'09" East, a distance of 441.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for the northernmost southeast corner of said Lot 1, Block B, from which a 5/8" iron rod found (disturbed) bears South 30°38'33" East, a distance of 1.35 feet;

South 35°33'35" West, a distance of 80.25 feet to the **POINT OF BEGINNING** and containing 2,175,068 square feet or 49.933 acres of land, more or less.

TRACT 4: CONVEYOR STREET (TO BE ABANDONED):

BEING a tract of land situated in the E.M. Elliot Survey, Abstract No. 77, and the John Lockhart, Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a portion of Conveyors Street (60' wide public right-of-way)(Cabinet B, Slide 206, Plat Records, Rockwall County, Texas) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northwest corner of Lot 1, Block B, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20210000008470, said Plat Records, common to the north corner of a corner clip at the intersection of the southerly right-of-way line of Justin Road (85' wide public right-of-way)(Instrument No. 20210000008470, said Plat Records) and the easterly right-of-way line of said Conveyors Street;

THENCE South 43°16'40" West, with said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of said corner clip;

THENCE with the common line of said Lot 1, Block B and said Conveyors Street the following courses and distances:

South 01°43'20" East, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of South 05°05'50" West, 125.86 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 126.15 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of South 04°20'45" West, 308.22 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 309.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 03°13'23" East, passing at a distance of 478.23 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the westernmost southwest corner of said Lot 1, Block B, and continuing along the same course and with the common line of Lot 1, Block D, Rockwall Commercial Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, said Plat Records, for a total distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE South 86°46'37" West, departing said common line and crossing said Conveyors Street, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of Lot 1R, Block C, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20210000008470, said Plat Records, same being the northeast corner of a tract of land described in a deed to Donna Cullins Pritchard and Kimberly Cullins Collichio, recorded in Volume 7346, Page 158, Real Property Records, Rockwall County, Texas;

THENCE with the common line of said Lot 1R, Block C and said Conveyors Street the following courses and distances:

North 03°13'23" West, a distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,230.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'47" East, 324.03 feet;

EXHIBIT A
RIGHT-OF-WAY ABANDONMENT
1.451 ACRES
 E. M. ELLIOT SURVEY, A-77 &
 JOHN LOCKHART SURVEY, A-134
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

MICHAEL MARX
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 5181
 6160 WARREN PKWY., SUITE 210
 FRISCO, TEXAS 75034
 PH. 972-335-3580
 michael.marx@kimley-horn.com

Kimley»Horn	
6160 Warren Parkway, Suite 210 Frisco, Texas 75034	FIRM # 10193822
Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
Scale	Drawn by
N/A	JMH
Checked by	Date
KHA	Jan. 2024
Project No.	Sheet No.
063942002	1 OF 3

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In a northerly direction, with said tangent curve to the right, an arc distance of 324.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 470.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'49" East, 111.61 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 111.87 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost northeast corner of said Lot 1R, Block C, common to the south corner of a corner clip at the intersection of the westerly right-of-way line of said Lot 1R, Block C and the southerly right-of-way line of said Justin Road;

THENCE North 46°43'20" West, along said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northeast corner of said Lot 1R, Block C, common to the north corner of said corner clip;

THENCE North 88°16'40" East, crossing said Conveyors Street, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 63,187 square feet or 1.451 acres of land, more or less.

PRELIMINARY

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

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

EXHIBIT A
RIGHT-OF-WAY ABANDONMENT
1.451 ACRES
E. M. ELLIOT SURVEY, A-77 &
JOHN LOCKHART SURVEY, A-134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Kimley»Horn

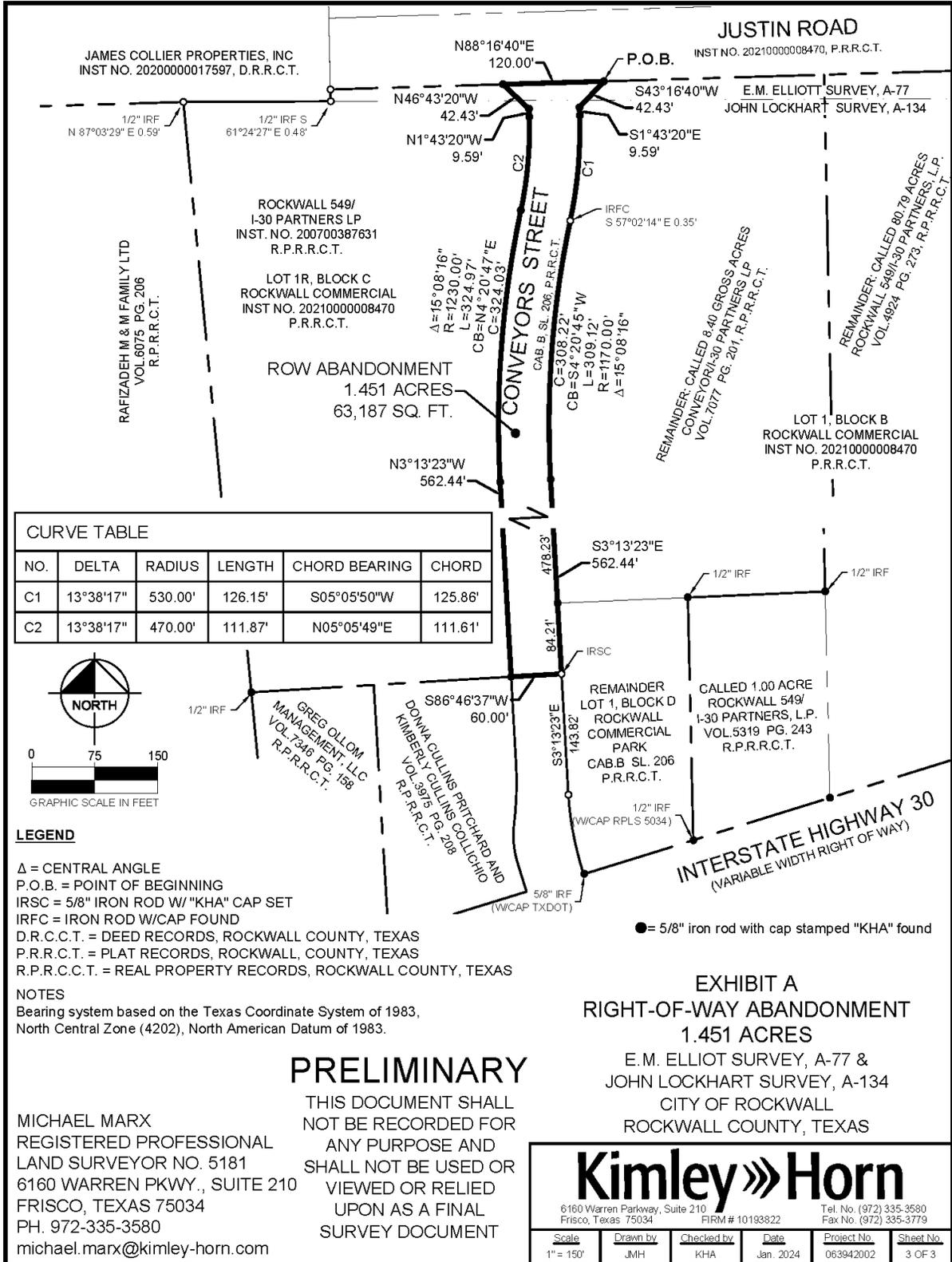
6160 Warren Parkway, Suite 210
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

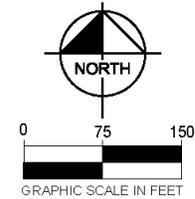
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N/A	JMH	KHA	Jan. 2024	063942002	2 OF 3

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CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°38'17"	530.00'	126.15'	S05°05'50"W	125.86'
C2	13°38'17"	470.00'	111.87'	N05°05'49"E	111.61'



LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
D.R.C.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS, ROCKWALL, COUNTY, TEXAS
R.P.R.C.C.T. = REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

NOTES
Bearing system based on the Texas Coordinate System of 1983,
North Central Zone (4202), North American Datum of 1983.

PRELIMINARY

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

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
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FRISCO, TEXAS 75034
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EXHIBIT A
RIGHT-OF-WAY ABANDONMENT
1.451 ACRES
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210 | Frisco, Texas 75034 | Tel. No. (972) 335-3580 | Fax No. (972) 335-3779 | FIRM # 10193822

Scale 1" = 150'	Drawn by JMH	Checked by KHA	Date Jan. 2024	Project No. 063942002	Sheet No. 3 OF 3
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Exhibit C

Minimum Off-Street Parking Requirements

CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE



TABLE 5. PARKING REQUIREMENT SCHEDULE

AGRICULTURAL LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Agricultural Uses on Un-Platted Land (25-Acre+)	N/A
Animal Hospital or Clinic	1/500 SF
Animal Production	1/200 SF
Crop Production	N/A
Commercial Corral or Stable	1/2 Horse Stalls
Private Horse Corral or Stable	1/2 Horse Stalls
Wholesale Nursery (Growing Only)	N/A
RESIDENTIAL	
LAND USE	MINIMUM PARKING REQUIRED
Boarding or Rooming House	1/75 SF (Sleeping Area Only)
Duplex	2/Dwelling Unit
Guest Quarters/Domestic or Security Unit	1.5/Unit
Multi-Family Unit with One (1) Bedroom	1.5/Unit
Multi-Family Unit with Two (2) Bedroom	2.0/Unit
Multi-Family Unit with Three (3) Bedroom	2.5/Unit
Servants/Caretakers Quarters	1/Bedroom
Single-Family Attached	2/Dwelling Unit
Single-Family Detached	2/Dwelling Unit
Single-Family Townhome	2/Dwelling Unit
Single-Family Zero Lot Line	2/Dwelling Unit
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Auditorium or Assembly Hall	1/3 Seats or 1/100 SF ¹
Church/House of Worship	1/4 Seats
College, University, or Seminary	1/4 Students
Community Center	1/200 SF
Convalescent Care Facility	1/Bed & 1/Employee on Shift ³
Nursing Home	1/6 Beds & 1/Employee on Shift ³
Daycare with Seven (7) or More Children	1/300 SF & 4 Cueing Pickup/Drop-Off
Emergency Ambulance Service	1/300 SF & 1/750 SF of Site Area
Government Facility	1/300 SF
Hospice	1/6 Beds & 1/Employee on Shift ³
Hospital	1/Bed ²
Library, Art Gallery, or Museum	1/350 SF
Post Office	1/300 SF Customer Service Area
Retirement Home	1/Bedroom
Residential Care Facility	1/6 Beds & 1/Employee on Shift ³
Vocational School	1/Student
Public or Private Primary School	1/25 Students
Public or Private Secondary School	1/5 Students
OFFICE AND PROFESSIONAL LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Financial Institution with or without Drive-Through	1/300 SF
Medical Office	1/200 SF
Office Building	1/300 SF
RECREATION, ENTERTAINMENT, AND AMUSEMENT LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Billiard Parlor or Pool Hall	1/100 SF or 1/4 Seats ¹
Indoor Commercial Amusement/Recreation	1/3 Occupancy
Public or Private Community or Recreation Club	3/Game Court or Bowling Alley, 1/250 SF of Assembly Area, & 25% Permitted on Pervious Surface
Public or Private Golf Course	5/Golf Green
Park or Playground	1/1,000 SF of Site Area
Recreation Facility, Health Club, or Gym	3/Game Court & 1/200 SF
Sports Arena, Stadium, and/or Track	1/3 Seats
Private Club	1/100 SF or 1/4 Seats ¹
Theater	1/3 Seats
RECREATION, ENTERTAINMENT, AND AMUSEMENT LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Antique/Collectable	1/250 SF
Auto/Truck Parts and Accessories	1/250 SF
Hair Salon, Manicurist, or Barbershop	1/250 SF
Hotel	1/Unit & 50% of Accessory Uses
Motel	1/Unit & 50% of Accessory Uses
Laundry/Dry Cleaning	1/250 SF

Mailing Service	1/300 SF
Full Service Restaurant	1/100 SF or 1/4 Seats ¹
Limited Service Restaurant	1/250 SF
Retail Store with Gasoline Sales	1/250 SF
General Retail Store	1/250 SF
Art, Photography, or Music Studio	1/250 SF
Veterinarian (i.e. Not a Hospital or Clinic)	1/300 SF

COMMERCIAL AND BUSINESS SERVICES LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Building and Landscape Materials	1/250 SF with a Minimum of 5
Commercial Other than Listed	As Determined by the Director
Exhibit Hall	1/100 SF
Medical or Scientific Research Laboratory	As Determined by the Director
Mortuary or Funeral Home	1/300 SF & 1/100 SF for Chapel
Research and Technology	1/500 SF or 1/Employee ¹
Shoe and Boot Repair and Sales	1/250 SF
Trade School	1/20 SF of Classroom Area

AUTO AND MARINE LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Auto Body Repair	2/Service Bay
Auto Mechanical Repair	2/Service Bay
Quick Lube/Oil Change	2/Service Bay
Truck Stop with Fuel and Accessory Services	1/200 SF for Retail/Restaurant, 2/Service Bay, & Mix of Truck and Car Stalls to be Determined by the Director
Truck/Trailer Rental	1/200 SF with a Minimum of 5

INDUSTRIAL AND MANUFACTURING LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Apparel Manufacturing	1/200 SF
Asphalt or Concrete Batch Plant	As Determined by the Director
Industrial and Manufacturing Other Than Listed	As Determined by the Director
Light Assembly and Fabrication	1/500 SF or 0.75/Employee ^{1,3}
Heavy Manufacturing	1/500 SF or 0.75/Employee ^{1,3}
Printing, Engraving, and Related Businesses	1/300 SF or 1/Employee ¹
Welding Repair	1/500 SF or 1/2 Employees ¹

INDUSTRIAL AND MANUFACTURING LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Distribution of Books or Other Printed Materials	1/1,000 or 1/2 Employees ¹
Gas/Chemical Bulk Storage	1/2,000 SF of Site Area
Mini-Warehouse	3 Parking Spaces & 1/100 Units
Packaging and/or Distribution	1/2,000 SF of Site Area or 1/2 Employees ¹
Recycling Collection Center and/or Storage	1/1,000 SF or 1/Employee ¹
Warehouse with Inside Storage	1/1,000
Outside Storage	As Determined by the Director
Warehouse Distribution Center	As Determined by the Director

UTILITIES, TRANSPORTATION, AND COMMUNICATION LAND USES	
LAND USE	MINIMUM PARKING REQUIRED
Commercial Antenna	1 Parking Space
Telephone Switching Station	1 Parking Space
Electrical Substation	1 Parking Space
Utility Shop and Storage	1/2,000 SF of Site Area
Airport, Heliport, or Landing Field	As Determined by the Director
Helistop	5 Spaces for Commercial and 3 Spaces for Non-Commercial

Notes:

- ¹ Whichever is greater.
- ² As determined by the Director of Planning and Zoning.
- ³ Number of employees.

January 19, 2024

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

Re: Application for Planned Development District Zoning

To Mr. Miller,

The enclosed application for planned development district zoning allows a mix of uses, including retail, commercial, and condominium uses, on the subject property, which is currently zoned "C" Commercial. The purpose of the proposed zoning district is to allow flexibility to develop retail and commercial uses with two condominium phases, each limited to 250 dwelling units. In addition, the applicant is seeking the abandonment and rezoning of internal portions of Conveyor Street, as shown on the proposed PD Concept Plan, to allow the street to become part of the development. Please consider this letter to be a formal request to abandon Conveyor Street. In addition, please notice the Conveyor Street right-of-way as part of the area of request for the PD zoning case and include the right-of-way in the PD zoning ordinance, if approved.

CONVEYOR I-30 PARTNERS, LP

By: Ronald P. Berlin
Name: RONALD P. BERLIN
Title: Partner

ROCKWALL 549/I-30 PARTNERS, LP

By: Ronald P. Berlin
Name: RONALD P. BERLIN
Title: Partner

BEING a tract of land situated in the E.M. Elliot Survey, Abstract No. 77, and the John Lockhart, Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a portion of Conveyors Street (60' wide public right-of-way)(Cabinet B, Slide 206, Plat Records, Rockwall County, Texas) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northwest corner of Lot 1, Block B, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20210000008470, said Plat Records, common to the north corner of a corner clip at the intersection of the southerly right-of-way line of Justin Road (85' wide public right-of-way)(Instrument No. 20210000008470, said Plat Records) and the easterly right-of-way line of said Conveyors Street;

THENCE South 43°16'40" West, with said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of said corner clip;

THENCE with the common line of said Lot 1, Block B and said Conveyors Street the following courses and distances:

South 01°43'20" East, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of South 05°05'50" West, 125.86 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 126.15 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of South 04°20'45" West, 308.22 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 309.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 03°13'23" East, passing at a distance of 478.23 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the westernmost southwest corner of said Lot 1, Block B, and continuing along the same course and with the common line of Lot 1, Block D, Rockwall Commercial Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, said Plat Records, for a total distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE South 86°46'37" West, departing said common line and crossing said Conveyors Street, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of Lot 1R, Block C, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20210000008470, said Plat Records, same being the northeast corner of a tract of land described in a deed to Donna Cullins Pritchard and Kimberly Cullins Collichio, recorded in Volume 7346, Page 158, Real Property Records, Rockwall County, Texas;

THENCE with the common line of said Lot 1R, Block C and said Conveyors Street the following courses and distances:

North 03°13'23" West, a distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,230.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'47" East, 324.03 feet;

EXHIBIT A
RIGHT-OF-WAY ABANDONMENT
1.451 ACRES
E.M. ELLIOT SURVEY, A-77 &
JOHN LOCKHART SURVEY, A-134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034		FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	JMH	KHA	Jan. 2024	063942002	1 OF 3

In a northerly direction, with said tangent curve to the right, an arc distance of 324.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 470.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'49" East, 111.61 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 111.87 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost northeast corner of said Lot 1R, Block C, common to the south corner of a corner clip at the intersection of the westerly right-of-way line of said Lot 1R, Block C and the southerly right-of-way line of said Justin Road;

THENCE North 46°43'20" West, along said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northeast corner of said Lot 1R, Block C, common to the north corner of said corner clip;

THENCE North 88°16'40" East, crossing said Conveyors Street, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 63,187 square feet or 1.451 acres of land, more or less.

PRELIMINARY

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

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FRISCO, TEXAS 75034
PH. 972-335-3580
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EXHIBIT A
RIGHT-OF-WAY ABANDONMENT
1.451 ACRES
E.M. ELLIOT SURVEY, A-77 &
JOHN LOCKHART SURVEY, A-134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JMH	KHA	Jan. 2024	063942002	2 OF 3

JUSTIN ROAD

INST NO. 2021000008470, P.R.R.C.T.

JAMES COLLIER PROPERTIES, INC
INST NO. 20200000017597, D.R.R.C.T.

1/2" IRF
N 87°03'29" E 0.59'

1/2" IRF S
61°24'27" E 0.48'

N88°16'40"E
120.00'
N46°43'20"W
42.43'
N1°43'20"W
9.59'

P.O.B.

S43°16'40"W
42.43'
S1°43'20"E
9.59'

E.M. ELLIOTT SURVEY, A-77
JOHN LOCKHART SURVEY, A-134

ROCKWALL 549/
I-30 PARTNERS LP
INST. NO. 200700387631
R.P.R.C.T.

LOT 1R, BLOCK C
ROCKWALL COMMERCIAL
INST NO. 20210000008470
P.R.R.C.T.

ROW ABANDONMENT
1.451 ACRES
63,187 SQ. FT.

RAFIZADEH M & M FAMILY LTD
VOL.6075 PG.206
R.P.R.C.T.

$\Delta=15^{\circ}08'16"$
 $R=1230.00'$
 $L=324.97'$
 $CB=N4^{\circ}20'47"E$
 $C=324.03'$

CONVEYORS STREET

CAB. B, SL. 206, P.R.R.C.T.

$C=308.22'$
 $S=S4^{\circ}20'45"W$
 $L=309.12'$
 $R=1170.00'$
 $\Delta=15^{\circ}08'16"$

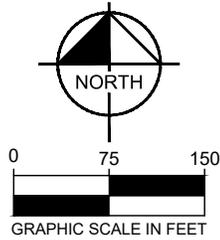
REMAINDER CALLED 8.40 GROSS ACRES
CONVEYOR/I-30 PARTNERS, LP
VOL.7077 PG.201, R.P.R.C.T.

REMAINDER CALLED 80.79 ACRES
ROCKWALL 549/I-30 PARTNERS, L.P.
VOL.4924 PG.273, R.P.R.C.T.

LOT 1, BLOCK B
ROCKWALL COMMERCIAL
INST NO. 20210000008470
P.R.R.C.T.

N3°13'23"W
562.44'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°38'17"	530.00'	126.15'	S05°05'50"W	125.86'
C2	13°38'17"	470.00'	111.87'	N05°05'49"E	111.61'



1/2" IRF
GREG OLLOM
MANAGEMENT, LLC
VOL.7346 PG.138
R.P.R.C.T.

S86°46'37"W
60.00'
DONNA CULLINS PRITCHARD AND
KIMBERLY CULLINS COLICCHIO
VOL.3975 PG.208
R.P.R.C.T.

REMAINDER
LOT 1, BLOCK D
ROCKWALL
COMMERCIAL
PARK
CAB.B SL. 206
P.R.R.C.T.

1/2" IRF
1/2" IRF
CALLED 1.00 ACRE
ROCKWALL 549/
I-30 PARTNERS, L.P.
VOL.5319 PG.243
R.P.R.C.T.

1/2" IRF
(W/CAP RPLS 5034)

INTERSTATE HIGHWAY 30
(VARIABLE WIDTH RIGHT OF WAY)

LEGEND

- Δ = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- D.R.C.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- R.P.R.C.C.T. = REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

NOTES
Bearing system based on the Texas Coordinate System of 1983,
North Central Zone (4202), North American Datum of 1983.

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

EXHIBIT A
RIGHT-OF-WAY ABANDONMENT
1.451 ACRES
E.M. ELLIOT SURVEY, A-77 &
JOHN LOCKHART SURVEY, A-134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JMH	KHA	Jan. 2024	063942002	3 OF 3

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING THE DEDICATED PUBLIC RIGHT-OF-WAY FOR CONVEYOR STREET MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND DEPICTED EXHIBIT 'B' OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNER; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code grants a home-rule municipality the powers to vacate, abandon, or close a street or alleyway; and,

WHEREAS, Section 272.001(b) of the Texas Local Government Code provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, the City of Rockwall currently incurs costs annually associated with the maintenance (*i.e. mowing*) of the dedicated public right-of-way for Conveyor Street -- *described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance* -- which is currently a public roadway; and,

WHEREAS, the City Council of the City of Rockwall has determined that the dedicated public right-of-way -- *described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance* -- is no longer needed for public purposes, and finds that it is in the best interest of the City to convey the roadway to the adjacent and abutting property owner; and,

WHEREAS, with proper notice to the public, a public hearing was held on February 20, 2024 at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

WHEREAS, the City of Rockwall has determined that it is feasible and advantageous to abandon this City property subject to the terms and conditions set forth below.

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

SECTION 1. PROPERTY. The *Property* shall be as described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, and shall be incorporated by reference herein.

SECTION 2. QUITCLAIM. Section 272.001(b) of the Texas Local Government Code allows the City the power to convey city-owned property at less than fair market value to the abutting property owners. The Mayor of the City of Rockwall or the City Manager, as the case may be, are authorized to quitclaim the *Property* described in *Section 1* hereof to the abutting property owner upon the approval of this ordinance.

SECTION 3. LIMITATIONS. The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, and shall be construed only to that interest the governing body of the City may legally and

lawfully abandon.

SECTION 4. MUNICIPAL PURPOSE. The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way as depicted in *Exhibit 'C'* to the adjacent and abutting property owners.

SECTION 5. SCOPE. That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in *Section 1* of this ordinance, and shall be construed only to that interest the governing body of the City of Rockwall may legally and lawfully abandon.

SECTION 6. EXCEPTIONS. In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether record or not in the real property records of Rockwall County Texas.

SECTION 7. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Ordinance* are true and correct and incorporates them as findings of fact.

SECTION 8. SAVINGS CLAUSE. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, 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 of this ordinance shall remain in full force and effect.

SECTION 9. REPEALING ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. EFFECTIVE DATE. This *Ordinance* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF MARCH, 2024.

Trace Johannessen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 20, 2024

2nd Reading: March 4, 2024

DRAFT
ORDINANCE
07.30.2024

Exhibit 'A'
Legal Description

BEING a tract of land situated in the E.M. Elliot Survey, Abstract No. 77, and the John Lockhart, Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a portion of Conveyors Street (60' wide public right-of-way) (Cabinet B, Slide 206, Plat Records, Rockwall County, Texas) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northwest corner of Lot 1, Block B, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 2021000008470, said Plat Records, common to the north corner of a corner clip at the intersection of the southerly right-of-way line of Justin Road (85' wide public right-of-way) (Instrument No. 2021000008470, said Plat Records) and the easterly right-of-way line of said Conveyors Street;

THENCE South 43°16'40" West, with said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of said corner clip;

THENCE with the common line of said Lot 1, Block B and said Conveyors Street the following courses and distances:

South 01°43'20" East, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of South 05°05'50" West, 125.86 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 126.15 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of South 04°20'45" West, 308.22 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 309.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 03°13'23" East, passing at a distance of 478.23 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the westernmost southwest corner of said Lot 1, Block B, and continuing along the same course and with the common line of Lot 1, Block D, Rockwall Commercial Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, said Plat Records, for a total distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE South 86°46'37" West, departing said common line and crossing said Conveyors Street, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of Lot 1R, Block C, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 2021000008470, said Plat Records, same being the northeast corner of a tract of land described in a deed to Donna Cullins Pritchard and Kimberly Cullins Collichio, recorded in Volume 7346, Page 158, Real Property Records, Rockwall County, Texas;

THENCE with the common line of said Lot 1R, Block C and said Conveyors Street the following courses and distances:

North 03°13'23" West, a distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,230.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'47" East, 324.03 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 324.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 470.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'49" East, 111.61 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 111.87 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

Exhibit 'A'
Legal Description

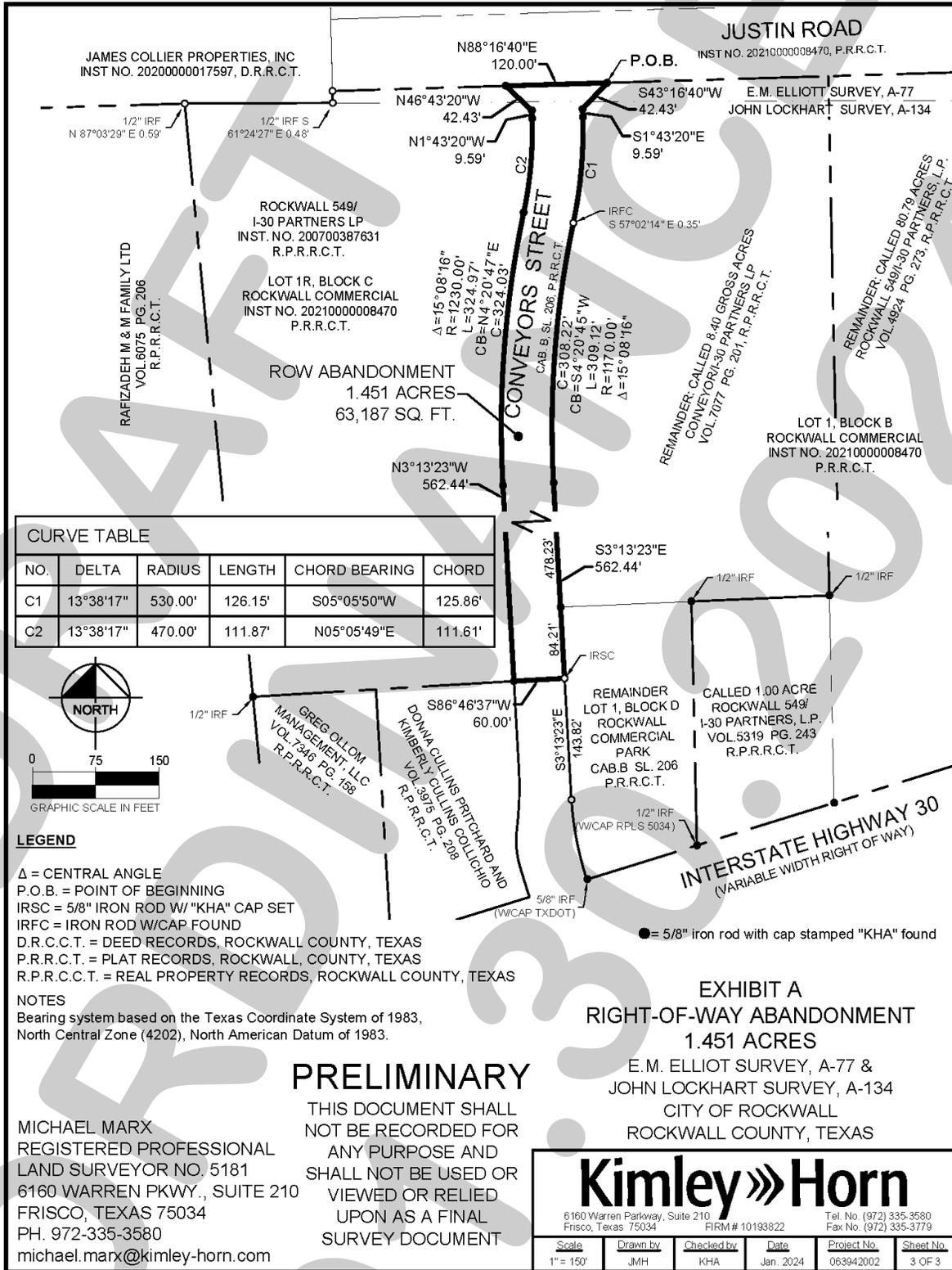
North 01°43'20" West, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost northeast corner of said Lot 1R, Block C, common to the south corner of a corner clip at the intersection of the westerly right-of-way line of said Lot 1R, Block C and the southerly right-of-way line of said Justin Road;

THENCE North 46°43'20" West, along said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northeast corner of said Lot 1R, Block C, common to the north corner of said corner clip;

THENCE North 88°16'40" East, crossing said Conveyors Street, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 63,187 square feet or 1.451 acres of land, more or less.

DRAFT
ORDINANCE
01.30.2024

Exhibit 'B'
**Dedicated Public Right-of-Way to be
 Abandoned**



CITY OF ROCKWALL

ORDINANCE NO. 24-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, SO AS TO CHANGE THE ZONING FROM A COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 67.059-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK B; LOT 1R, BLOCK C; AND LOT 1, BLOCK D, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; 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, the City has received a request from Anthony Loeffel of Kimley-Horn on behalf of Ronald P. Berlin of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a *Zoning Change* from a Commercial (C) District to Planned Development District XX (PD-XX) for Commercial (C) District land uses on a 67.059-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road (FM-3549) and the IH-30 Frontage Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which 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 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 *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 may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with

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

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

SECTION 5. 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 6. 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, 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. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or 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 (*including references to the Unified Development Code [UDC]*), 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 8. 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 4TH DAY OF MARCH, 2024.

Trace Johannessen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: February 20, 2024

2nd Reading: March 4, 2024

DRAFT
ORDINANCE
01.30.2024

Exhibit 'A'
Legal Description

TRACT 1

BEING a tract of land situated in the E.M. Elliot Survey, Abstract No. 77 and John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being all of Lot 1R, Block C of Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Instrument No. 2021000008470 of the Plat Records of Rockwall County, Texas.

TRACT 2

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 2021000008470, Plat Records of Rockwall County, Texas, and being a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a cap stamped "TXDOT" found for the southwest corner of said Lot 1, Block D and the northeast corner of the intersection of northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) with the easterly right-of-way line of Conveyors Street (a 60-foot right-of-way), same being at the beginning of a non-tangent curve to the right with a radius of 397.84 feet, a central angle of 13°52'57", and a chord bearing and distance of North 10°51'16" West, 96.16 feet;

THENCE in a northerly direction, along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, and with said non-tangent curve to the right, an arc distance of 96.40 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE North 03°13'23" West, continuing along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, passing at a distance of 228.03 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the northernmost southwest corner of said Lot 1, Block B, continuing along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street a total distance of 706.26 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'45" East, 308.22 feet;

THENCE in a northerly direction, along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street the following courses and distances:

In a northerly direction, with said tangent curve to the right, an arc distance of 309.12 feet to the beginning of a reverse curve to the left with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'50" East, 125.86 feet, from which a 5/8" iron rod with plastic cap stamped "KHA" found bears South 57°02'14" East, a distance of 0.35 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 126.15 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the most southerly northwest corner of said Lot 1, Block B same being the southernmost end of a right-of-way corner clip at the intersection of the east right-of-way line of said Conveyors Street and the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 2021000008470, Plat Records of Rockwall County, Texas;

THENCE North 43°16'40" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northernmost end of said right-of-way clip same being

Exhibit 'A'
Legal Description

the most northerly northwest corner of said Lot 1, Block B;

THENCE North 88°16'40" East, along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, a distance of 261.47 feet to a point for corner on the easterly line of said 8.40 gross acre tract and the westerly line of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, Real Property Records of Rockwall County, Texas;

THENCE South 01°12'38" East, departing the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a 1/2-inch iron rod found for the easterly, southeast corner of said 8.40 gross acre tract and the northeast corner of a called 1.00 acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, Real Property Records of Rockwall County, Texas, same also being an ell corner of said Lot 1, Block B;

THENCE South 87°29'50" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract;

THENCE South 01°17'14" East, departing the southerly line of said Lot 1, Block B, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing aforesaid Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 5034" found for the southwest corner of said 1.00-acre tract, the southerly and the southeast corner of said 8.40 gross acre tract, same being on the southerly line of aforesaid Lot 1, Block D and the northerly right-of-way line of aforesaid Interstate Highway 30;

THENCE South 72°46'08" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block D and along the northerly right of way line of said Interstate Highway 30, a distance of 136.40 feet to the **POINT OF BEGINNING** and containing 349,085 square feet or 8.014 acres of land, more or less.

TRACT 3

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 2021000008470, Plat Records of Rockwall County, Texas, and a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, and all of a called 1.00-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, both of the Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most southerly southeast corner of said Lot 1, Block B and in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE along the common line of said Lot 1, Block B and the northerly right-of-way line of said Interstate Highway 30, the following courses and distances:

South 72°46'18" West, a distance of 384.46 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

Exhibit 'A'
Legal Description

South 64°14'27" West, a distance of 202.24 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE South 72°46'08" West, continuing along said common line and the south line of said Lot 1, Block D, and passing at a distance of 1507.74 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southeast corner of said Lot 1, Block D, continuing along said line a total distance of 1,677.69 feet to a 1/2-inch iron rod found for the southwest corner of aforesaid 1.00-acre tract, same being the southerly, southeast corner of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas;

THENCE North 01°17'14" West, departing the northerly right-of-way line of said Interstate Highway 30 and the southerly line of said Lot 1, Block D, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing said Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract, same also being on a southerly line of aforesaid Lot 1, Block B;

THENCE North 87°29'50" East, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northeast corner of said 1.00-acre tract and the easterly, southeast corner of said 8.40 gross acre tract and an ell corner of said Lot 1, Block B, same being on the westerly line of aforesaid 80.79-acre tract;

THENCE North 01°12'38" West, departing the southerly line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a point for on the corner on the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 2021000008470, Plat Records of Rockwall County, Texas and the north line of said Lot 1, Block B;

THENCE along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, the following courses and distance:

North 88°16'40" East, a distance of 331.59 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 1,592.50 feet, a central angle of 17°40'38", and a chord bearing and distance of North 79°26'21" East, 489.38 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 491.33 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 3,979.40 feet, a central angle of 18°16'32", and a chord bearing and distance of North 79°44'18" East, 1,263.93 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 1,269.31 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 88°52'34" East, a distance of 49.83 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most northerly northeast corner of said Lot 1, Block B same being the northernmost end of a right-of-way corner clip at the intersection of the south right-of-way line of said Justin Road and the west right-of-way line of F.M. Highway 3549 (a variable width right-of-way);

THENCE South 46°07'44" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southernmost corner of said corner clip same being the most southerly northeast corner of said Lot 1, Block B;

THENCE along the westerly right-of-way line of said F.M. Highway 3549 and the east line of said Lot 1,

Exhibit 'A'
Legal Description

Block B the following courses and distances:

South 01°08'02" East, a distance of 165.78 feet to a 5/8" iron rod found for corner;

South 01°26'27" West, a distance of 113.61 feet to a 5/8" iron rod found for corner;

South 58°12'55" West, a distance of 98.69 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

South 01°07'09" East, a distance of 441.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for the northernmost southeast corner of said Lot 1, Block B, from which a 5/8" iron rod found (disturbed) bears South 30°38'33" East, a distance of 1.35 feet;

South 35°33'35" West, a distance of 80.25 feet to the **POINT OF BEGINNING** and containing 2,175,068 square feet or 49.933 acres of land, more or less.

Exhibit 'C' Concept Plan

HKS

OWNER
CITY OF ROCKWALL, TEXAS
1000 ROCKWALL AVENUE, SUITE 100
ROCKWALL, TEXAS 75087

ARCHITECT
HKS
1000 ROCKWALL AVENUE, SUITE 100
ROCKWALL, TEXAS 75087

PLANNING
HKS
1000 ROCKWALL AVENUE, SUITE 100
ROCKWALL, TEXAS 75087

ENGINEER
HKS
1000 ROCKWALL AVENUE, SUITE 100
ROCKWALL, TEXAS 75087

LANDSCAPE
HKS
1000 ROCKWALL AVENUE, SUITE 100
ROCKWALL, TEXAS 75087

ROCKWALL COMMERCIAL ADDITION - LOT 1, BLOCK BLOT 1R, BLOCK C & LOT 1, BLOCK D

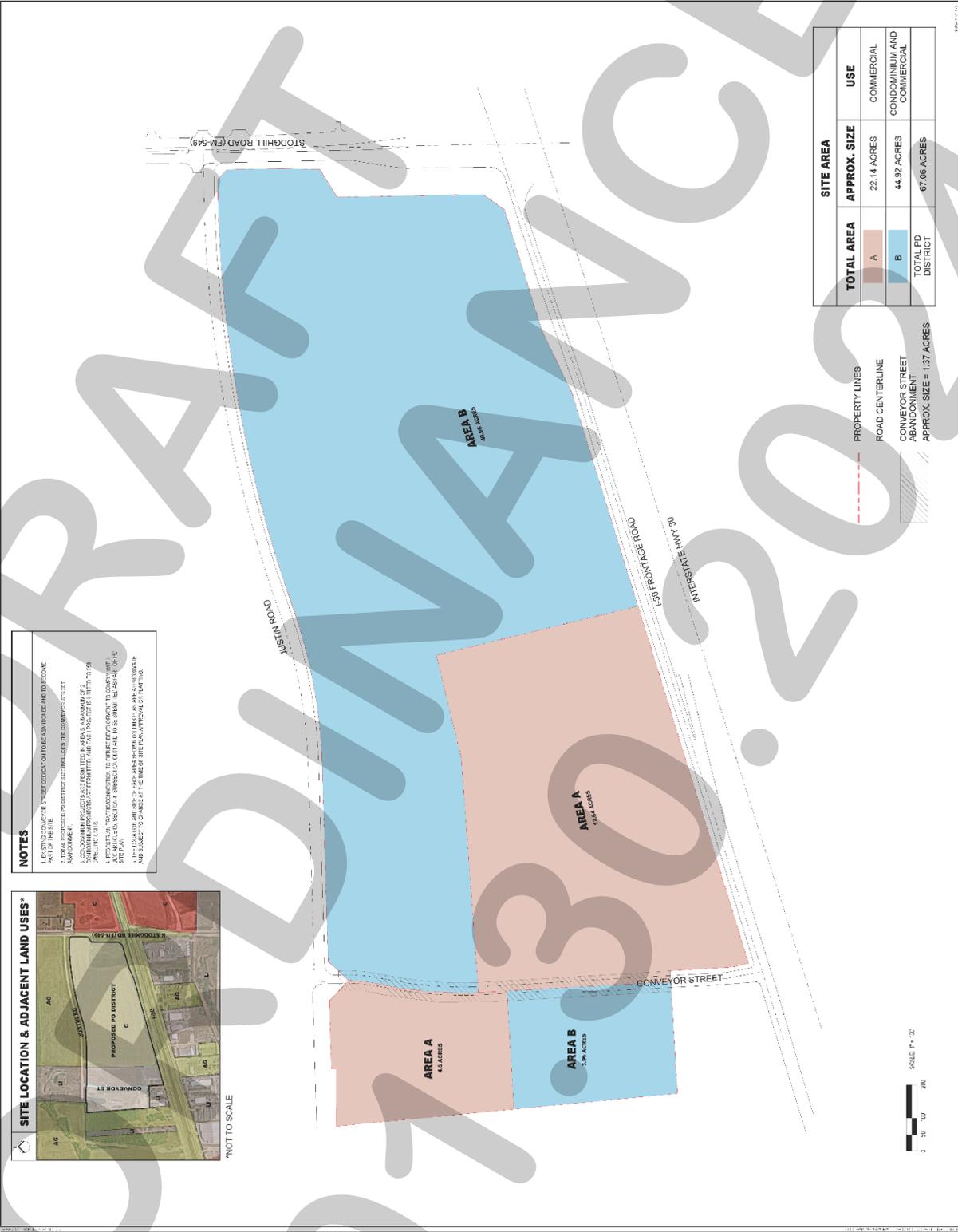


Exhibit 'D'
Development Standards

(A) PROCESS AND INTENT

- (1) **Area A.** The intent of *Area A* -- as depicted in the Concept Plan contained in Exhibit 'C' of this ordinance -- is to provide for a single, *Big-Box* retailer. Should a *PD Site Plan* be submitted for this area conforming to this intent, a *PD Development Plan* shall not be required, and the submitted *PD Site Plan* shall proceed through the approval process for *Site Plans* in accordance with Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); however, if a *PD Site Plan* that conforms to the development regulations of the Unified Development Code (UDC) -- as amended by this ordinance -- shall be approved. If a *PD Site Plan* is submitted that deviates from this intent (e.g. *multiple lots or buildings are proposed*), a *PD Development Plan* conforming to the requirements contained in Section 04, *Commercial Districts*, and Section 06, *Overlay Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- and regardless of the requirements established by this Planned Development District Ordinance -- shall be submitted and approved in accordance with the process outlined in Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [Ordinance No. 20-02].
- (2) **Area B.** The intent of *Area B* -- as depicted in the Concept Plan contained in Exhibit 'C' of this ordinance -- is to provide a *Regional* mixed-use development that incorporates condominiums, retail, restaurant, and/or entertainment land uses in conformance with the vision established in the *IH-30 Corridor Plan* contained in the OURHometown Vision 2040 Comprehensive Plan. To establish conformance with this intent, a *PD Development Plan* shall be submitted for entire area prior to the approval of a *PD Site Plan*. The *PD Development Plan* shall contain, at a minimum, the following: [1] development standards conforming to the requirements of the Unified Development Code (UDC) [Ordinance No. 20-02] and this Planned Development District Ordinance, [2] a *Concept Plan* showing a central green space and integrated land uses that are constructed in one (1) of the four (4) models (i.e. *Strip Retail Center Model, Mixed-Use Center Model, Town Center Model, Regional Destination Center Model*) contained in the *IH-30 Corridor Plan*, [3] a *Pedestrian/Streetscape Plan* showing a walkable/pedestrian oriented development, and [4] *Design Guidelines* showing how the development of *Area B* will blend building orientation and architectural styles. This *PD Development Plan* shall be submitted and approved in accordance with the process outlined in Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [Ordinance No. 20-02].
- (3) **PD Development Plans.** If a *PD Site Plan* is submitted that does not meet the intent of this Planned Development District Ordinance, the Director of Planning and Zoning shall prepare a recommendation outlining how the proposed *PD Site Plan* fails to meet the intent, and bring the *PD Site Plan* and recommendation to the Planning and Zoning Commission for action. Should the Planning and Zoning Commission determine that the *PD Site Plan* does meet the intent of this ordinance, the *PD Site Plan* may be approved in accordance with the procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and with the requirements of this ordinance; however, should the Planning and Zoning Commission determine that the *PD Site Plan* does not meet the intent of this ordinance, the Planning and Zoning Commission shall deny the *PD Site Plan* and the applicant shall be required to submit a *PD Development Plan* in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [Ordinance No. 20-

Exhibit 'D'
Development Standards

02] and this ordinance.

(B) AREA A [17.64-Acres]

(1) Permitted Land Uses. Unless specifically provided for by this Planned Development District Ordinance, *Area A -- as depicted on the Concept Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted By-Right:

- Warehouse/Distribution ⁽¹⁾

NOTES:

⁽¹⁾: AS AN ACCESSORY LAND USE TO A GENERAL RETAIL STORE ONLY.

(b) The following land uses shall be expressly Prohibited:

- Agricultural Uses on Unplatted Land
- Animal Boarding/Kennel without Outside Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Caretakers Quarters/Domestic or Security Unit
- Convent, Monastery, or Temple
- Motel
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Emergency Ground Ambulance Services
- Hospice
- Mortuary or Funeral Chapel
- Local Post Office
- Public or Private Primary School
- Public or Private Secondary School
- Temporary Education Buildings for Public or Private School
- Temporary Carnival, Circus, or Amusement Ride
- Temporary Fundraising Events by Non-Profit
- Indoor Gun Club with Skeet or Target Range
- Private Club, Lodge, or Fraternal Organization
- Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)
- Astrologer, Hypnotist, or Psychic
- Portable Beverage Service Facility
- Business School
- Convalescent Care Facility/Nursing Home
- Daycare with Seven (7) or More Children

Exhibit 'D'
Development Standards

- Retail Store with Gasoline Sales that has Two (2) or Less Dispensers (*i.e. Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Garden Supply/Plant Nursery
- Laundromat with Dropoff/Pickup Services
- Self Service Laundromat
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Permanent Cosmetics
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Secondhand Dealer
- Bail Bond Services
- Building and Landscape Material with Limited Outside Storage
- Building Maintenance, Service, and Sales without Outside Storage
- Electrical, Watch, Clock, Jewelry and/or Similar Repair
- Furniture Upholstery/Refinishing and Resale
- Rental, Sales, and Service of Heavy Machinery and Equipment
- Locksmith
- Shoe and Boot Repair and Sales
- Trade School
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- New and/or Used Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership for Cars and Light Trucks
- Used Motor Vehicle Dealership for Cars and Light Trucks
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Temporary Asphalt or Concrete Batch Plants
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Mini-Warehouse
- Wholesale Showroom Facility
- Commercial Antenna
- Commercial Freestanding Antenna
- Bus Charter Service and Service Facility
- Helipad
- Radio Broadcasting
- Railroad Yard or Shop
- Transit Passenger Facility
- Wireless Communication Tower

(2) Density and Development Standards. Unless specifically provided for by this Planned Development District Ordinance, Area A -- as depicted on the Concept Plan contained in

Exhibit 'D'
Development Standards

Exhibit 'C' of this ordinance -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) 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 this zoning change, and as may be amended in the future; however, all development on Area A shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK ⁽¹⁾	25'
MINIMUM SIDE YARD SETBACK ⁽²⁾	10'
MINIMUM REAR YARD SETBACK ⁽²⁾	10'
MINIMUM BETWEEN BUILDINGS ⁽²⁾	15'
MAXIMUM BUILDING HEIGHT ⁽³⁾	75'
MAXIMUM LOT COVERAGE ⁽⁴⁾	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

1. FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
2. THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
3. BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
4. NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.

(3) **Parking Requirements.** There shall be no restrictions on parking between the front façade of the building and the front property line. In addition, parking requirements for specific land uses will be as calculated in Article 06, *Parking and Loading*, of the Unified Development Code (UDC); however, the following parking ratios shall apply regardless of these standards:

- (a) **Office:** One (1) Parking Space per 300 SF of Building Area.
- (b) **General Retail:** One (1) Parking Space per 250 SF of Building Area.
- (c) **Restaurant:** One (1) Parking Space per 100 SF of Building Area.
- (d) **Warehouse/Distribution:** One (1) Parking Space per 1,000 SF of Building Area.

(4) **Off-Street Loading Requirements.** Loading docks shall *not* face directly onto the IH-30 Frontage Road, but may be located along the northern, western, and eastern facing building facades without restriction. No screening walls or wing walls will be required to screen the loading docks; however, three (3) tiered landscaping should be used to mitigate the visibility of these areas.

(5) **Residential Screening Requirements.** Any development in Area A shall be exempt from the *Residential Adjacency Screening Requirements* stipulated in Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

(6) **Building Materials and Design Standards.** All buildings in Area A shall adhere to the following:

Exhibit 'D'
Development Standards

- (a) **Building Materials.** The following building materials shall be permitted: stone, brick, glass curtain wall, aluminum and glass storefront, glass block, tile, prefabricated metal panel (e.g. ACM or Aluminum Composite Material panels), custom painted tilt-up concrete panel, and custom Concrete Masonry Units (CMU) (i.e. units that have been sandblasted, burnished, or that have a split face -- light weight block or smooth faced block shall be prohibited). In addition, the use of cementitious materials (i.e. fiber cement, stucco, cementitious lap siding, tilt-up concrete or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be permitted without limitation for use on the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.
- (b) **Articulation Requirements.** The articulation requirements stipulated in Section 04.01, *General Commercial District Standards*, and Section 06.02, *General Overlay District Standards*, of the Unified Development Code (UDC) shall not apply to Area A; however, all buildings in Area A should generally include an articulated entryway that creates some relief in the front façade of the building. This element will be reviewed by the Architectural Review Board (ARB) with the *PD Site Plan*.
- (c) **Roof Design Standards.** Flat roofs with or without parapets may be permitted; however, all rooftop mechanical equipment and/or other rooftop appurtenances (excluding solar panels) shall not be visible at-grade from the boundaries of Area A.
- (d) **Required Architectural Elements.** All buildings shall be required to incorporate a minimum of two (2) of the following architectural elements:
- Canopies, Awnings, or Porticos
 - Recesses/Projections
 - Arcades
 - Peaked Roof Forms
 - Arches
 - Outdoor Patios
 - Display Windows
 - Architectural Details (e.g. *Tile Work and Moldings*) Integrated into the Building's Façade
 - Articulated Ground Floor Levels or Bases
 - Articulated Cornice Line
 - Integrated Planters or Wing Walls that Incorporate Landscape and Sitting Areas
 - Offsets, Reveals, or Projecting Rib Expressing Architectural or Structural Bays
 - Varied Roof Heights
- (7) **Signage.** All signage shall conform to the requirements of Chapter 32, *Signs*, of the Municipal Code of Ordinances; however, the following shall apply:
- (a) **Wall Signage.** A business shall be allowed any number of attached wall signs, projection signs, canopy signs, or marquee signs, so long as the total face area of the attached signs do not exceed 15.00% of the aggregate area of the wall face on which they are affixed. Canopy signs may extend above or below the canopy band.
- (b) **Freestanding Monopole Sign.** Area A should conform to the requirements of Chapter

Exhibit 'D'
Development Standards

32, *Signs*, of the Municipal Code of Ordinances for *Freestanding Monopole Signs*; however, one (1) *Freestanding Monopole Sign* in this area may be a maximum of 120-feet in height, and have up to three (3) sign faces a maximum of 600 SF each (*i.e. an overall maximum signage area of 1,800 SF*). One (1) additional *Freestanding Monopole Signs* -- conforming to the setback requirements of the Municipal Code of Ordinances -- shall be permitted on the site may be established as *Freestanding Monopole Signs* or *Digital Sign* (at the same maximum size and square footage permitted for *Freestanding Monopole Signs* by the Municipal Code of Ordinances).

- (c) *Digital Wall Signage*. In addition to the 15.00% wall signage permitted above, two (2) 700 SF digital wall signs shall be permitted on the building. Digital wall signage shall be subject to the requirements for Changeable Electronic Variable Message Signs (CEVMS) as stipulated by Section 32-233(3) through Section 32-233(6) of the Municipal Code of Ordinances.
- (d) *Parking Lot Banner Signs*. Four (4) 12 SF parking lot banner signs shall be permitted per parking aisle (*i.e. a parking aisle consists of two [2] rows of parking on either side of a 24-foot access drive-aisle*). The sign face of a parking lot banner sign may be changed from time-to-time without the need to apply for a sign permit; however, a sign permit will be required to establish a parking lot banner sign.
- (e) *Flag Pole Signs*. Up to eight (8) flag poles with flags that have the company's name or logo shall be permitted at main points of ingress/egress into the site pending they do not exceed a maximum height of 30-feet. Flag poles displaying state or national flags shall meet the requirements of the Unified Development Code (UDC).

(C) AREA B [49.42-Acres]

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Area B* -- as depicted on the Concept Plan contained in Exhibit 'C' of this ordinance -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted *By-Right*:

- Condominiums ^{(1), (2) & (3)}
- Home Occupation ⁽⁴⁾

NOTES:

⁽¹⁾: FOR THE PURPOSES OF THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE, A CONDOMINIUM SHALL BE DEFINED AS A MULTI-FAMILY DWELLING UNIT, WITHIN WHICH DESIGNATED DWELLING UNITS ARE CONVEYED VIA FEE SIMPLE TITLE, WITH AN UNDIVIDED INTEREST IN THE BUILDING'S COMMON ELEMENTS, TO INCLUDE, BUT NOT BE LIMITED TO, HALLS, STAIRS, ELEVATORS, ROOF, PARKING SPACE, AND THE LAND WHEN THE BUILDING IS NOT CONSTRUCTED ON LEASED LAND. BASED ON THIS DEFINITION, ALL CONDOMINIUMS SHALL MEET THE FOLLOWING: [1] EACH UNIT IN A PROJECT HAS SEPARATE UTILITIES THAT ARE INDIVIDUALLY METERED, AND [2] EACH UNIT IS CONVEYED VIA A FEE SIMPLE DEED.

⁽²⁾: A MAXIMUM OF TWO (2) CONDOMINIUM DEVELOPMENTS ARE PERMITTED TO BE CONSTRUCTED WITHIN AREA B. EACH DEVELOPMENT IS PERMITTED A MAXIMUM OF

Exhibit 'D'
Development Standards

250-DWELLING UNITS, AND MAY CONSIST OF ONE (1) OR MORE BUILDINGS. IN ADDITION, THE CONDOMINIUM DEVELOPMENT SHALL ADHERE TO THE FOLLOWING:

(1) CONDOMINIUM WITH PARKING GARAGE. ONE (1) OF THE CONDOMINIUM DEVELOPMENTS SHALL INCORPORATE A PARKING GARAGE THAT IS WRAPPED BY UNITS. THIS DEVELOPMENT SHALL HAVE MINIMAL SURFACE PARKING FOR GUESTS, EMPLOYEES, AND VISITORS. THIS DEVELOPMENT MAY BE A MAXIMUM OF 250-UNITS ON FOUR (4) ACRES (EXCLUDING ROADWAYS). FACADES OF THIS BUILDING SHALL GENERALLY ADHERE TO THE GENERAL OVERLAY DISTRICT STANDARDS; HOWEVER, INTERIOR FACING FACADES (I.E. FACING TOWARDS AN INTERNAL COURTYARD) MAY BE 100% STUCCO OR OTHER CEMENTIOUS MATERIAL PERMITTED BY THE UNIFIED DEVELOPMENT CODE (UDC).

(2) CONDOMINIUM WITH SURFACE PARKING. ONE (1) OF THE CONDOMINIUM DEVELOPMENTS MAY BE SURFACE PARKING AND CONSIST OF 250-UNITS ON NINE (9) ACRES. A MINIMUM OF 25.00% OF ALL UNITS SHALL HAVE GARAGES DEDICATED TO SPECIFIC UNITS AND TO WHICH THE GARAGES PROVIDE DIRECT ACCESS TO THE UNIT.

(3): THIS INCLUDES ACCESSORY LAND USES THAT ARE AMENITIES TO THE PROPOSED CONDOMINIUM LAND USE AND WHICH WILL BE APPROVED THROUGH THE PD DEVELOPMENT PLAN.

(4): AS AN ACCESSORY LAND USE TO A CONDOMINIUM UNIT ONLY.

(a) The following land uses shall be only permitted through a Specific Use Permit (SUP):

- Business School
- Convalescent Care Facility/Nursing Home
- Retail Store with Gasoline Sales that has Two (2) or Less Dispensers (i.e. *Maximum of Four [4] Vehicles*)
- Retail Store with Gasoline Sales that has more than Two (2) Dispensers

(b) The following land uses shall be expressly Prohibited:

- Agricultural Uses on Unplatted Land
- Animal Boarding/Kennel without Outside Pens
- Animal Hospital or Clinic
- Community Garden
- Urban Farm
- Caretakers Quarters/Domestic or Security Unit
- Convent, Monastery, or Temple
- Motel
- Blood Plasma Donor Center
- Cemetery/Mausoleum
- Church/House of Worship
- College, University, or Seminary
- Emergency Ground Ambulance Services
- Hospice
- Mortuary or Funeral Chapel
- Local Post Office
- Public or Private Primary School
- Public or Private Secondary School
- Temporary Education Buildings for Public or Private School
- Temporary Carnival, Circus, or Amusement Ride

Exhibit 'D'
Development Standards

- Indoor Gun Club with Skeet or Target Range
- Private Club, Lodge, or Fraternal Organization
- Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)
- Astrologer, Hypnotist, or Psychic
- Portable Beverage Service Facility
- Temporary Christmas Tree Sales Lot and/or Similar Uses
- Copy Center
- Garden Supply/Plant Nursery
- Laundromat with Dropoff/Pickup Services
- Self Service Laundromat
- Night Club, Discotheque, or Dance Hall
- Pawn Shop
- Permanent Cosmetics ⁽¹⁾
- Temporary Real Estate Sales Office
- Rental Store without Outside Storage and/or Display
- Secondhand Dealer
- Bail Bond Services
- Building and Landscape Material with Limited Outside Storage
- Building Maintenance, Service, and Sales without Outside Storage
- Furniture Upholstery/Refinishing and Resale ⁽²⁾
- Rental, Sales, and Service of Heavy Machinery and Equipment
- Locksmith
- Shoe and Boot Repair and Sales
- Trade School
- Minor Automotive Repair Garage
- Automobile Rental
- New or Used Boat and Trailer Dealership
- Full Service Car Wash and Auto Detail
- Self Service Car Wash
- New and/or Used Indoor Motor Vehicle Dealership/Showroom
- New Motor Vehicle Dealership for Cars and Light Trucks
- Used Motor Vehicle Dealership for Cars and Light Trucks
- Recreational Vehicle (RV) Sales and Service
- Service Station
- Temporary Asphalt or Concrete Batch Plants
- Mining and Extraction of Sand, Gravel, Oil and/or Other Materials
- Mini-Warehouse
- Wholesale Showroom Facility
- Commercial Antenna
- Commercial Freestanding Antenna
- Bus Charter Service and Service Facility
- Helipad
- Radio Broadcasting
- Railroad Yard or Shop
- Transit Passenger Facility
- Wireless Communication Tower

NOTES:

⁽¹⁾: UNLESS ACCESSORY TO A SPA OR HAIR SALON.

Exhibit 'D'
Development Standards

(2): UNLESS ACCESSORY TO A GENERAL RETAIL STORE.

(2) Density and Development Standards. Unless specifically provided for by this Planned Development District Ordinance or as waived by the City Council in a *PD Development Plan, Area B -- as depicted on the Concept Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for a property in a Commercial (C) District and the IH-30 Overlay (IH-30 OV) District as required by Section 04, *Commercial Districts*, and Section 06, *Overlay Districts*, 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 this zoning change, and as maybe amended in the future; however, the following standards shall apply:

- (a) Building Height. A maximum building height for any *Condominium* land use shall be 75-feet; however, all other buildings shall comply with the height requirements for the Commercial (C) District.
- (b) Open Space. A minimum of 20.00% of any lot designated for *Condominiums* shall be devoted to open space.
- (c) Parking Requirements. The minimum parking requirements for *Condominiums* shall be as follows:

PARKING GARAGE	PARKING REQUIREMENT
ALL UNITS REGARDLESS OF BEDROOMS	1.50 PARKING SPACES/UNIT

SURFACE PARKING	PARKING REQUIREMENT
ONE (1) BEDROOM UNITS	1.50 PARKING SPACES/UNIT
TWO (2) BEDROOM UNITS	2.00 PARKING SPACES/UNIT
THREE (3) BEDROOM UNITS	2.50 PARKING SPACES/UNIT

(D) GENERAL STANDARDS [AREAS A & B]

The following general standards shall apply to *Areas A & B* as depicted in the *Concept Plan* contained in *Exhibit 'C'* of this ordinance:

- (1) Approved Landscape Materials. Unless specifically provided for by this Planned Development District Ordinance, all landscape materials shall conform to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).
- (2) Landscape Buffers. All landscape buffers shall be provided as follows:
 - (a) Landscape Buffer Adjacent to the IH-30 Frontage Road. A minimum of a 20-foot landscape buffer shall be provided along the frontage of the IH-30 Frontage Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear six (6) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

Exhibit 'D'
Development Standards

- (b) Landscape Buffer Adjacent to Stodghill Road (FM-3549). A minimum of a 20-foot landscape buffer shall be provided along the frontage of the Stodghill Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A five (5) foot sidewalk shall be constructed within the 20-foot landscape buffer.
- (c) Landscape Buffer Adjacent to Conveyor Street and Justin Road. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Conveyor Street and Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. In addition, one (1) canopy tree and one (1) accent tree shall be plated per 50-linear feet of frontage. A five (5) foot sidewalk shall be constructed within the ten (10) Foot landscape buffer.
- (3) Signage. In addition, to the restrictions in Chapter 32, *Signs*, of the Municipal Code of Ordinances, and the requirements of this Planned Development District Ordinance, *Areas A & B* shall be subject to the following signage requirements:
- (a) Traffic Signs. *Traffic Signs* shall adhere to the requirements of Chapter 32, *Signs*, of the Municipal Code of Ordinances; however, they may be a maximum of four (4) feet in height.
- (4) Variance/Exceptions. The variance and exception procedures and standards for approval that are set forth in Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) shall apply to any application for variances or exceptions to the requirements of this ordinance unless a *PD Development Plan* is required.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/26/2024

PROJECT NUMBER: P2024-001
PROJECT NAME: PeachTree Meadows Phase One
SITE ADDRESS/LOCATIONS: SW Intersection of Mims Rd and National Dr.

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Final Plat for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/26/2024	Approved w/ Comments

01/26/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2024-001) in the lower right-hand corner of all pages on future submittals.

M.4 Block B has Lots 7 & 8. Please correct the Title Block to reflect this. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

M.5 Please correct the year shown in the signature blocks. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please remove the extra zero from the Deltas within the Curve Tables. In addition, the Plat and Line Tables do not have a double zero (i.e. 00°00'00") for the degree value, please correct this. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.8 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: January 30, 2024
Parks Board: February 6, 2024
Planning and Zoning: February 13, 2024
City Council: February 20, 2024

I.9 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jonathan Browning	01/24/2024	Approved w/ Comments

01/24/2024: Plat may not be filled until flood study is approved.
 Show and call out erosion hazard setback and be within an easement.
 Need to plat the valley storage/detention area as drainage & detention easement. Utility easements to the west need to be platted.
 Remove note 3 on sheet 2.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/24/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/25/2024	Approved w/ Comments

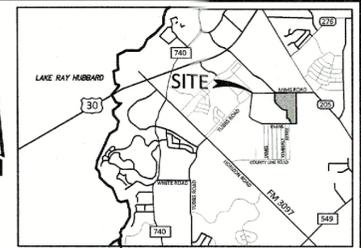
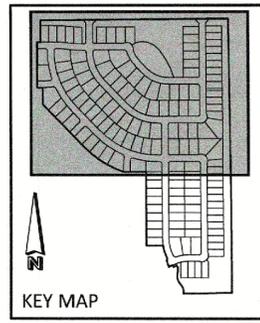
01/25/2024: P2024-001 (Final Plat) Park District 14
 Cash In Lieu of Land: \$338.16 x 148 lots = \$50,047.68
 Pro Rata Equipment Fee: \$317.36 x 148 lots = \$46,969.28
 Total per lot x lots: \$655.52 x 148 lots = \$97,016.96

No Comments - MP
Plat may not be filed until flood study is approved. Easement on west must be dedicated - JB

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
DOC. NO. 2021-0000024965
D.R.R.C.T.

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
DOC. NO. 2021-0000024965
D.R.R.C.T.

N: 7013889.68
E: 2599831.03
S66°44'15"E 5,292.49' TO TOWN MONUMENT #10

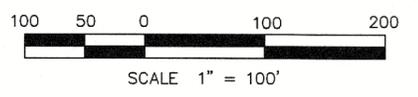


LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement
WE Water Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas



FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

December 13, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 5

PEACHTREE MEADOWS
PHASE 2
(FUTURE)

OPEN SPACE
LOT 38, BLOCK 1
206,801 SF

ROCKWALL 205 BUSINESS PARK
CAB. C, PAGE 7
P.R.R.C.T.

OPEN SPACE

Need to plat the valley storage/detention area as drainage & detention easement. Utility easements to the west need to be platted.

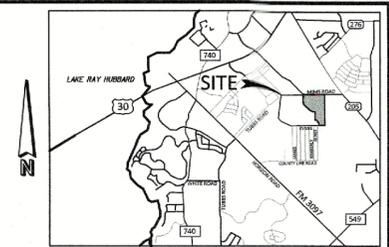
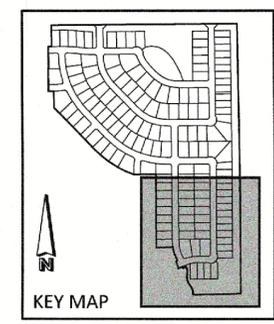
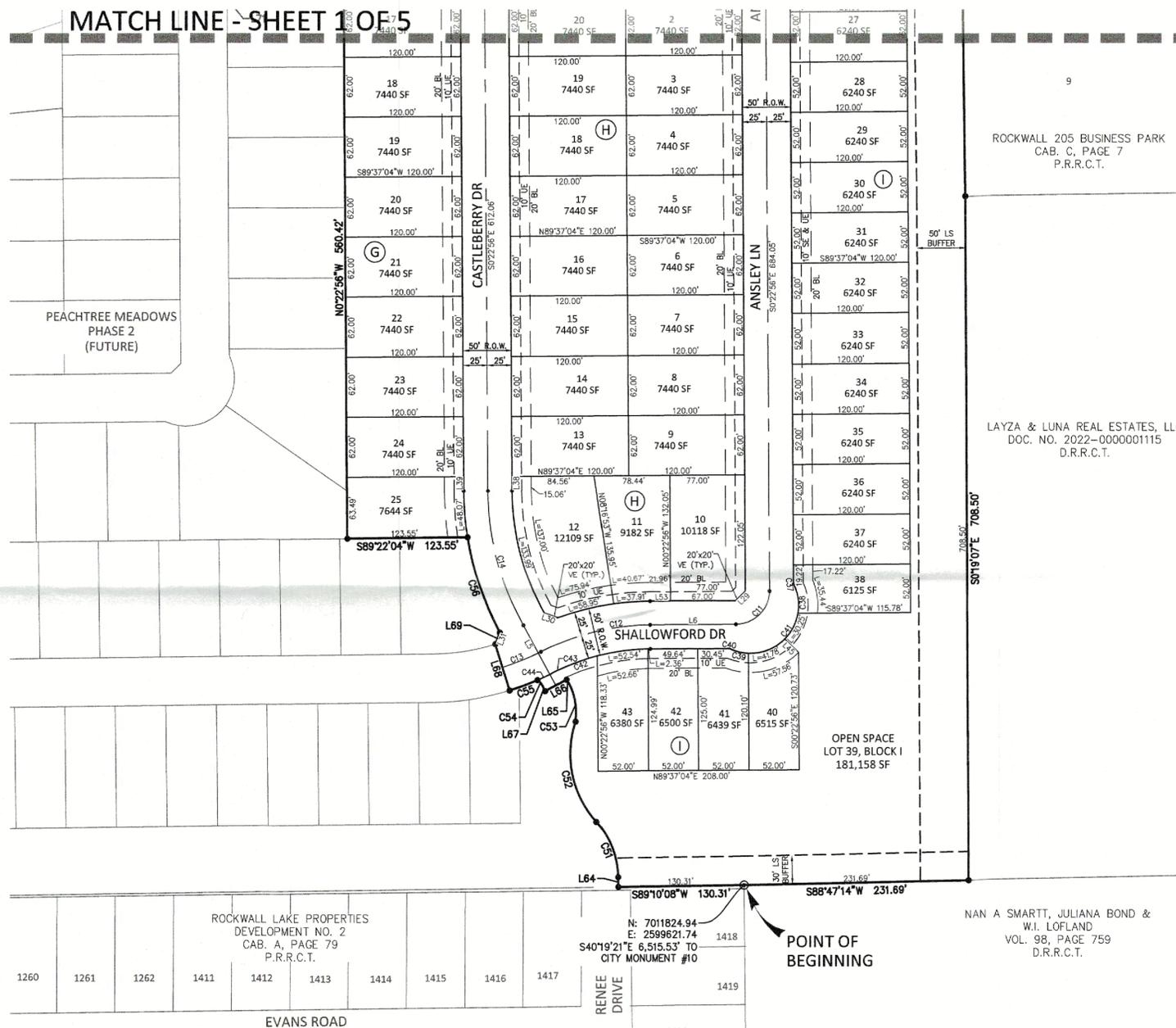
Show and call out erosion hazard setback. Must be within an easement.

MATCH LINE - SHEET 2 OF 5

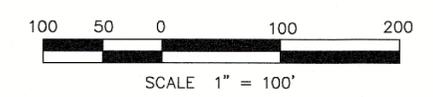
Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility Easement
 - Esmt Easement
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
 - VE Visibility Easement
 - SE Sidewalk Easement
 - D.R.R.C.T.= Deed Records of Rockwall County, Texas
 - P.R.R.C.T.= Plat Records of Rockwall County, Texas



**FINAL PLAT
PEACHTREE MEADOWS
PHASE 1**

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 2 OF 5

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

- GENERAL NOTES:**
- OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
 - THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - WATER - CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
 - WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - ROADWAY - CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - DRAINAGE - DRAINAGE TO DETENTION PONDS
 - ~~SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.~~

Remove Note 3

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE



DEVELOPMENT APPLICATION

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

STATE USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1, 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS Mims Rd, TX

SUBDIVISION A0219 G Wells, Tract 3, Acres 90.5, (Pt of 140.5 AC TR) LOT BLOCK

GENERAL LOCATION Southwest of Intersection Mims Rd & National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-101 CURRENT USE Single Family

PROPOSED ZONING PROPOSED USE

ACREAGE 45.950 LOTS [CURRENT] 148 LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 14400 The Lakes Blvd

ADDRESS 767 Justin Road

CITY, STATE & ZIP Austin, TX 78660

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 489-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

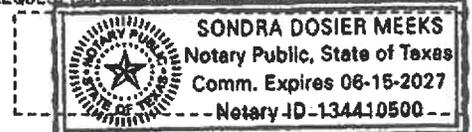
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 1219.00 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF December 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF December, 2023

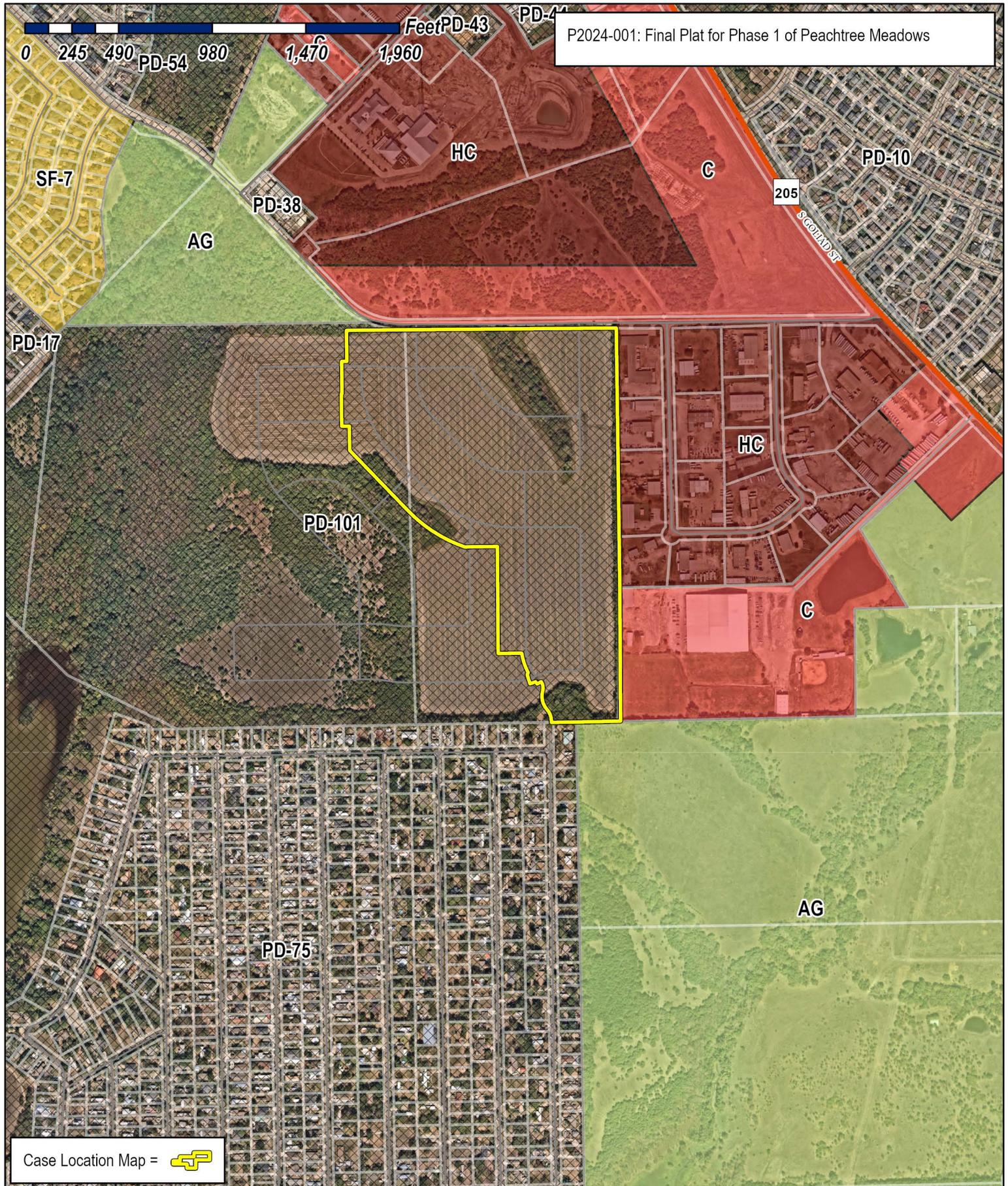
OWNER'S SIGNATURE

John Vick
Sondra Dosier Meeks

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



P2024-001: Final Plat for Phase 1 of Peachtree Meadows

Case Location Map = 



City of Rockwall

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

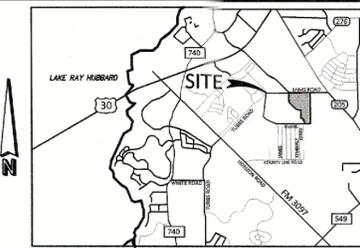
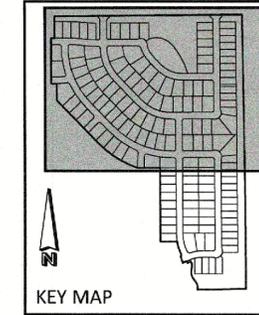
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

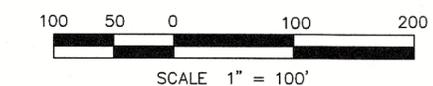
RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC. DOC. NO. 2021-0000024965 D.R.R.C.T.

N: 7013889.68
E: 2599831.03
S66°44'15"E 5,292.49' TO TOWN MONUMENT #10



VICINITY MAP N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
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- D.R.R.C.T.= Deed Records of Rockwall County, Texas
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FINAL PLAT PEACHTREE MEADOWS PHASE 1

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LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
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45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
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CITY OF ROCKWALL,
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P2023-017

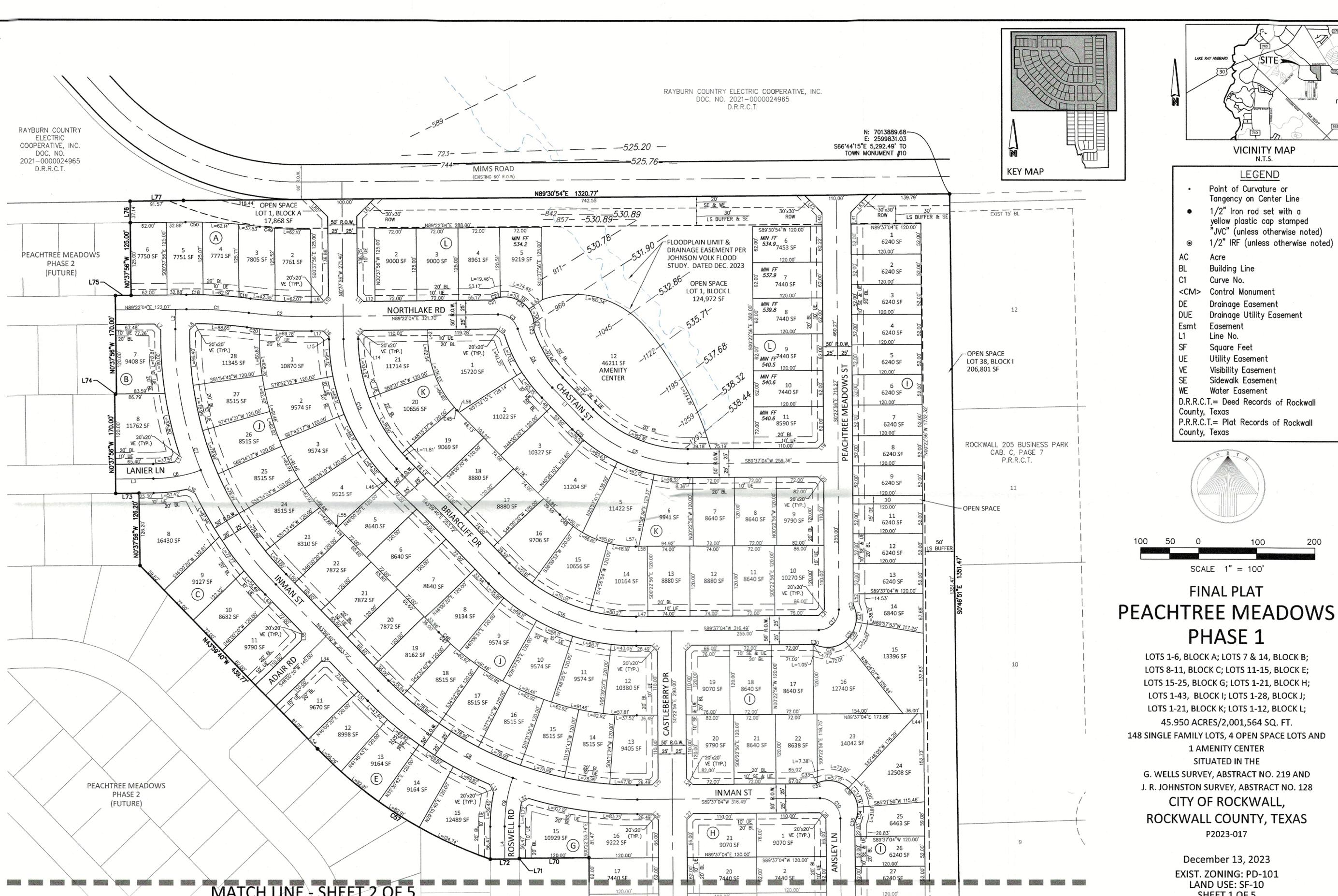
December 13, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 5

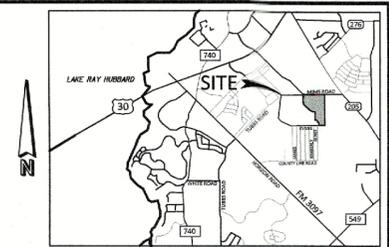
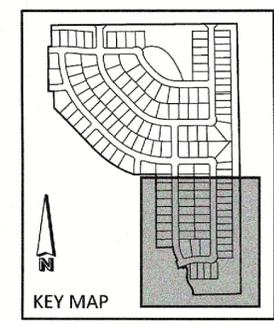
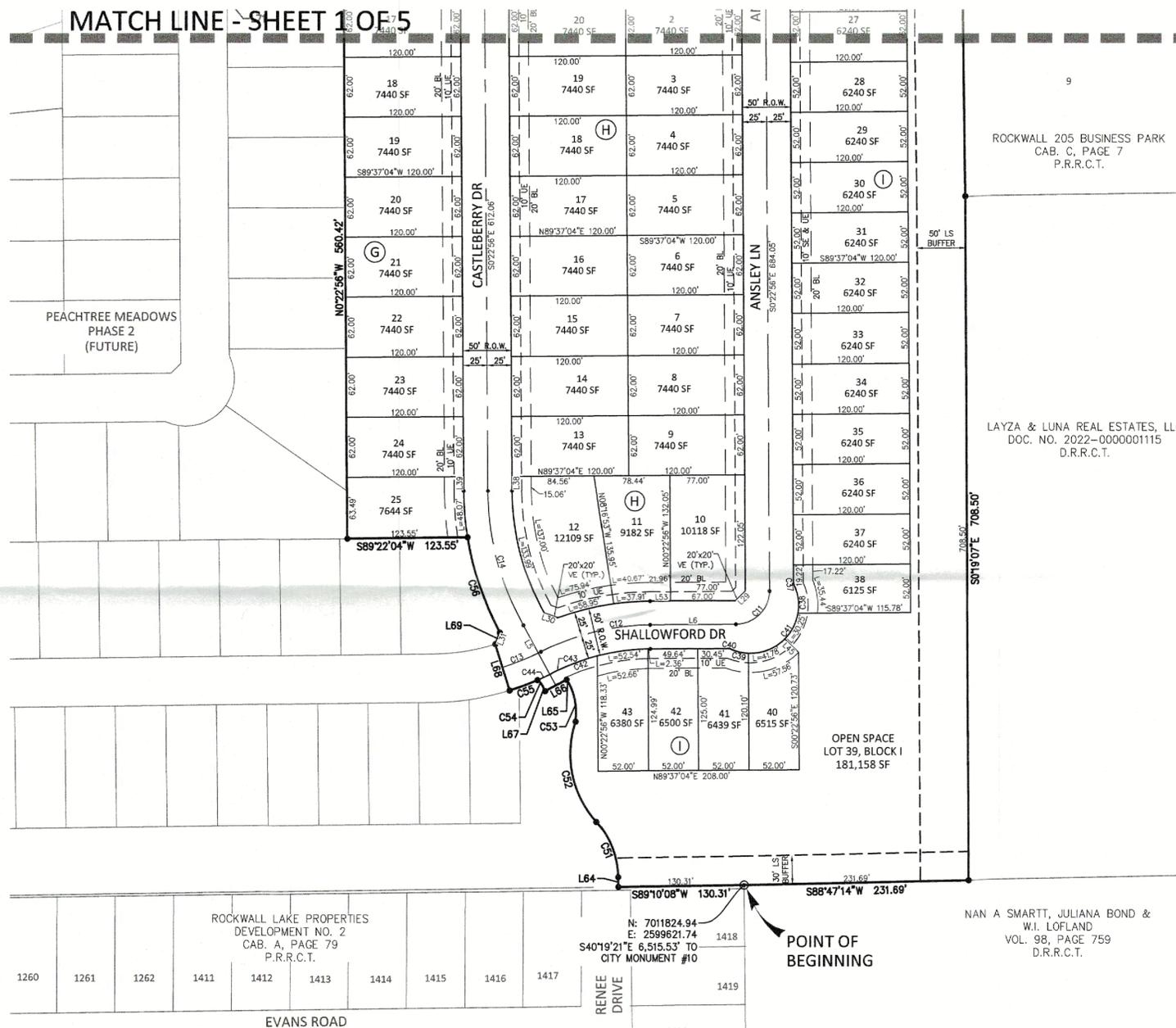
MATCH LINE - SHEET 2 OF 5

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

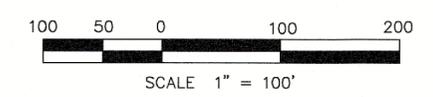
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100





- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
 BL Building Line
 C1 Curve No.
 <CM> Control Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VE Visibility Easement
 SE Sidewalk Easement
 D.R.R.C.T.= Deed Records of Rockwall County, Texas
 P.R.R.C.T.= Plat Records of Rockwall County, Texas



FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
 LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
 LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
 LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
 LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
 45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
 1 AMENITY CENTER
 SITUATED IN THE
 G. WELLS SURVEY, ABSTRACT NO. 219 AND
 J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2023-017

November 8, 2023
 EXIST. ZONING: PD-101
 LAND USE: SF-10
 SHEET 2 OF 5

**JOHNSON VOLK
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 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

- GENERAL NOTES:**
1. OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
 2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
 - 2.2. WASTEWATER - CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
 - 2.3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
 - 2.4. DRAINAGE - DRAINAGE TO DETENTION PONDS
 3. SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.

Owner/Applicant:
 Qualico Developments (U.S.), Inc.
 6950 TPC Drive, Suite 350
 McKinney, Texas 75070
 Phone: 469-659-6150

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Tom Dayton, PE

Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S1° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N0° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	88.96	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N0° 37' 56"W
L15	4.64	S0° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E

Line Table		
Line	Length	Direction
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S1° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S0° 22' 56"E
L39	15.06	S0° 22' 56"E
L40	23.00	S0° 22' 56"E

Line Table		
Line	Length	Direction
L41	20.80	S0° 22' 56"E
L42	14.64	S0° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	N89° 37' 04"E
L45	20.00	N45° 35' 21"W
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S0° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E

Line Table		
Line	Length	Direction
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W
L64	10.02	N0° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	12.86	N21° 27' 06"E
L70	120.00	S89° 37' 04"W
L71	1.41	S0° 22' 56"E
L72	50.00	S89° 37' 04"W
L73	40.10	S89° 22' 04"W
L74	3.20	N89° 22' 04"E
L75	27.18	N89° 22' 04"E
L76	37.14	N0° 37' 56"W
L77	91.57	N89° 08' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	007°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	007°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	073°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	026°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	046°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	018°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	045°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	046°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	019°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	090°00'00"	49.50	N45° 22' 56"W
C11	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C12	116.77	250.00	026°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	009°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	028°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	043°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	046°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	002°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	001°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	001°32'52"	21.61	S83° 25' 43"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	4.11	10.00	023°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	015°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	026°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	063°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	005°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	032°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C29	53.74	50.00	061°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	023°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	023°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	001°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	027°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	023°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	042°33'45"	36.29	N25° 55' 02"W
C37	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C38	29.40	50.00	033°41'21"	28.98	N07° 05' 39"W
C39	18.14	50.00	020°47'16"	18.04	S77° 19' 27"E
C40	4.09	10.00	023°27'07"	4.06	N78° 39' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	30.25	50.00	034°39'37"	29.79	N27° 04' 50"E
C42	36.05	225.00	009°10'46"	36.01	S71° 02' 48"W
C43	14.14	225.00	003°36'05"	14.14	S64° 39' 23"W
C44	16.49	275.00	003°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	002°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	009°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	002°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	001°48'14"	29.12	N89° 43' 49"W
C51	62.63	87.50	041°00'40"	61.30	N21° 20' 12"W
C52	103.94	105.00	056°43'07"	99.75	N13° 28' 59"W
C53	47.35	62.50	043°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	022°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	006°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	018°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	026°54'07"	353.57	N57° 26' 44"W

FINAL PLAT PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.

148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE

G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 OF 5

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
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Engineer/Surveyor:
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704 Central Parkway East, Suite 1200
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 **JOHNSON VOLK
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TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LEGAL DESCRIPTION:

BEING a 45.950 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, a distance of 130.31 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, over and across the above-mentioned VICMAR I tract the following twenty-seven (27) courses and distances:

N 00° 49' 52" W, a distance of 10.02 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 87.50 feet, a central angle of 41° 00' 40" a chord bearing and distance of N 21° 20' 12" W, 61.30 feet.

With said curve to the left an arc distance of 62.63 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 105.00 feet, a central angle of 56° 43' 07", a chord bearing and distance of N 13° 28' 59" W, 99.75 feet.

With said curve to the right an arc distance of 103.94 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the left, having a radius of 62.50 feet, a central angle of 43° 24' 15", a chord bearing and distance of N 06° 49' 33" W, 46.22 feet.

With said curve to the left an arc distance of 47.35 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W, a distance of 3.99 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 61° 28' 19" W for a distance of 25.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W for a distance of 6.01 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 20.50 feet, a central angle of 22° 30' 57", a chord bearing and distance of N 39° 47' 09" W, 8.00 feet;

With said curve to the left an arc distance of 8.06 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 276.35 feet, a central angle of through an angle of 06° 23' 16", a chord bearing and distance of S 69° 30' 30" W, 30.79 feet.

With said curve to the right an arc distance of 30.81 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 17° 17' 24" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 21° 27' 06" E a distance of 12.86 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 325.00 feet, a central angle of 18° 47' 33", a chord bearing and distance of N 18° 15' 09" W, 106.12 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

With said curve to the right an arc distance of 106.60 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 123.55 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 22' 56" W a distance of 560.42 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 120.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 00° 22' 56" E a distance of 1.41 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 760.00 feet, a central angle of 26° 54' 07", a chord bearing and distance of N 57° 26' 44" W, 353.57 feet.

With said curve to the right an arc distance of 356.84 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 43° 59' 40" W a distance of 439.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 126.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 40.10 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 3.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 27.18 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 37.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the south line of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 91.57 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tracts, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, a distance of 1320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 2,001,564 square feet or 45.950 acres of land.

GENERAL NOTES:

- SUBDIVIDERS STATEMENT: SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT OF THE TEXAS LOCAL GOVERNMENT CODE, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
- PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUE, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
- DRAINAGE AND DETENTION EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
- ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
- STREET APPURTENANCES: ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

**FINAL PLAT
PEACHTREE MEADOWS
PHASE 1**

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
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148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
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SITUATED IN THE
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CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 4 OF 5

Owner/Applicant:
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McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

 **JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the PEACHTREE MEADOWS - PHASE 1 subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the PEACHTREE MEADOWS - PHASE 1 subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ___ day of _____, 2023.

Notary public in and for the State of Texas My Commission Expires

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ___ day of _____, 2023.

Notary public in and for the State of Texas My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ___ day of _____, 2023.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

FINAL PLAT
PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND

1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 5 OF 5

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/26/2024

PROJECT NUMBER: P2024-002
PROJECT NAME: Lot 1 & 2, Block A, Cruse Addition
SITE ADDRESS/LOCATIONS: 715 S. Alamo

CASE CAPTION: Discuss and consider a request by Robert Cruse for the approval of a Final Plat for Lots 1 & 2, Block A, Cruse Addition being a 0.2410-acre tract of land identified as Lot 5, Block F, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 12 (PD-12) [Ordinance No. 06-46], located at the northeast corner of S. Alamo Street and W. Ross Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	01/23/2024	Approved w/ Comments

01/23/2024: P2024-002: Final Plat for Lots 1 & 2, Block A, Cruse Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Cruse Addition being a 0.2410-acre tract of land identified as Lot 5, Block F, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 12 (PD-12) [Ordinance No. 06-46], located at the northeast corner of S. Alamo Street and W. Ross Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2024-002) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

Final Plat
Lots 1 & 2, Block A
Cruse Addition
Being a Replat of
Lot 5, Block F
Sanger Addition
Being two (2) lots
0.2410-Acres Or 10,520 SF
Situated within the
B.F. Boydston Survey, Abstract No. 14
City of Rockwall, Rockwall County, Texas

M.5 Please label all existing and proposed easements indicating the type, purpose, and width of the easement (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.6 Please change the front building setback to ten (10) feet.

M.7 Provide Surveyor seal on the final copy of the subdivision plat (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please provide the following Signature Block on the second page (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.10 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

- Planning and Zoning Work Session: January 30, 2024
- Parks Board Meeting: February 6, 2024
- Planning and Zoning Meeting: February 13, 2024
- City Council Meeting: February 20, 2024

I.11 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Angelica Guevara	01/25/2024	Needs Review

01/24/2024: -To tie to water and sewer full panel street replacement will be required if street is disturbed.
-Sidewalks required along S. Alamo and Ross
Sidewalk easement needed at corner clip.
10' utility easement along Ross and Alamo frontages.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/24/2024	Approved w/ Comments

01/24/2024: Must comply with the minimum requirements of PD-012. If the structure is less than 5 feet from the side property line a 1 hour firewall will be required on each new structure.

1. Minimum lot area - 3,856.5 square feet
2. Minimum lot frontage on a public street - 42.85 feet
3. Minimum lot depth - 90 feet
4. Minimum lot coverage by main and accessory buildings of seventy percent (70%)
5. Minimum depth of front yard setback - 10 feet

- 6. Minimum depth of rear yard setback - 3 feet
- 7. Minimum width of side yard setback - 3 feet
- 8. Minimum number of parking spaces per unit shall be two.
- 9. Maximum height of any structure shall be two (2) stories

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/22/2024	Approved w/ Comments

01/22/2024: Lot 1 will remain 715 S Alamo Rd, Rockwall, TX 75087
 Lot 2 will be come 717 S Alamo Rd, Rockwall, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/25/2024	Approved w/ Comments

01/25/2024: P2024-002 (Final Plat)
 Park District 19
 Cash In Lieu of Land: \$751.00 x 1 lot = \$751.00
 Pro Rata Equipment Fee: \$704.82 x 1 lot = \$704.82
 Total per lot x lots: \$1,455.82 x 1 lot = \$1,455.82



DEVELOPMENT APPLICATION

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

STAFF 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]:

<p>PLATTING APPLICATION FEES:</p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p>SITE PLAN APPLICATION FEES:</p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹</p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p>ZONING APPLICATION FEES:</p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹</p> <p><input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}</p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹</p> <p>OTHER APPLICATION FEES:</p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²</p> <p>NOTES:</p> <p>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.</p> <p>²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</p>
---	---

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 715 S Alamo Rd

SUBDIVISION: Sanee Bros Addition LOT: 5 BLOCK: _____

GENERAL LOCATION: corner of Russ Ave & Alamo Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	<u>PD-12</u>	CURRENT USE	<u>Vacant</u>
PROPOSED ZONING	<u>PD-12</u>	PROPOSED USE	<u>Vacant</u>
ACREAGE	<u>0.24</u>	LOTS [CURRENT]	<u>1</u>
		LOTS [PROPOSED]	<u>2</u>

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]

<input checked="" type="checkbox"/> OWNER	<u>Robert Cruse</u>	<input type="checkbox"/> APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	<u>150 South Alamo</u>	ADDRESS	
CITY, STATE & ZIP	<u>Rockwall TX</u>	CITY, STATE & ZIP	
PHONE	<u>972-771-6046</u>	PHONE	
E-MAIL	<u>masterstockplumbing@yahoo.com</u>	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

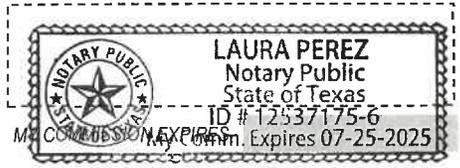
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Cruse [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

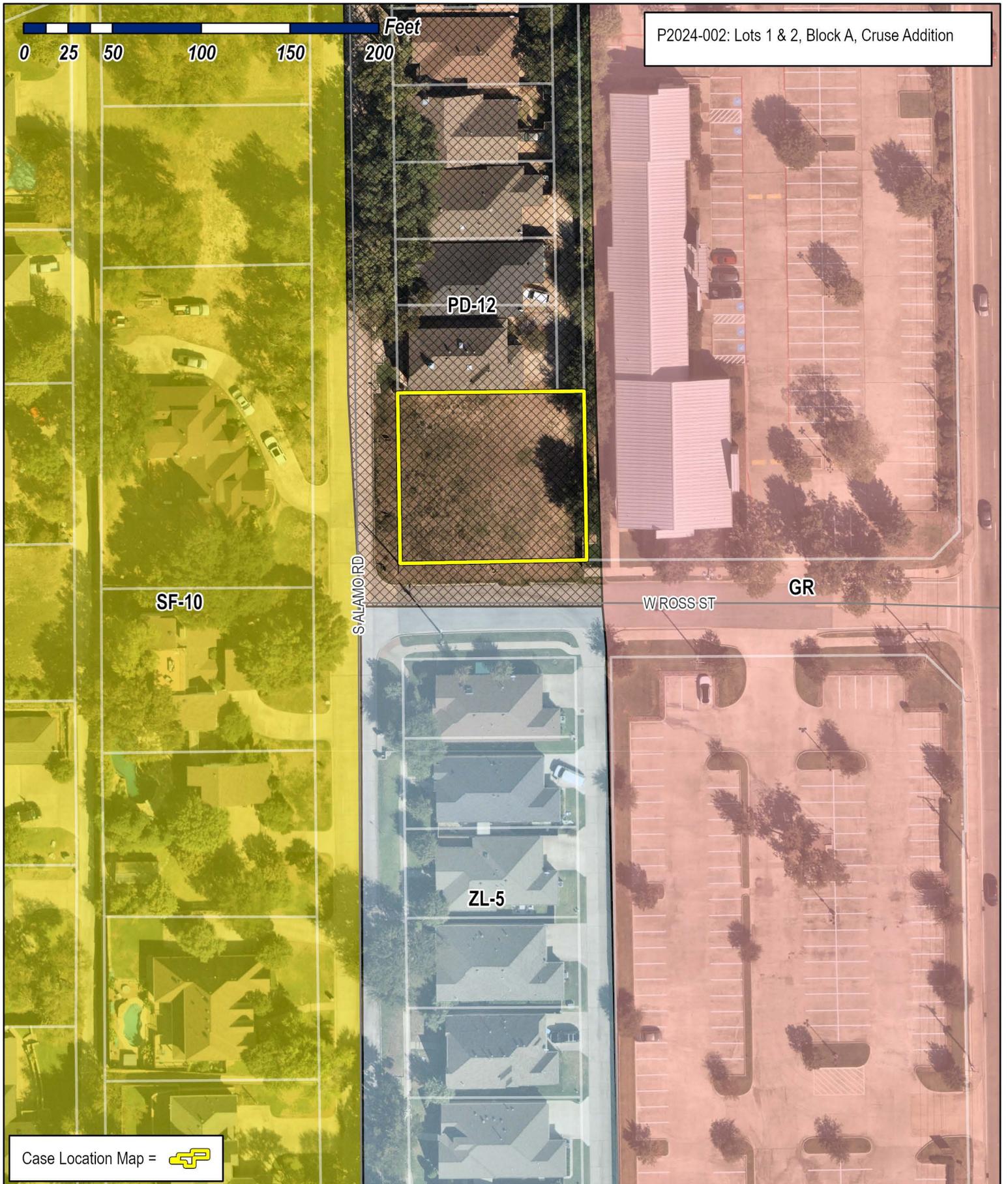
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 320.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19th DAY OF January 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th DAY OF January 2024

OWNER'S SIGNATURE: Robert Cruse

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





P2024-002: Lots 1 & 2, Block A, Cruse Addition

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.



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/26/2024

PROJECT NUMBER: P2024-003
PROJECT NAME: Preliminary Plat for Terracina Estates Phase 2
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval of a Preliminary Plat for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [Ordinance No. 18-08] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/26/2024	Approved w/ Comments

01/26/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [Ordinance No. 18-08] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2024-003) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Preliminary Plat
Lots 15-25, Block D; Lot 1, Block F;
Lots 1-6, Block G; Lots 1-27, Block H;
Lots 1-30, Block J; Lots 1-20, Block K;
Terracina Estates Phase 2
Being
95 Lots
31.331 Acres or 1,364,778.36 SF
Situated in the
J. A. Ramsey Survey, Abstract No. 186
City of Rockwall, Rockwall County, Texas

M.5 Provide the subdivision acreage and square footage on the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please correct Lot 22, Block D, as the minimum lot width is not met at the front setback; the lot width must be at least 62-feet. (Ordinance 18-08)

M.7 Line 41 must be at least 62-feet in order to meet the lot minimum width. (Ordinance No. 18-08)

M.8 Please describe the water service and sewage disposal method. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 The adjacent property to the west (i.e. Phase 3) is not zoned Agricultural (AG) District. Please correct the plat and indicate it is zoned Planned Development District 82 (PD-82). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please include all items listed in Section 38-7(b), Section 38-7(c), Section 38-7(d), and Section 38-7(e) of the Subdivision Ordinance, which can be found through the Planning and Zoning Webpage on the City of Rockwall Website. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 The city signature block is not correct. The correct signature block can be found under the preliminary plat section within the City of Rockwall Subdivision ordinance, more specifically in Section 38-7(3)(D)(2)(a)(1). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 Per the PD Ordinance, all parks are to be maintained by the HOA. Please include a note that reflects this. (Ordinance No. 18-08)

I.13 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: January 30, 2024

Park Board meeting: February 6, 2024

Planning and Zoning Public Hearing: February 13, 2024

City Council: February 20, 2024

I.14 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

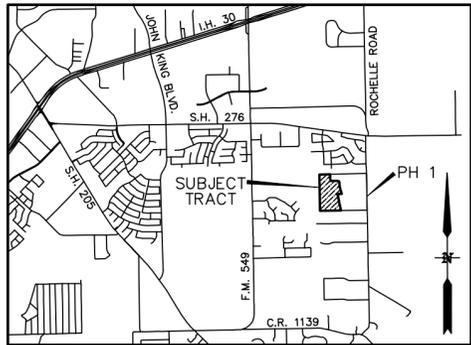
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jonathan Browning	01/24/2024	Approved w/ Comments
01/24/2024: Remove contours from plat. Existing and proposed water and sewer is required to be shown on preliminary plat. Turn around needed at the end of Oakcrest Dr.,			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/24/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/22/2024	Needs Review
01/22/2024: Review Oakcrest Drive. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with the 2021 IFC Table D103.4.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/22/2024	Approved w/ Comments
01/22/2024: Please forward CAD (.dwg) of street centerlines and lot lines to lsingleton@rockwall.com so addressing can begin.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/22/2024	Approved

No Comments

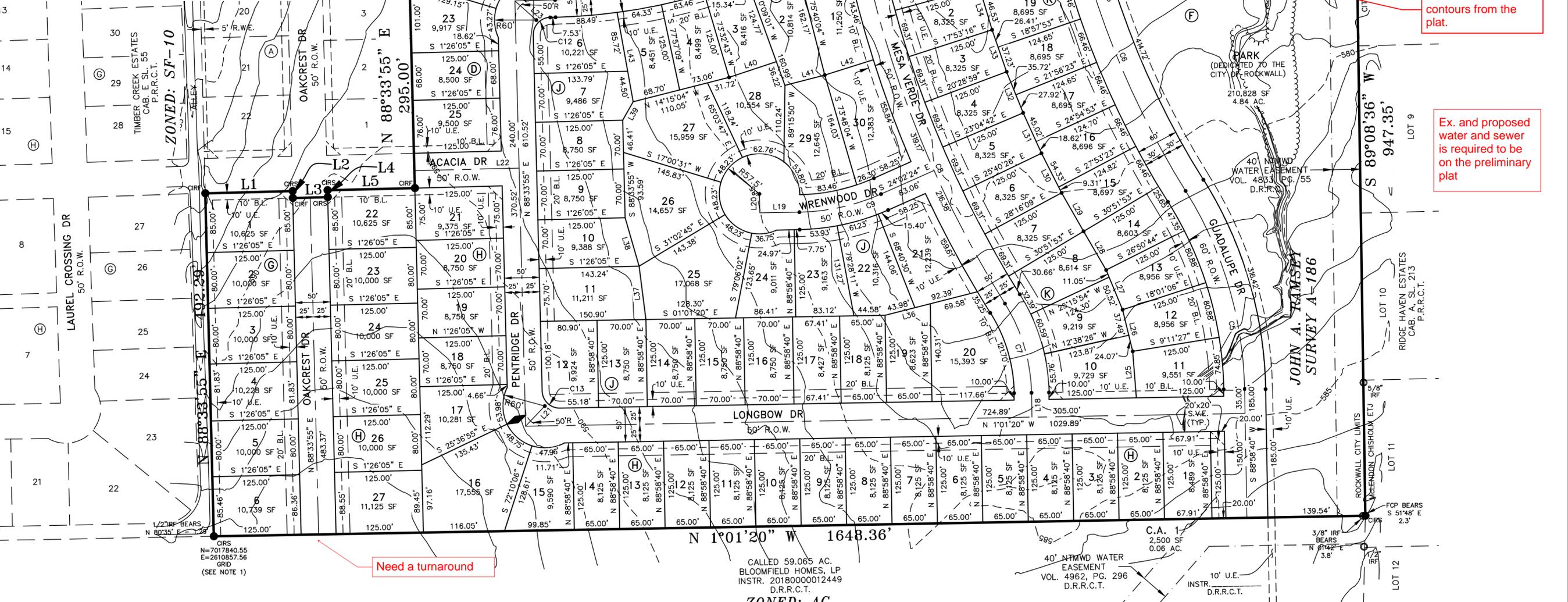
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/25/2024	Approved w/ Comments

01/25/2024: Park District 22

This development satisfied all park land donation and equipment requirements with phase I through the donation of park land and providing a fully developed park.



VICINITY MAP
N.T.S.



CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 2018000012449
D.R.R.C.T.
ZONED: AG

PRELIMINARY PLAT
**TERRACINA ESTATES
PHASE 2**
BEING
31.331 ACRES

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]
OPEN SPACE = 0.06 AC.
PARK = 4.84 AC.
94 RESIDENTIAL LOTS
3.00 LOTS PER ACRE

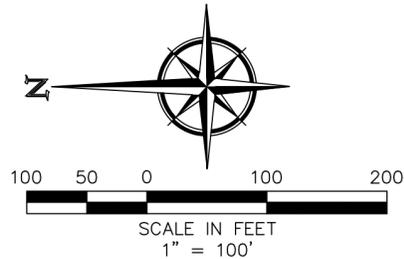
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

PETITT - ECD

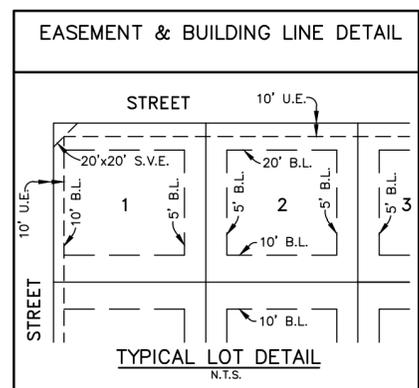
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300
RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100
WYLIE, TX 75098
(972) 941-8400



LEGEND	
IRF	IRON ROD FOUND
CIRF	5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
FCP	FENCE CORNER POST FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.W.E.	RETAINING WALL EASEMENT (TO BE MAINTAINED BY PROPERTY OWNER OR HOA)
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
HOA	HOMEOWNERS ASSOCIATION
◆	INDICATES CHANGE IN STREET NAME





DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address

Subdivision Terracina Estates, Phase 2

Lot

Block

General Location West of Rochelle Road and south of Timber Creek Estates Neighborhood

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD - 82

Current Use VACANT

Proposed Zoning PD - 82

Proposed Use SINGLE FAMILY RESIDENTIAL

Acreage 31.331

Lots [Current]

Lots [Proposed] 94

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 BLOOMFIELD HOMES LP

Applicant ENGINEERING CONCEPTS & DESIGN, LP

Contact Person CLINT VINCENT

Contact Person CHUCK LAMPING

Address 1050 E. HIGHWAY 114
SUITE 114

Address 1600 N. COLLINS BLVD.
SUITE 3300

City, State & Zip SOUTHLAKE, TEXAS 76092

City, State & Zip RICHARDSON, TEXAS 75080

Phone 817-416-1572

Phone 214-403-3589

E-Mail clint@bloomfieldhomes.net

E-Mail chuck@ecdip.com

NOTARY VERIFICATION [REQUIRED]

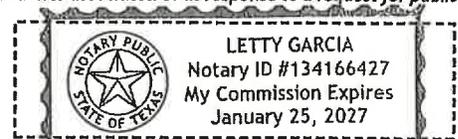
Before me, the undersigned authority, on this day personally appeared Clint Vincent [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$669.97, to cover the cost of this application, has been paid to the City of Rockwall on this the 17 day of January, 2024. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

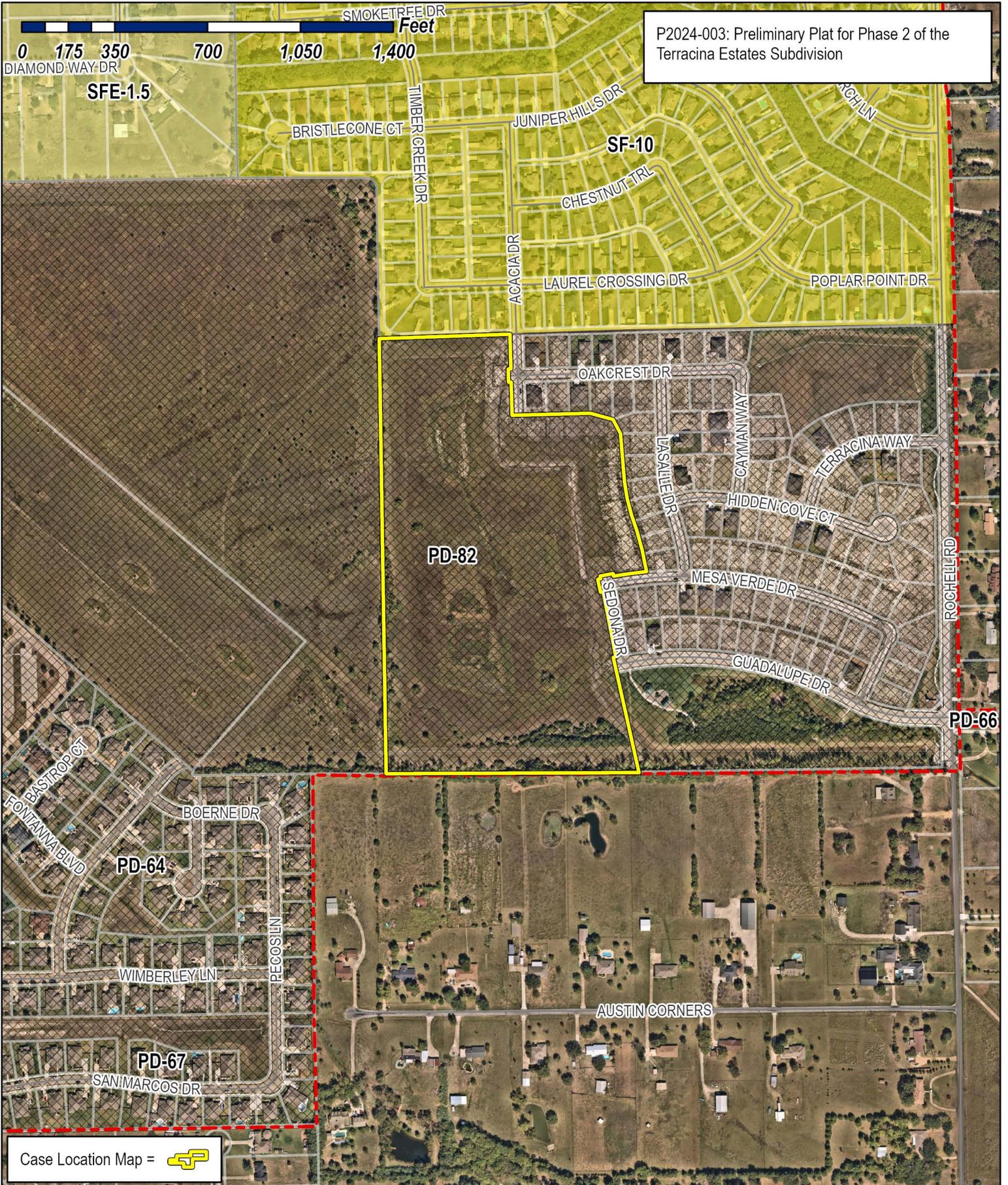
Given under my hand and seal of office on this the 17 day of January, 2024.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires



P2024-003: Preliminary Plat for Phase 2 of the Terracina Estates Subdivision

Case Location Map = 

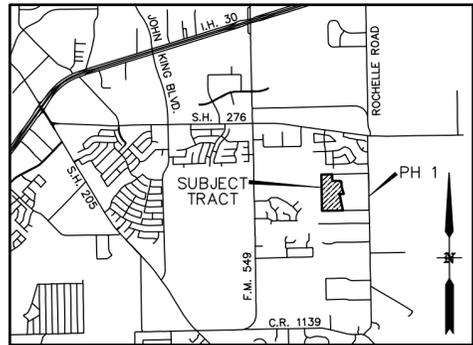


City of Rockwall

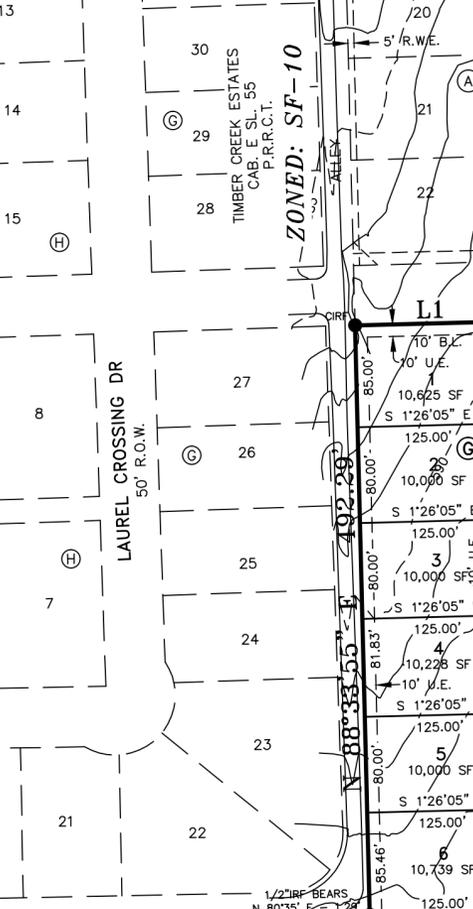
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





VICINITY MAP
N.T.S.

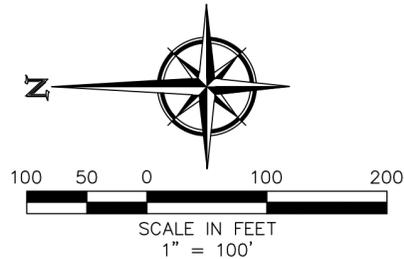
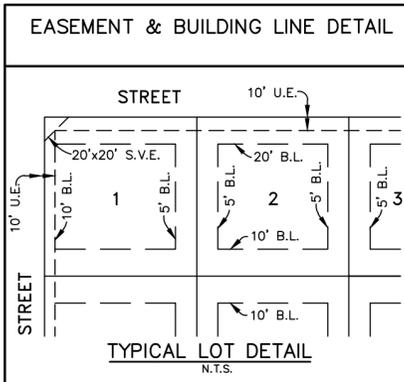


CIRS
N=7017840.55
E=2610857.56
GRID
(SEE NOTE 1)

CALLED 59.065 AC.
BLOOMFIELD HOMES, LP
INSTR. 2018000012449
D.R.R.C.T.

ZONED: AG

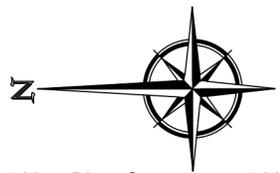
LEGEND	
IRF	IRON ROD FOUND
CIRF	5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
FCP	FENCE CORNER POST FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.W.E.	RETAINING WALL EASEMENT (TO BE MAINTAINED BY PROPERTY OWNER OR HOA)
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
HOA	HOMEOWNERS ASSOCIATION
◆	INDICATES CHANGE IN STREET NAME



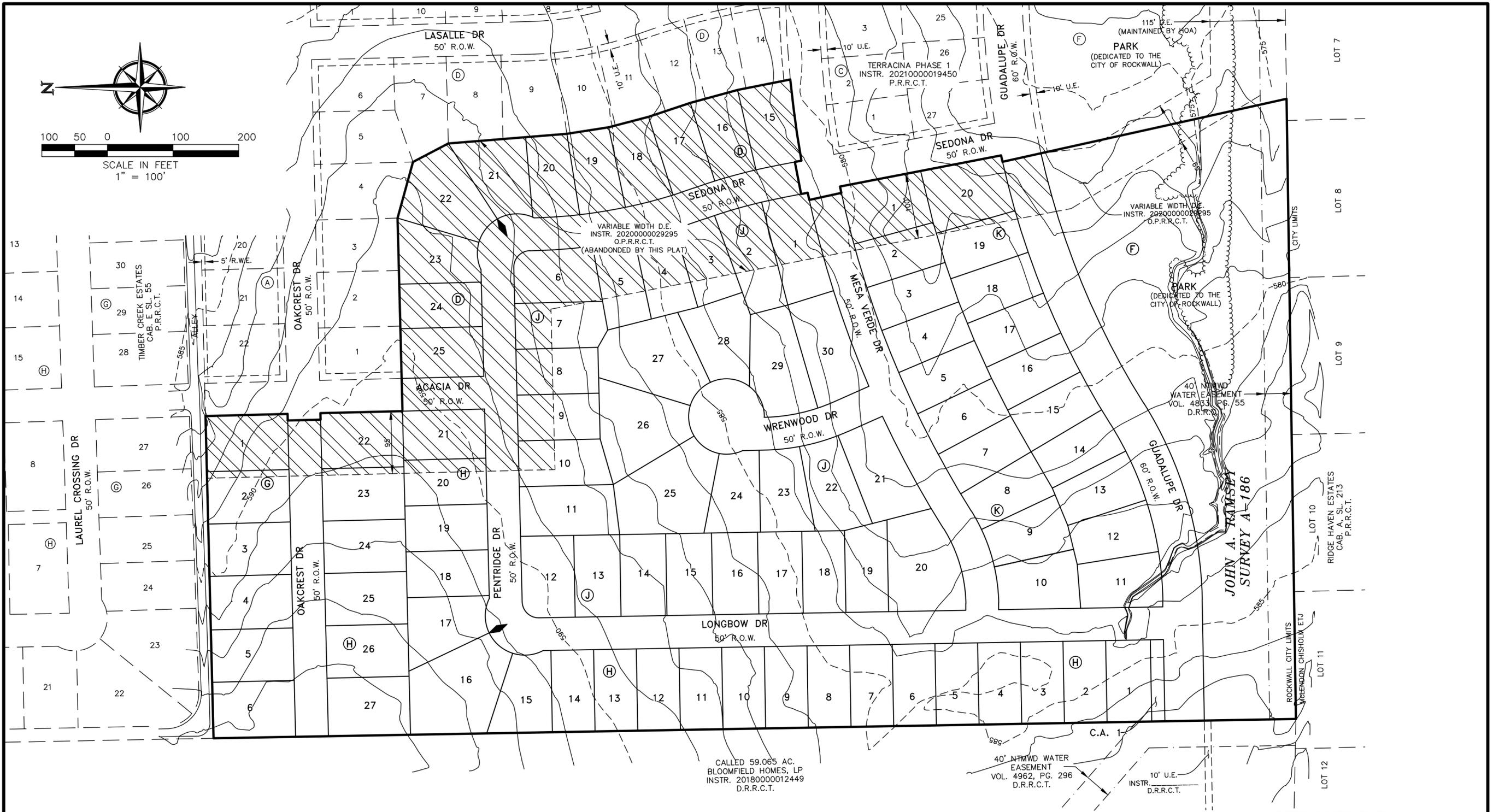
ZONING
1.96 DWELLING UNITS PER ACRE
(MAX OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]
OPEN SPACE = 0.06 AC.
PARK = 4.84 AC.
94 RESIDENTIAL LOTS
3.00 LOTS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

PRELIMINARY PLAT
**TERRACINA ESTATES
PHASE 2**
BEING
31.331 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300
RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100
WYLIE, TX 75098
(972) 941-8400



100 50 0 100 200
SCALE IN FEET
1" = 100'



- BENCHMARKS:**
- CP-2 - "X" cut on back of curb on the south side of Guadalupe Drive approximately 1,250 feet west of Rochelle Road.
Elevation = 578.60
 - CP-3 - "X" cut on back of curb on the south side of Oakcrest Drive approximately 20' west of Lasalle Drive
Elevation = 562.98'

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]

OPEN SPACE = 0.06 AC.
PARK = 4.84 AC.
94 RESIDENTIAL LOTS
3.00 LOTS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

**PRELIMINARY PLAT
TERRACINA ESTATES
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ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'
L2	S 88°33'55" W	10.00'
L3	S 1°26'05" E	50.00'
L4	N 88°33'55" E	10.00'
L5	S 1°26'05" E	125.00'
L6	S 74°39'57" E	88.77'
L7	S 27°50'10" E	60.72'
L8	S 9°02'55" E	64.32'
L9	S 14°35'37" E	62.88'
L10	S 18°37'29" E	67.02'
L11	S 15°12'53" E	74.64'
L12	S 11°22'18" E	81.90'
L13	N 10°58'09" W	10.20'
L14	S 79°01'51" W	50.00'
L15	S 10°58'09" E	10.20'
L16	S 12°16'48" E	50.00'
L17	S 10°58'09" E	250.04'
L18	S 88°58'40" W	35.00'
L19	N 1°01'20" W	56.74'
L20	S 88°58'40" W	27.24'
L21	S 46°26'05" E	40.00'
L22	S 1°26'05" E	150.00'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L23	S 41°55'38" W	41.19'
L24	S 1°26'05" E	57.53'
L25	S 85°30'11" W	66.96'
L26	S 76°23'43" W	61.57'
L27	S 67°34'05" W	61.57'
L28	S 59°41'23" W	64.21'
L29	S 60°25'59" W	63.64'
L30	N 63°01'42" E	63.64'
L31	N 65°37'26" E	63.64'
L32	N 68°13'09" E	63.64'
L33	N 70°48'53" E	63.64'
L34	N 73°24'36" E	63.64'
L35	S 76°21'39" W	81.00'
L36	N 14°16'45" W	66.78'
L37	S 82°52'23" W	77.17'
L38	N 73°57'31" E	72.34'
L39	N 60°38'26" W	30.28'
L40	S 18°33'56" E	71.27'
L41	S 14°29'17" E	59.01'
L42	S 17°28'56" E	72.75'
L43	S 79°53'09" W	130.22'
L44	N 10°58'09" W	31.71'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C2	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C3	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C4	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C5	030°59'26"	555.00'	153.87'	300.19'	N 73°28'57" E	296.55'
C6	019°28'37"	1250.00'	214.53'	424.92'	S 67°43'32" W	422.88'
C7	030°59'27"	250.00'	69.31'	135.22'	N 73°28'57" E	133.58'
C8	019°43'58"	1555.00'	270.45'	535.55'	S 67°51'13" W	532.91'
C9	023°01'04"	300.00'	61.08'	120.52'	S 12°31'52" E	119.71'
C10	018°23'27"	800.00'	129.51'	256.78'	S 10°37'48" E	255.68'
C11	008°51'23"	800.00'	61.95'	123.66'	N 15°23'50" W	123.53'
C12	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C13	089°35'15"	25.00'	24.82'	39.09'	S 43°46'18" W	35.23'

NOTES:

- The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. All distances are surface distances with a surface to grid scale factor of 1.000146135
- Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
- All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced by the Homeowners Association.
- Retaining Walls in the Park Area will be maintained, repaired and replaced by the Homeowners Association.
- Driveway depth must be 25' or more between the front of garage and edge of sidewalk.
- Retaining Walls in Residential Lots will be maintained, repaired and replaced by the Property Owners.
- The flood information shown on this plat is based on the August 20, 2020 Terracina Detention Study completed by McLendon Hydrology and Engineering, LLC.
- Subdivider's statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
- Public improvement statement. It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
- Drainage and detention easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- Fire lanes. All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on–site and off–site fire lane improvements.
- Street appurtenances. All decorative signage, posts, or lights installed in public right–of–way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission

Date

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, City of Rockwall

City Secretary

City Engineer

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18–08–PD–82]
OPEN SPACE = 0.06 AC.
PARK = 4.84 AC.
94 RESIDENTIAL LOTS
3.00 LOTS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817–416–1572

PRELIMINARY PLAT
TERRACINA ESTATES
PHASE 2
BEING
31.331 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A–186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
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1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941–8400

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 1/26/2024

PROJECT NUMBER: SP2024-001
PROJECT NAME: Site Plan for Peachtree Meadows
SITE ADDRESS/LOCATIONS: SW Intersection of Mims Rd and National Dr.

CASE CAPTION: Discuss and consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a Site Plan for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	01/26/2024	Approved w/ Comments

01/26/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [Ordinance No. 23-11] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2024-001) in the lower right-hand corner of all pages of all revised plan submittals. Remove the mention of P2023-017 on the Site Plan. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 101 (PD-101).

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan:

(1) Please provide an overall fence exhibit that show the entire Phase on one (1) sheet. (PD-101; Ordinance No. 23-11)

- (2) Provide an exhibit that clearly delineates the locations of the 5-foot and 8-foot sidewalks. Currently there is only a delineation between developer vs. homebuilder. Staff wants to mitigate potential issues with sidewalk widths at the time of construction. (PD-101; Ordinance No. 23-11)
- (3) The sidewalk in front of the Lots in Block I must be 8-feet wide in accordance with the Concept Plan contained in the PD Ordinance. (PD-101; Ordinance No. 23-11)

M.7 Landscape Plan:

- (1) Vitex is not a permitted accent tree. Please propose a different accent tree. (PD-101; Ordinance No. 23-11)
- (2) Per the PD Ordinance, the two (2) lots that side onto Mims should have a heavily landscaped area adjacent to them for screening purposes. Please show these heavily landscaped areas, and delineate the shrubs in these areas to better demonstrate the increased plantings. (PD-101; Ordinance No. 23-11)
- (3) Please review the landscape buffer along the east property line. The PD Ordinance calls for two (2) staggered rows of Eastern Red Cedars. That being said, there are portions of the buffer where the existing trees are to remain, but the number of trees becomes sparse in areas. Please increase the number of trees in these areas to not only meet the intent of the ordinance, but to provide screening of the adjacent non-residential land uses. (PD-101; Ordinance No. 23-11)
- (4) There is 1,412.34 linear feet of frontage on Mims Road with Phase 1. Based on the landscape buffer requirements there should be 43 Canopy trees and 57 Accent trees. At this time, there are 57 Canopy trees and 37 Accent trees. Please adjust the tree counts to meet the PD Ordinance. (PD-101; Ordinance No. 23-11)
- (5) Please clearly delineate the required berms in the landscape buffers. The landscape buffer along Mims Road shall have a combined height of 48-inches with berms and shrubs. The landscape buffer along the eastern property line shall have berms 48-inches in height. (PD-101; Ordinance No. 23-11)

M.8 Hardscape Plan:

- (1) Please indicate the light poles on the hardscape plan and indicate their height; the height shall not exceed 20-feet. Please provide cutsheets. (PD-101; Ordinance No. 23-11)
- (2) Please provide an overall fence exhibit that show the entire Phase on one (1) sheet. (PD-101; Ordinance No. 23-11)
- (3) Our Comprehensive Plan states that “the City of Rockwall’s identity and sense of place” should be strengthened “through landmarks and monumentation, and the creation of memorable places that engage and attract people.” In addition, master planned communities should “create neighborhoods with unique identities” In this case, the proposed entry monumentation does not appear to meet these goals of the Comprehensive Plan. Please propose a new design that better meets these goals. (Chapter 07 and 08, of the OURHometown Vision 2040 Comprehensive Plan)

I.9 Please note that failure to address all comments provided by staff by 3:00 PM on February 6, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on February 6, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the February 13, 2024 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on January 30, 2024.
- 2) Parks Board meeting will be held on February 6, 2024.
- 3) Planning & Zoning meeting/public hearing meeting will be held on February 13, 2024.

I.12 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jonathan Browning	01/24/2024	Approved w/ Comments

01/24/2024: What is the dark gray line from Shallowford to Renee Drive?
 Remove fire lane from legend.
 Show and label the required berms along the Mims frontage.
 Ensure plants within floodplain are able to handle drainage from floodplain.
 Show and label the required berms along east property line.

All trees to be planted at least 10' away from storm sewer lines.
Plant bed edging to be minimum 1" higher than mulch.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/24/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/22/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/22/2024	Approved

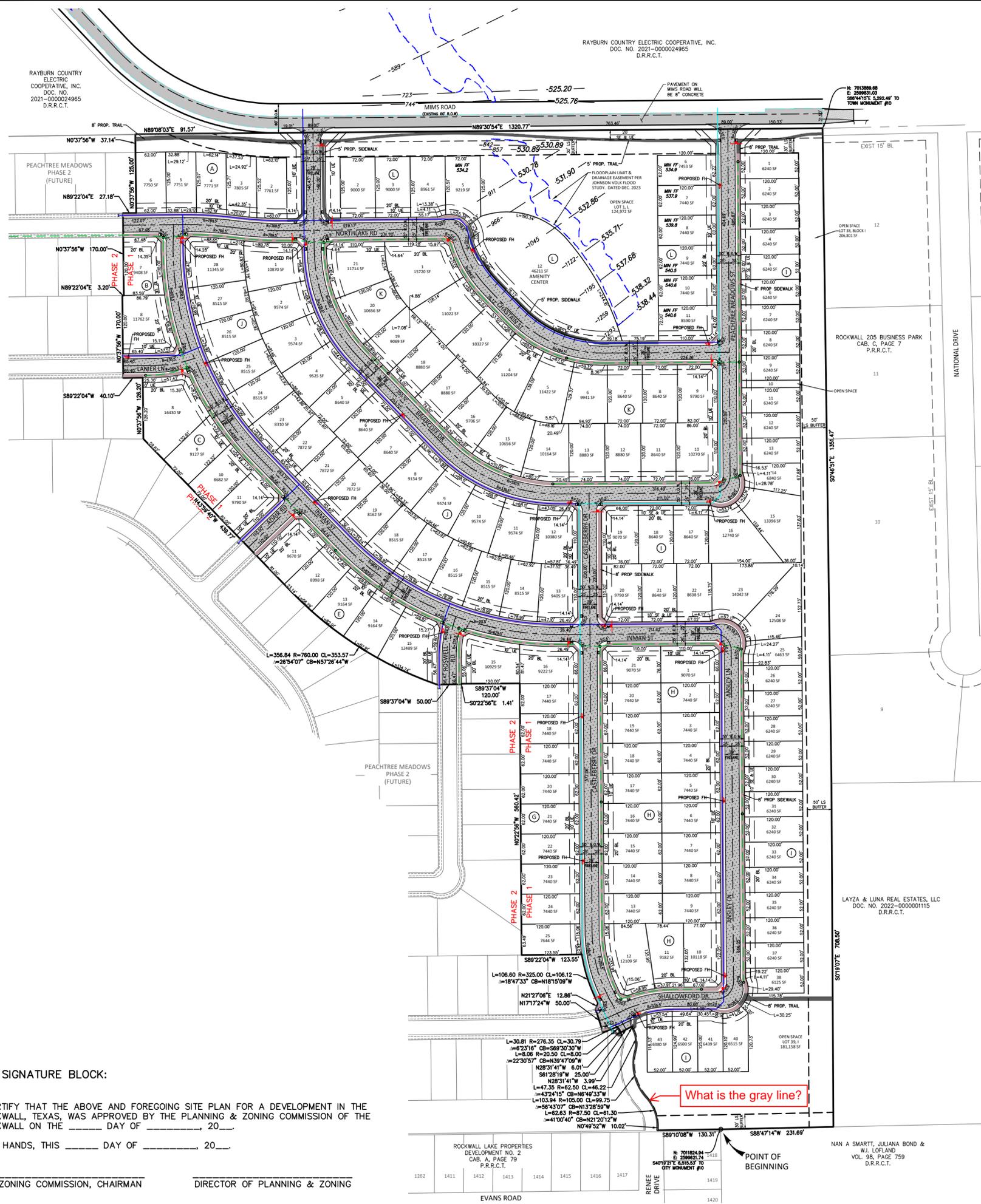
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/22/2024	Approved

No Comments

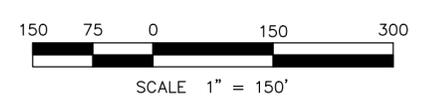
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/25/2024	Approved w/ Comments

01/25/2024: Tree mitigation plan will be minimal, but required and the landscape plan after internal review does meet city specifications. They continue with the current design of having landscape and trails around the perimeter of the development along with trails in the interior of the neighborhood. There is a good mix of accent and canopy trees through the development



LEGEND

- CONCRETE PAVEMENT
- SIDEWALK (DEVELOPER)
- SIDEWALK (BUILDER)
- FIRE LANE
- PROPOSED SIGNAGE
- PROPOSED WATER
- PROPOSED SEWER



SITE PLAN PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
 LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
 LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
 LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
 LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
 45.950 ACRES/2,001,564 SQ. FT.
 148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
 1 AMENITY CENTER
 SITUATED IN THE
 G. WELLS SURVEY, ABSTRACT NO. 219 AND
 J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2023-017

Owner/Applicant:
 Qualico Developments (U.S.), Inc.
 6950 TPC Drive, Suite 350
 McKinney, Texas 75070
 Phone: 469-659-6150

December 13, 2023
 EXIST. ZONING: PD-101
 LAND USE: SF-10
 SHEET 1 OF 1

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 2100
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Tom Dayton, PE

**JOHNSON VOLK
CONSULTING**
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SITE PLAN SIGNATURE BLOCK:
 APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 20____.
 WITNESS OUR HANDS, THIS ____ DAY OF _____, 20____.

 PLANNING & ZONING COMMISSION, CHAIRMAN

 DIRECTOR OF PLANNING & ZONING

ROCKWALL LAKE PROPERTIES
 DEVELOPMENT NO. 2
 CAB. A, PHASE 79
 P.R.R.C.T.

 POINT OF BEGINNING

 NAN A SMART, JULIANA BOND &
 W. LOFLAND
 VOL. 98, PAGE 759
 D.R.R.C.T.

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
 DOC. NO. 2021-0000024965
 D.R.R.C.T.

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
 DOC. NO. 2021-0000024965
 D.R.R.C.T.

N 701386.88
 E 259933.03
 S89°41'21" E 5282.46' TO
 TOWN MONUMENT #10

LAYZA & LUNA REAL ESTATES, LLC
 DOC. NO. 2022-0000001115
 D.R.R.C.T.

RAYBURN COUNTRY
ELECTRIC COOPERATIVE, INC.
DOC. NO. 2021-000024965
D.R.R.C.T.

EXISTING TREE MASS TO
REMAIN. REFER TO TREE
SURVEY PLANS.

8'-0" WIDTH HIKE AND BIKE TRAIL
PER CITY OF ROCKWALL STANDARDS.

Show and label the
required berms along
the street frontage.

MIMS ROAD

20' SE & UE

MAIN ENTRY SIGN

MATCHLINE
REF: SHEET 12
REF: SHEET 15

6'-0" HGT. ORNAMENTAL METAL FENCE
WITH COLUMNS SPACED EVERY LOT
CORNER AND AT WALL ENDS.

30' LANDSCAPE BUFFER

6'-0" HGT. ORNAMENTAL METAL FENCE
WITH COLUMNS SPACED EVERY LOT
CORNER AND AT WALL ENDS.

BRIARCLIFF DR.

PEACHTREE
MEADOWS
PHASE 2
(FUTURE)

6

5

4

3

2

NORTHLAKE RD.

5'-0" WIDTH CONCRETE SIDEWALK
PER CITY OF ROCKWALL STANDARDS.

SAN. SEW.

WATER

STORM

SAN. SEW.

10' U.E.

20' BL.

10' U.E.

20' BL.

10' U.E.

20' BL.

RETAINING WALL
PER CIVIL PLANS.

7

28

1

27

2

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		4 SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT AND 5 TREES FOR CORNER LOTS. EACH SPECIES OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT	N/A	4" CALIPER	AS SHOWN
	ERC	EXISTING EASTERN RED CEDAR TRANSPLANTED FROM PHASE TWO	N/A	6' HT. MIN.	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINIENSIS	4" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
		SCREENING SHRUBS; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	5 GALLON	AS SHOWN

SCREENING LEGEND

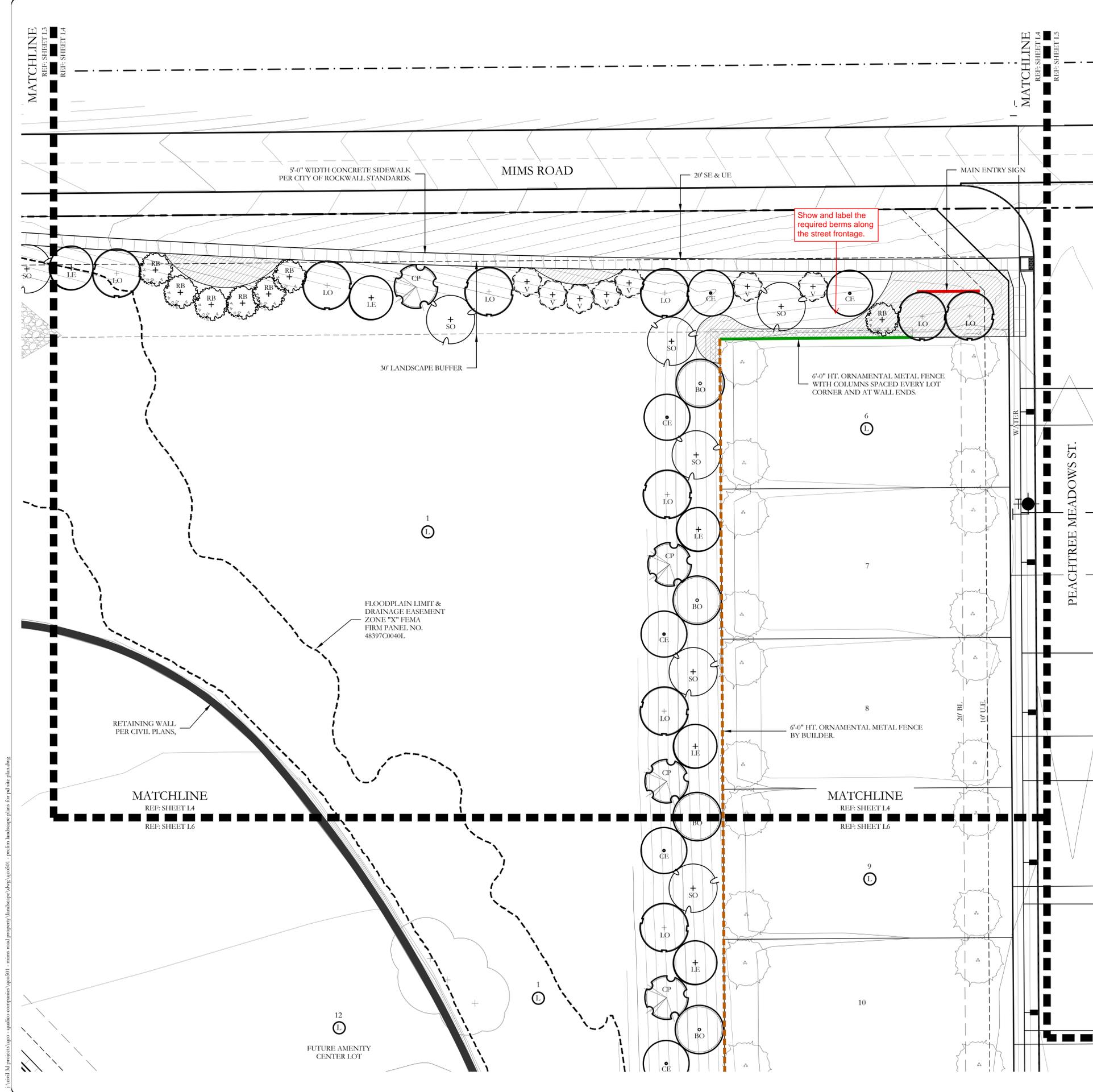
- MAIN ENTRY SIGN
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- 6'-0" HGT. ORNAMENTAL METAL FENCE BY BUILDER.

GENERAL LANDSCAPE NOTES

- ANY EASEMENTS TO BE ESTABLISHED WILL BE IDENTIFIED AND PROVIDED AT TIME OF PLATTING.
- GRAPHIC ILLUSTRATIONS IN THE OPEN SPACES ARE NOT INTENDED TO COMMUNICATE, SHOW, OR REPRESENT ACTUAL LAYOUT, OR DETAILED LANDSCAPE DESIGN.
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- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".



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Show and label the required berms along the street frontage.

PLANT LEGEND

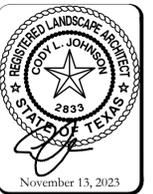
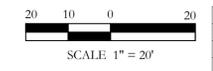
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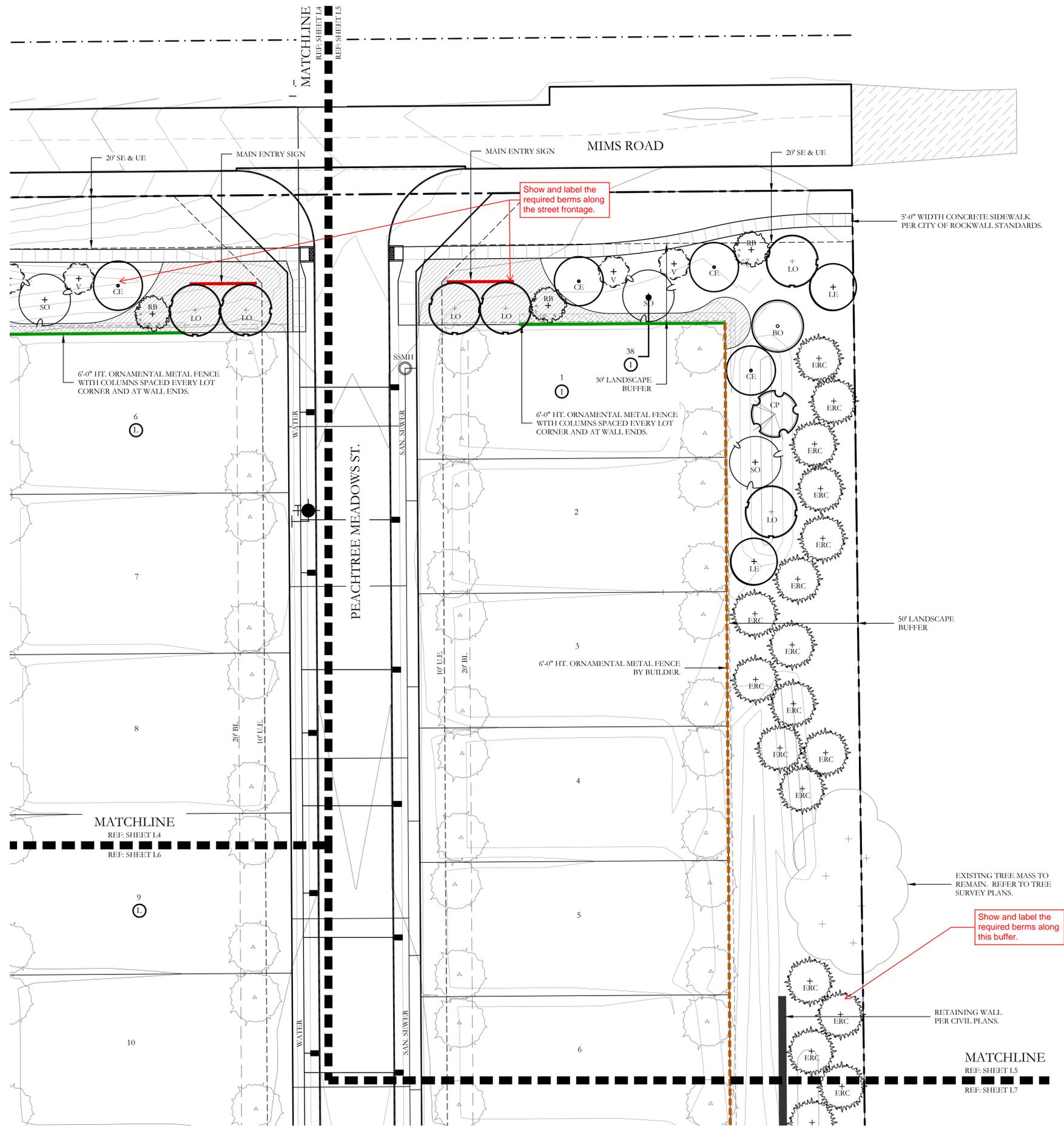
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P:\civil_3\projects\p01 - mims road property\landscape\dwg\p0101 - prelim landscape plans for p01 site plan.dwg



Show and label the required berms along the street frontage.

Show and label the required berms along this buffer.

PLANT LEGEND

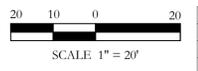
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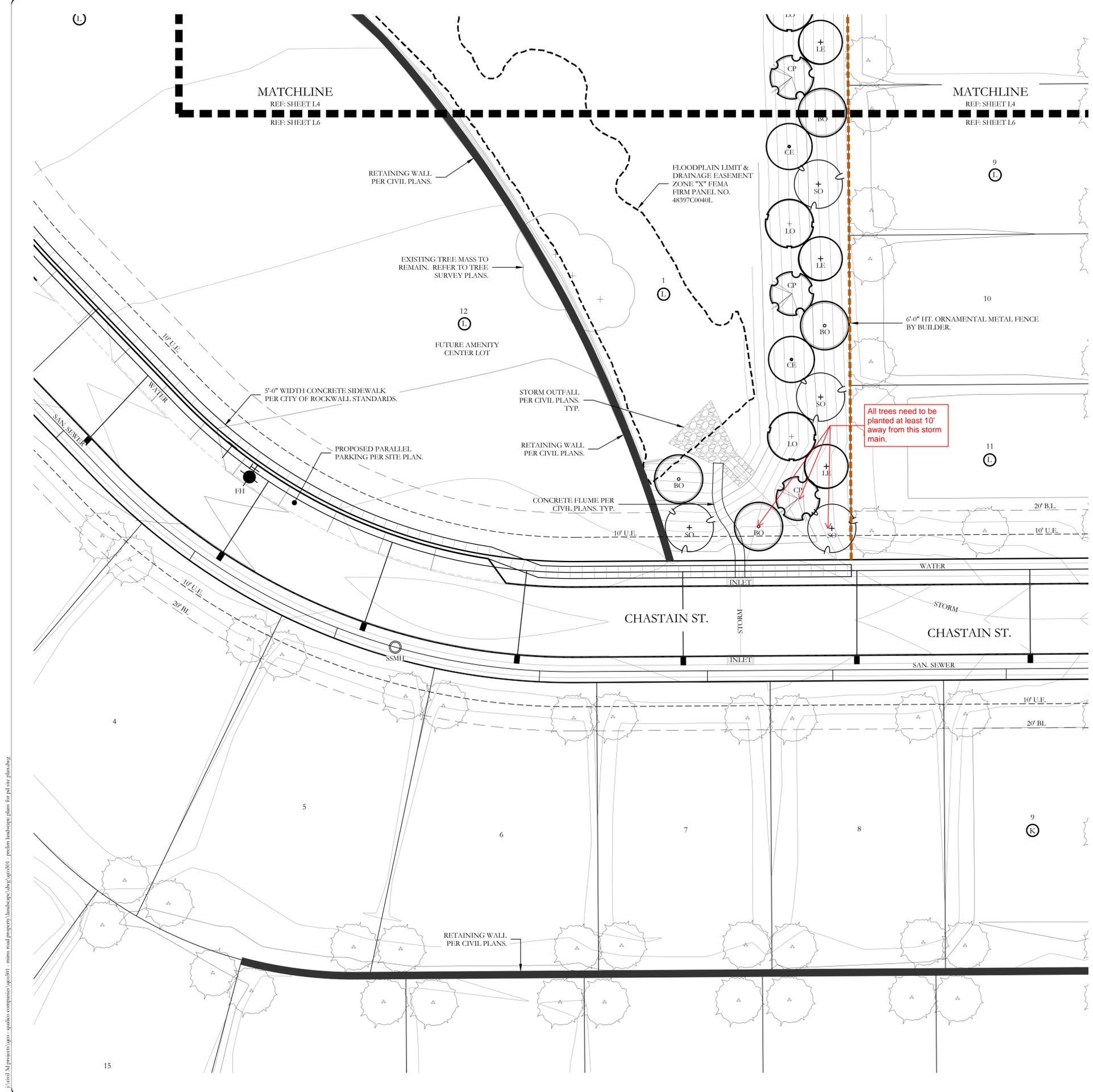
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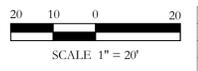
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LANDSCAPE PROVIDED

- MIMS ROAD
- A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
1,192 LF OF FRONTAGE / 50 LF = 24 - 4" CAL. TREES REQUIRED
PROVIDED: 57 - 4" CALIPER CANOPY TREES PROVIDED
- A. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE
1,192 LF OF FRONTAGE / 50 LF = 24 - 2" CAL. TREES REQUIRED
PROVIDED: 37 - 2" CALIPER ACCENT TREES PROVIDED

TREE MITIGATION

A TOTAL of 122 - 4" CALIPER TREES (648 CALIPER INCHES) ARE SHOWN HEREIN AND SHALL COUNT TOWARDS OFF-SETTING THE TREE MITIGATION PENALTY AS SHOWN ON THE APPROVED TREE SURVEY PLANS.

AN ADDITIONAL 47 EASTERN RED CEDARS AS SHOWN HEREIN TO BE TRANSPLANTED FROM PHASE TWO.

PLANT LIST - TREES

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
ERC	47	EASTERN RED CEDAR	N/A	6" HT.	AS SHOWN	EXISTING EASTERN RED CEDAR TRANSPLANTED FROM PHASE TWO
LO	31	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	35	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	23	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	19	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	30	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CP	24	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
V	18	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	21	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

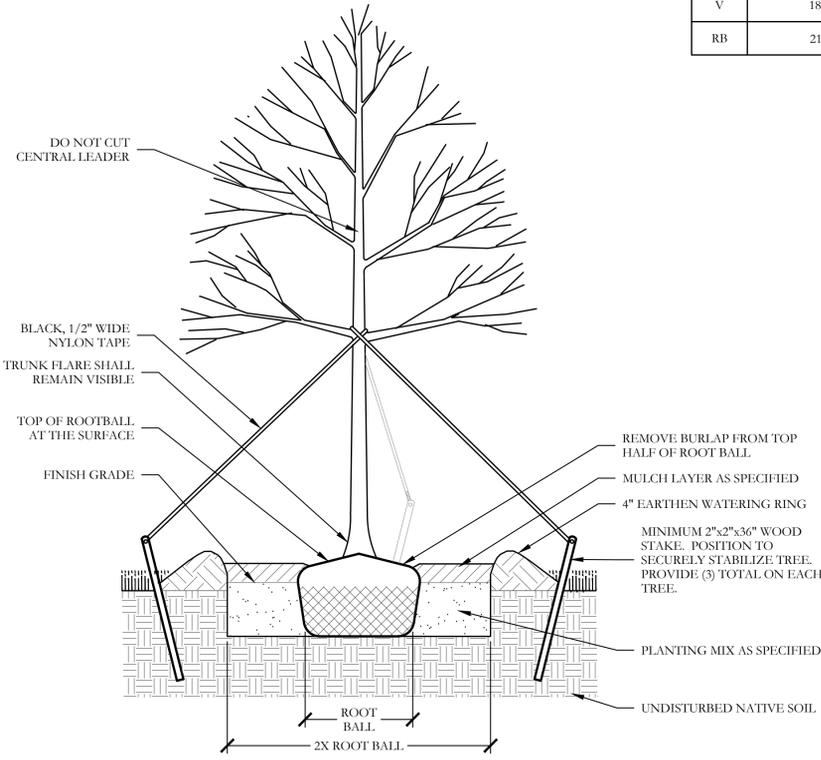
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

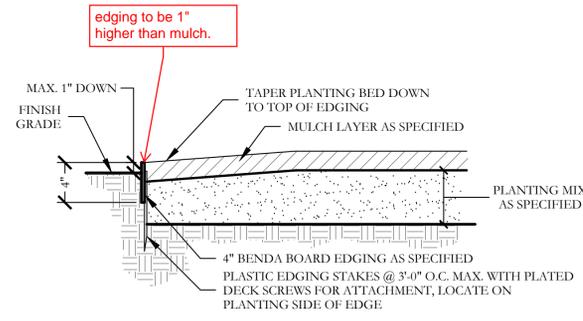
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

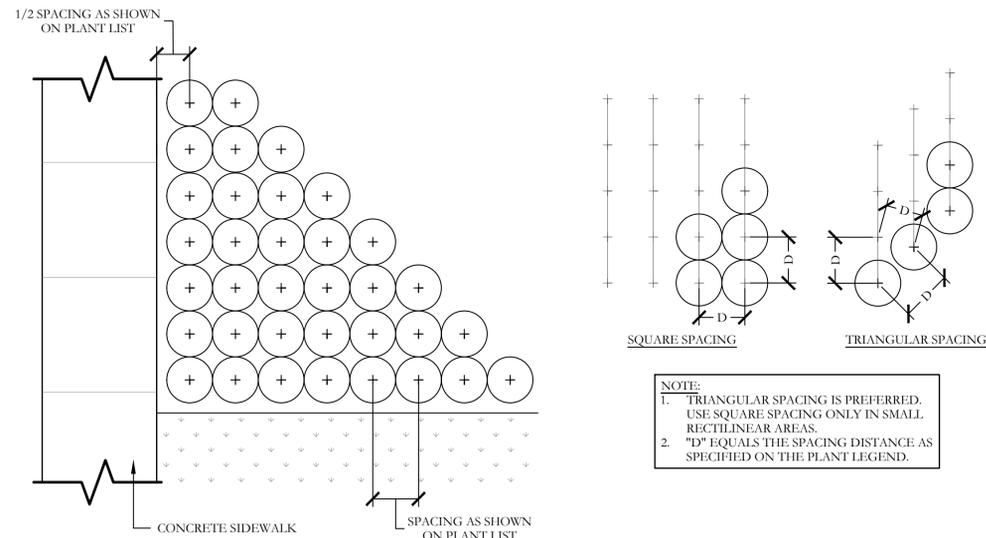
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



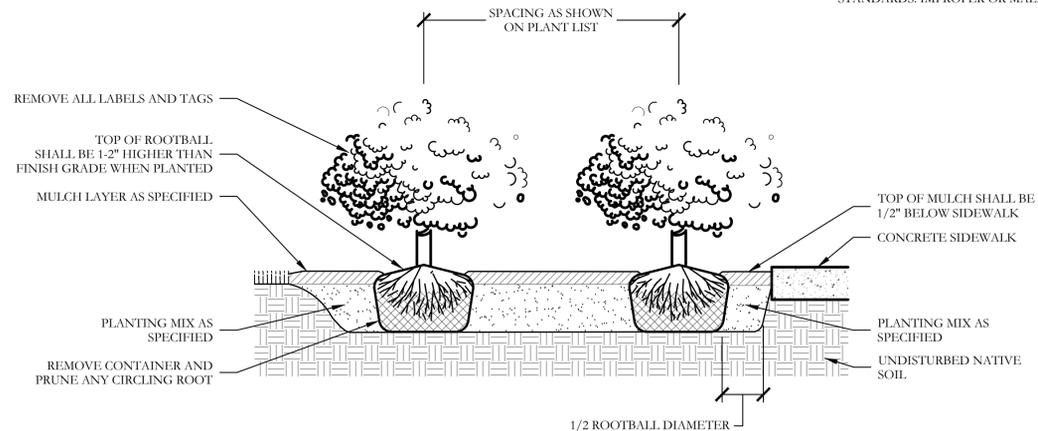
1 TYPICAL TREE PLANTING SECTION
NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION
NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION
NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION
NOT TO SCALE



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2023-050

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹ &²
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS Mims Rd

SUBDIVISION A0219 G Wells, Tract 3, Acres 90.5, (Pt of 140.5 AC TR)

LOT

BLOCK

GENERAL LOCATION Southwest of Intersection Mims Rd & National Dr

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD-101

CURRENT USE Single Family

PROPOSED ZONING

PROPOSED USE

ACREAGE 45.950

LOTS [CURRENT] 148

LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 Qualico Developments (US), Inc.

APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Meredith Joyce

ADDRESS 14400 The Lakes Blvd

ADDRESS 767 Justin Road

CITY, STATE & ZIP Austin, TX 78660

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 469-769-6150

PHONE 512-694-6394

E-MAIL John.Vick@qualico.com

E-MAIL meredith@michaeljoyceproperties.com

NOTARY VERIFICATION (REQUIRED)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING

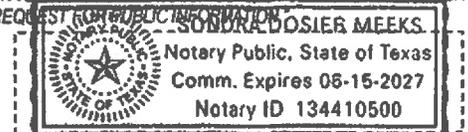
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION. ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$ 1169.00 TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF December, 2023. BY SIGNING THIS APPLICATION I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF December, 2023.

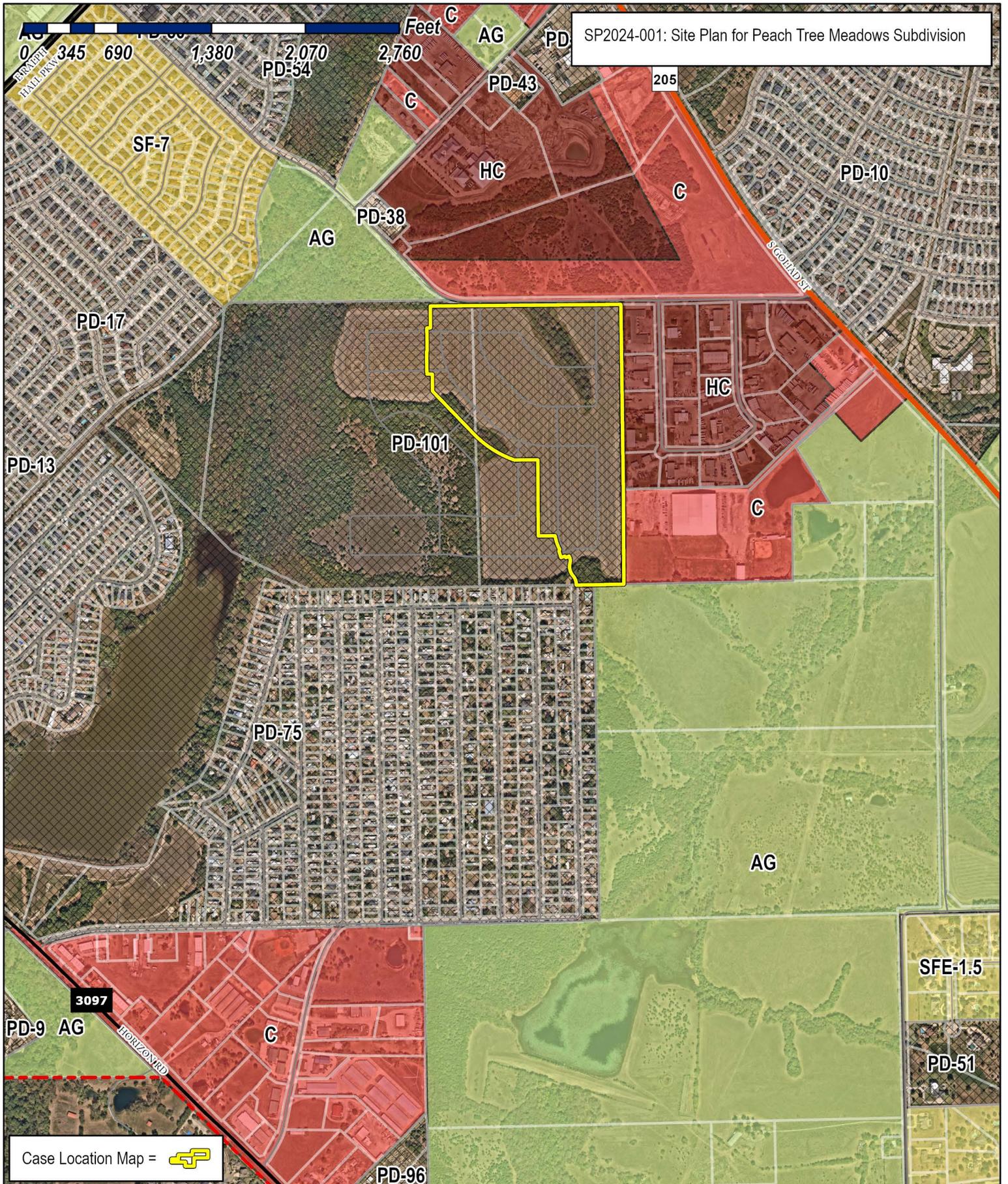
OWNER'S SIGNATURE

John Vick
Sandra Dosier Meeks

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



SP2024-001: Site Plan for Peach Tree Meadows Subdivision

Case Location Map = 

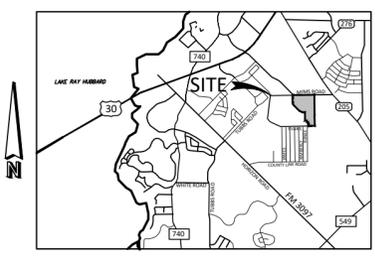
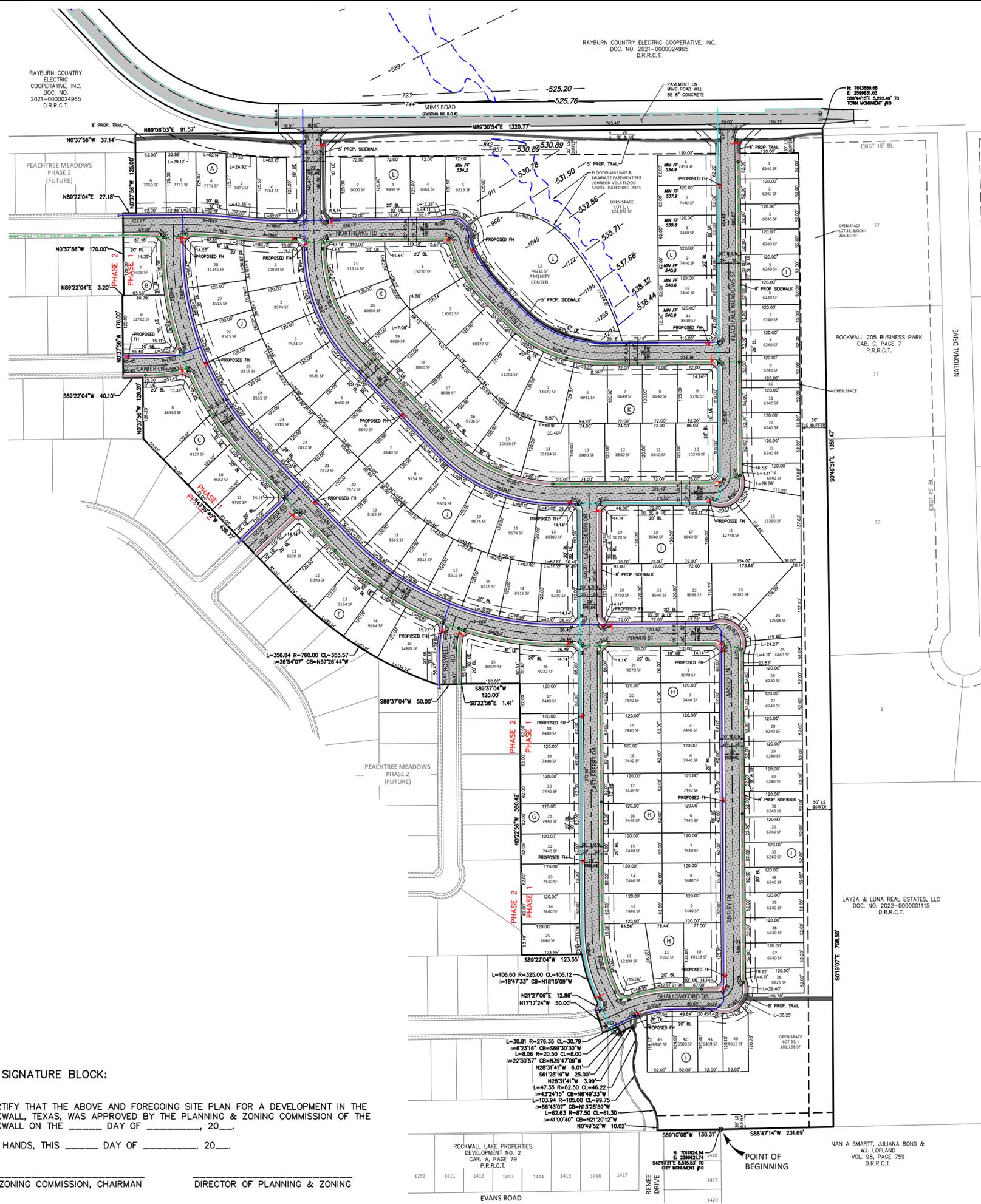


City of Rockwall

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

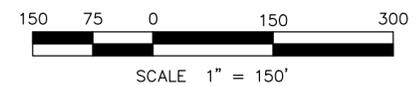
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





VICINITY MAP
N.T.S.

LEGEND	
	CONCRETE PAVEMENT
	SIDEWALK (DEVELOPER)
	SIDEWALK (BUILDER)
	FIRE LANE
	PROPOSED SIGNAGE
	PROPOSED WATER
	PROPOSED SEWER



SITE PLAN PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER

SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 2100
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

**JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SITE PLAN SIGNATURE BLOCK:

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 20__.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 20__.

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING & ZONING _____

ROCKWALL LAKE PROPERTIES
DEVELOPMENT NO. 2
CAB. A, PHASE 79
P.R.R.C.T.
N 701824.84
E 259830.03
S40°12'E 631.53' TO
CITY MONUMENT #10

NAN A SMART, JULIANA BOND &
W. LOFLAND
VOL. 98, PAGE 759
D.R.R.C.T.

POINT OF BEGINNING

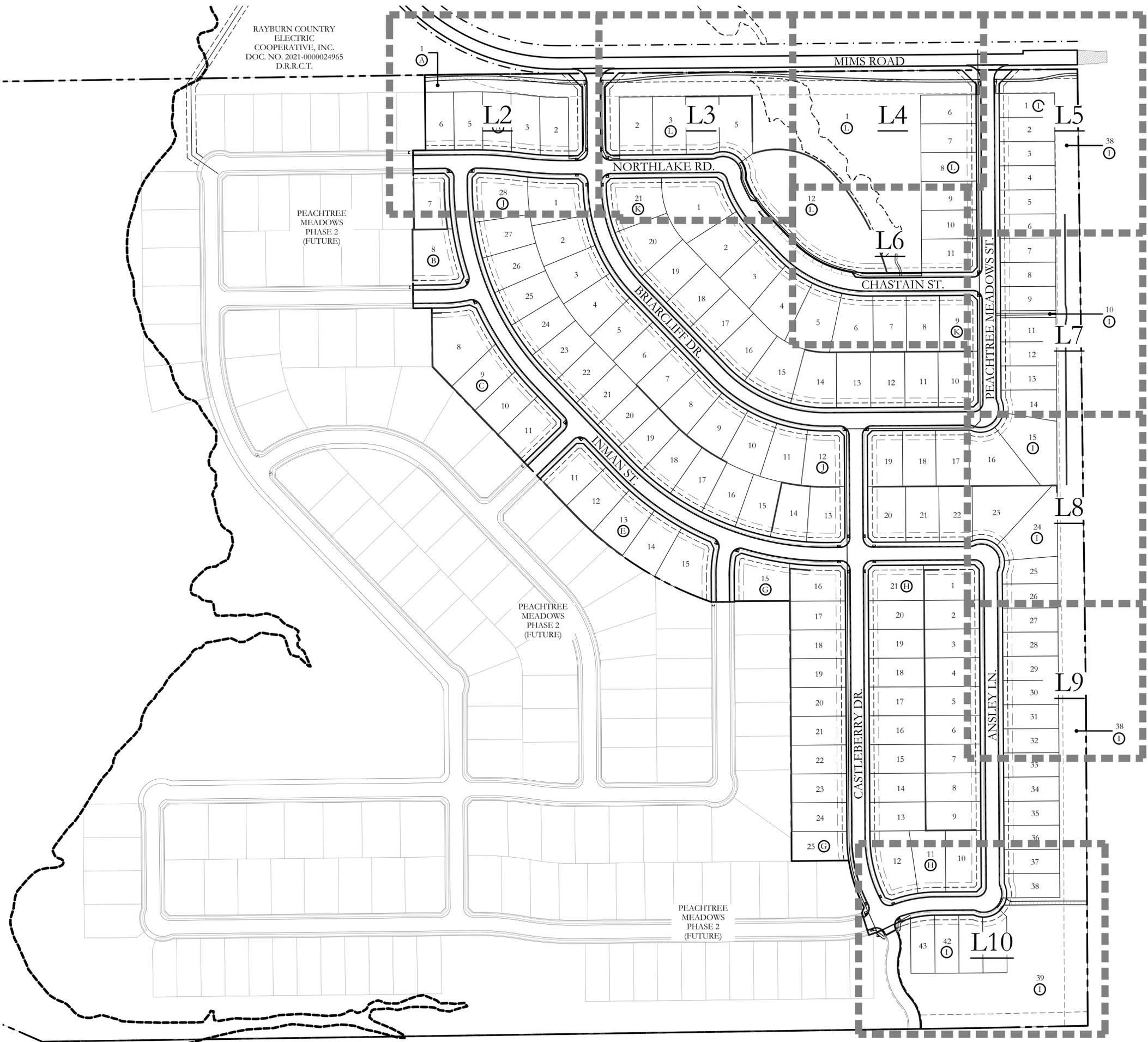
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RAYBURN COUNTRY
ELECTRIC
COOPERATIVE, INC.
DOC. NO. 2021-0000024965
D.R.R.C.T.

PEACHTREE
MEADOWS
PHASE 2
(FUTURE)

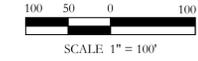
PEACHTREE
MEADOWS
PHASE 2
(FUTURE)

PEACHTREE
MEADOWS
PHASE 2
(FUTURE)



ROCKWALL 205
BUSINESS PARK
CAB. C, PAGE 7
P.R.R.C.T.

LAYZA & LUNA
REAL ESTATES, LLC
DOC. NO.
2022-0000001115
D.R.R.C.T.



RAYBURN COUNTRY
ELECTRIC COOPERATIVE, INC.
DOC. NO. 2021-000024965
D.R.R.C.T.

EXISTING TREE MASS TO
REMAIN. REFER TO TREE
SURVEY PLANS.

8'-0" WIDTH HIKE AND BIKE TRAIL
PER CITY OF ROCKWALL STANDARDS.

MIMS ROAD

20' SE & UE

MAIN ENTRY SIGN

MATCHLINE
REF: SHEET 12
REF: SHEET 13

6'-0" HGT. ORNAMENTAL METAL FENCE
WITH COLUMNS SPACED EVERY LOT
CORNER AND AT WALL ENDS.

30' LANDSCAPE BUFFER

6'-0" HGT. ORNAMENTAL METAL FENCE
WITH COLUMNS SPACED EVERY LOT
CORNER AND AT WALL ENDS.

PEACHTREE
MEADOWS
PHASE 2
(FUTURE)

BRIARCLIFF DR.

NORTHLAKE RD.

5'-0" WIDTH CONCRETE SIDEWALK
PER CITY OF ROCKWALL STANDARDS.

WATER

STORM

SAN. SEW.

10' U.E.

20' BL.

10' U.E.

20' BL.

10' U.E.

20' BL.

10' U.E.

20' BL.

RETAINING WALL
PER CIVIL PLANS.

27

2

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
		4 SHADE TREE SHALL BE LOCATED ON EACH RESIDENTIAL LOT AND 5 TREES FOR CORNER LOTS. EACH SPECIES OF TREE SHALL BE DETERMINED AT THE TIME OF ISSUANCE OF A BUILDING PERMIT	N/A	4" CALIPER	AS SHOWN
	ERC	EXISTING EASTERN RED CEDAR TRANSPLANTED FROM PHASE TWO	N/A	6' HT. MIN.	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
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	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
		SCREENING SHRUBS; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	5 GALLON	AS SHOWN

SCREENING LEGEND

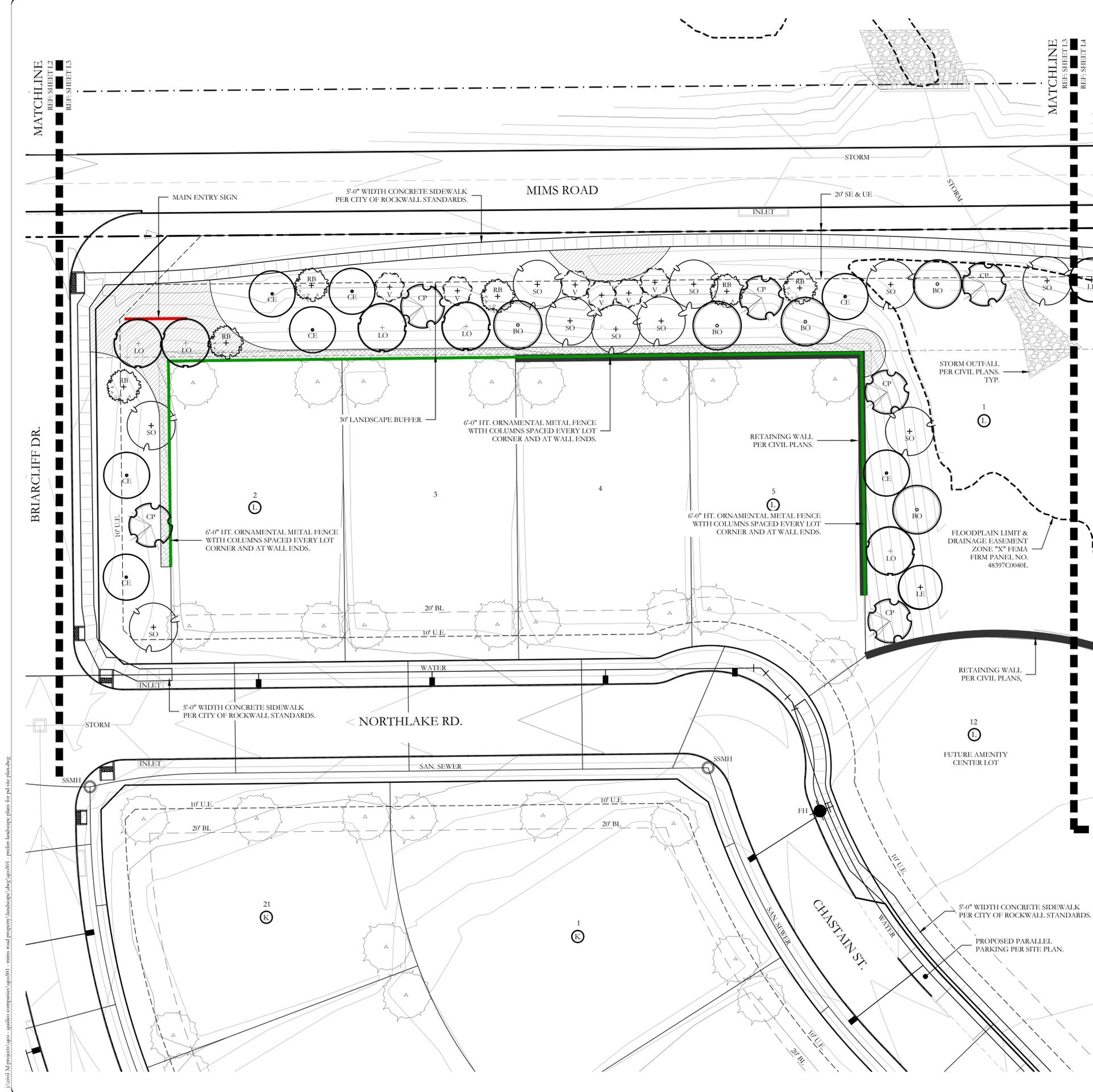
- MAIN ENTRY SIGN
- 6'-0" HGT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
- 6'-0" HGT. ORNAMENTAL METAL FENCE BY BUILDER.

GENERAL LANDSCAPE NOTES

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- ALL ROADS, SIDEWALKS, FIRE LANES, DRIVE AISLES AND INTERSECTIONS WILL COMPLY WITH THE CITY OF ROCKWALL ENGINEERING DESIGN STANDARDS REGARDLESS OF WHAT IS SHOWN ON THIS EXHIBIT.
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- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".



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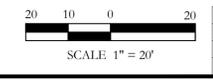


PLANT LEGEND

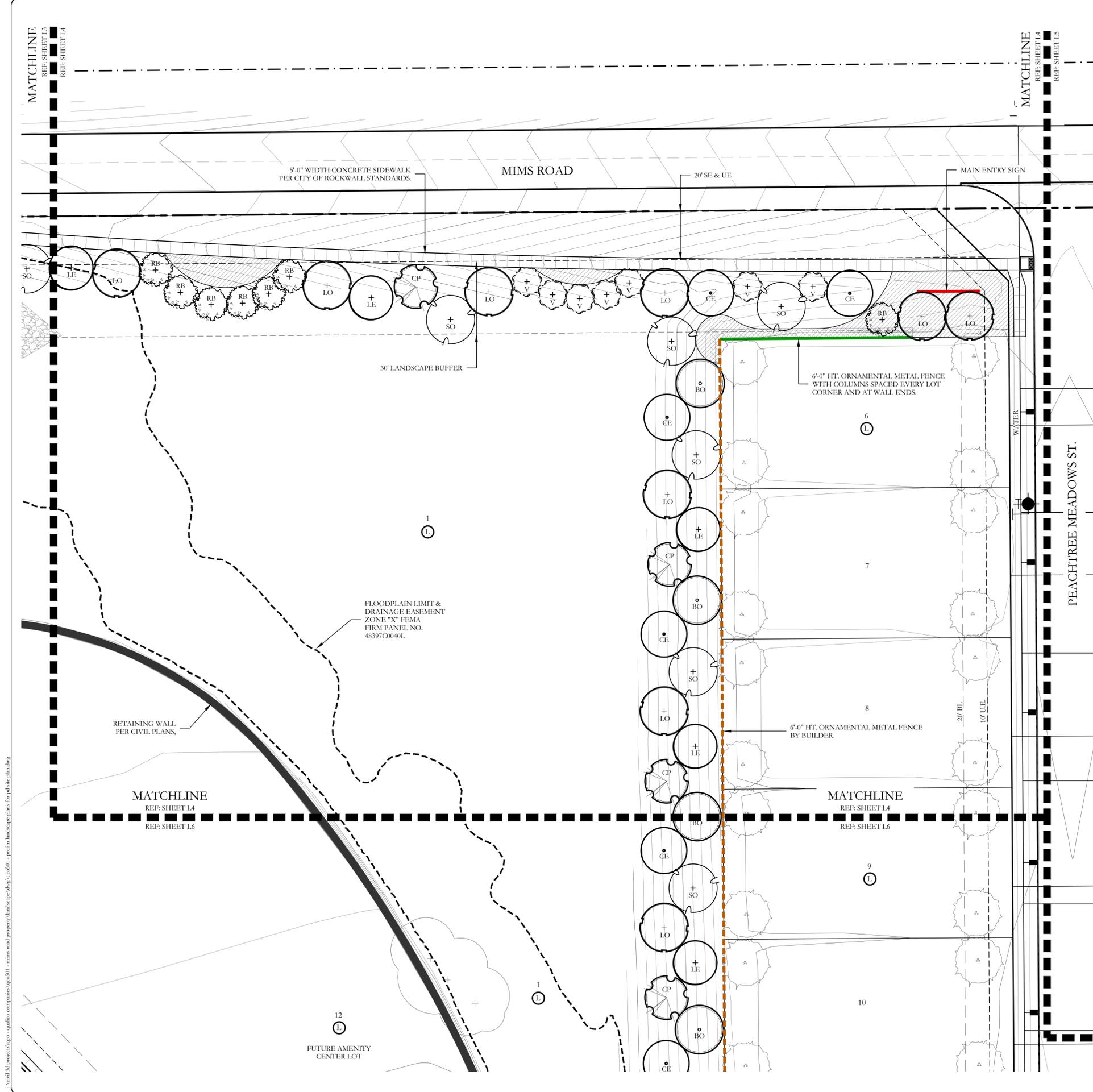
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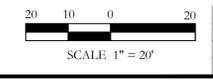
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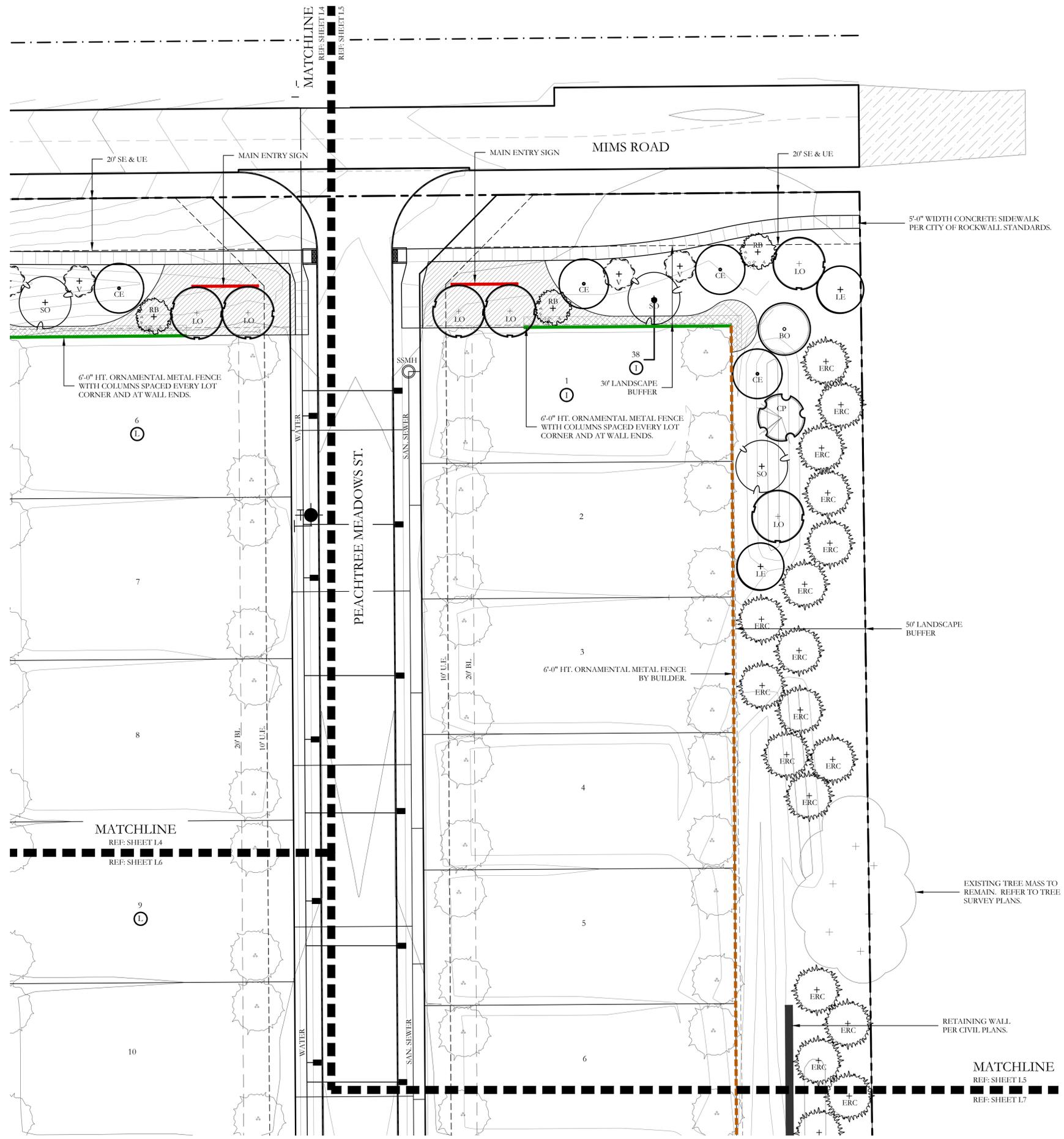
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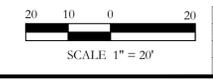
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	ERC	EXISTING EASTERN RED CEDAR TRANSPLANTED FROM PHASE TWO	N/A	6" HT. MIN.	AS SHOWN
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
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	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		SHRUB AND GROUNDCOVER BED; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	AS SHOWN	AS SHOWN
		SCREENING SHRUBS; SPECIES SHALL BE CONSISTENT WITH THE CITY OF ROCKWALL APPROVED PLANT LIST.	SPECIES TO BE DETERMINED	5 GALLON	AS SHOWN

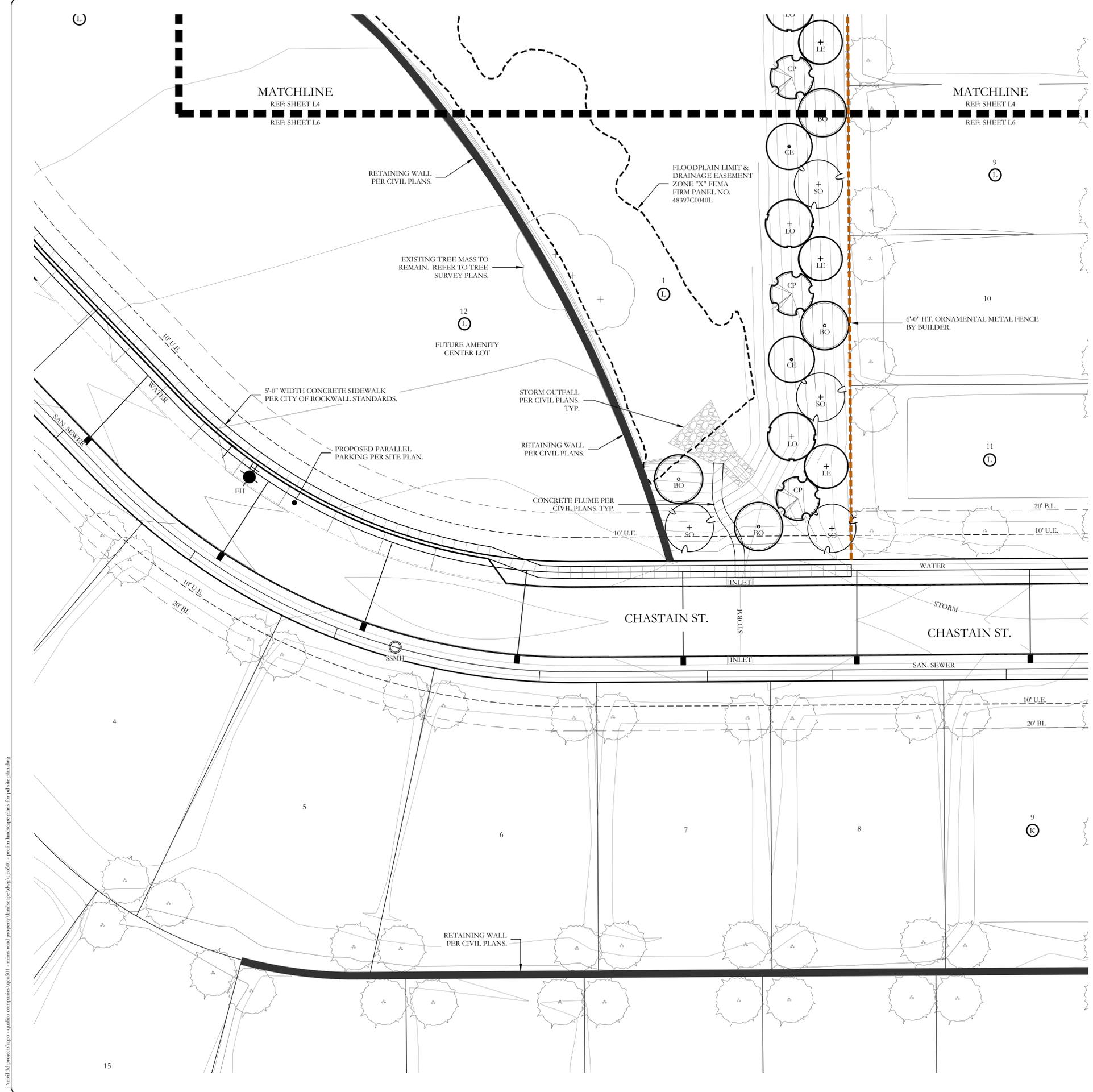
SCREENING LEGEND

- MAIN ENTRY SIGN
- 6'-0" HT. ORNAMENTAL METAL FENCE WITH COLUMNS SPACED EVERY LOT CORNER AND AT WALL ENDS.
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GENERAL LANDSCAPE NOTES

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- ALL LANDSCAPE AREAS SHOWN ON THESE PRELIMINARY LANDSCAPE PLANS SHALL RECEIVE A COMPLETE IRRIGATION SYSTEM.
- BERMS AND/OR SHRUBBERY SHALL BE PROVIDED ALONG F.M. 549.
- NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".





PLANT LEGEND

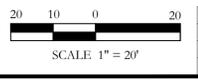
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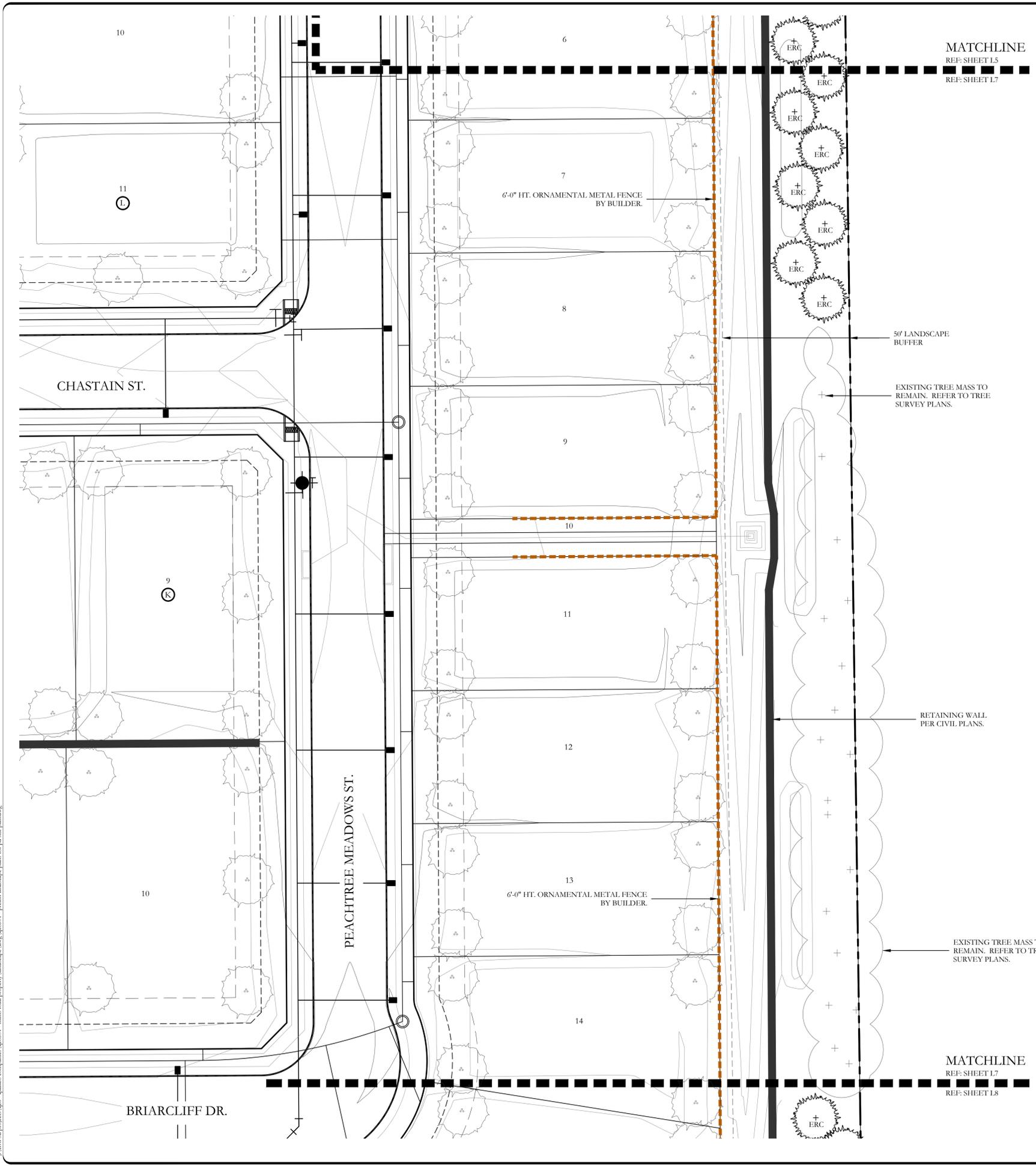
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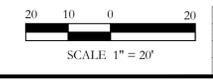
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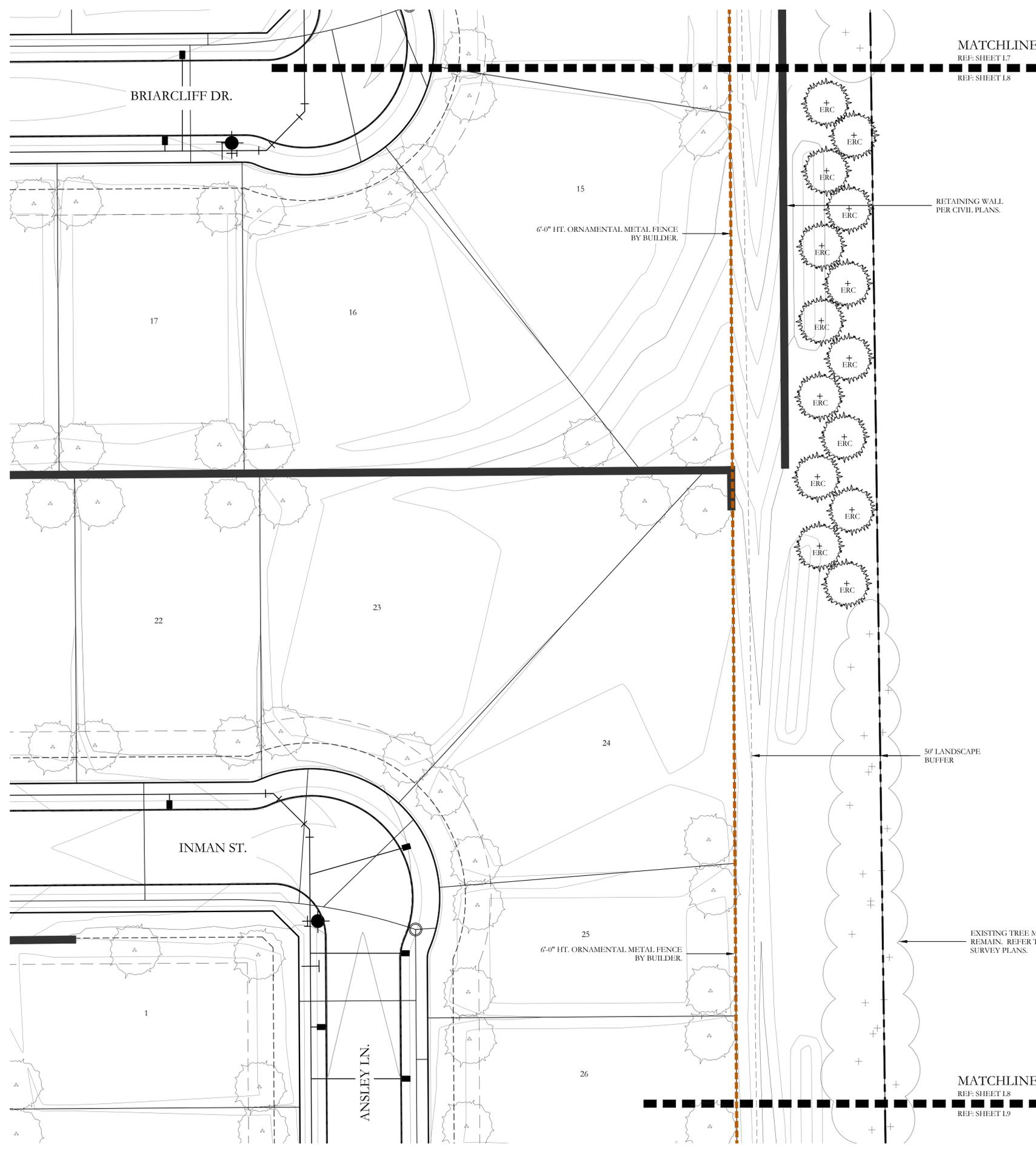
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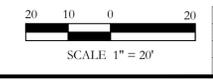
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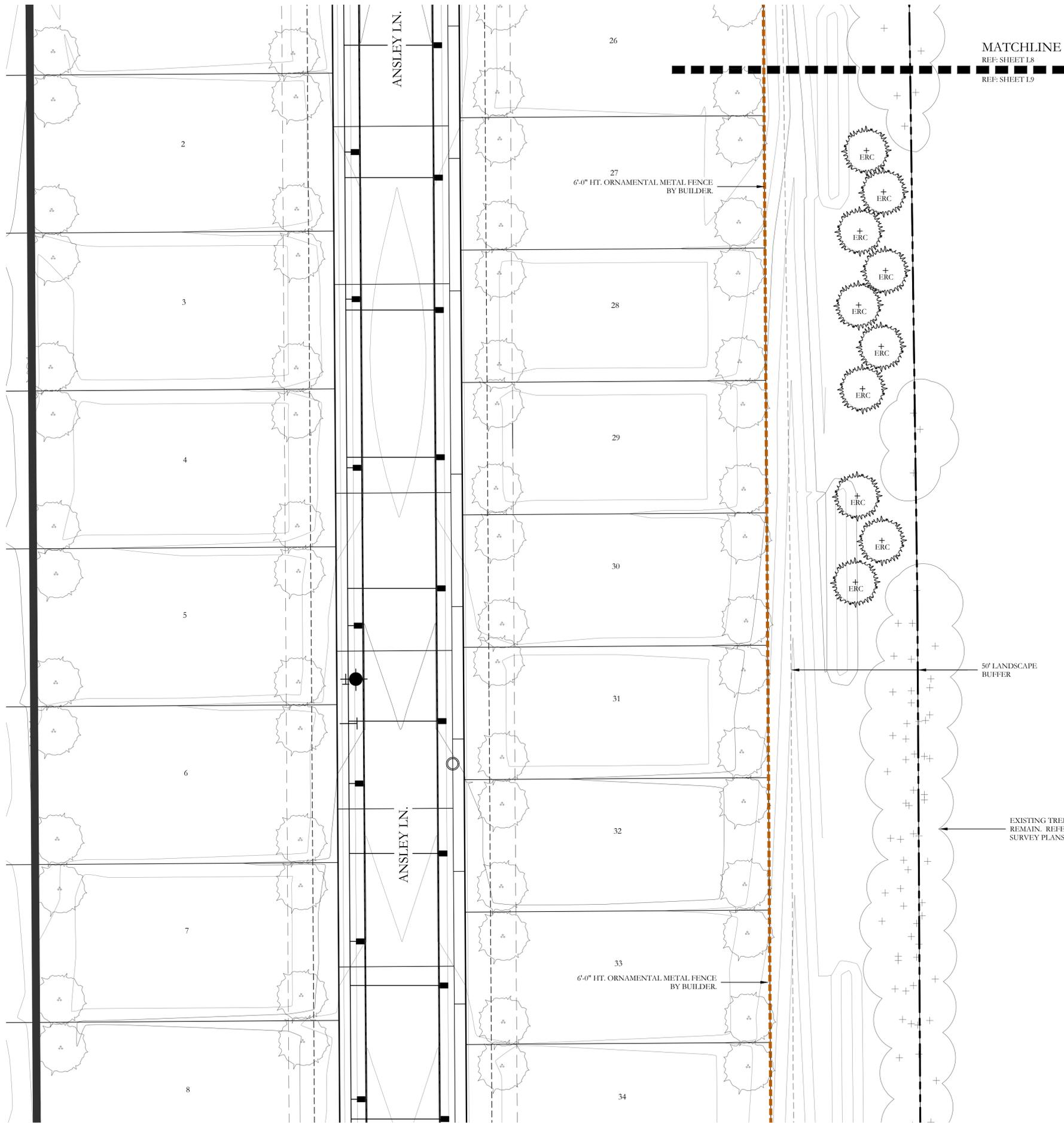


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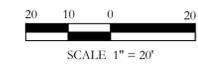
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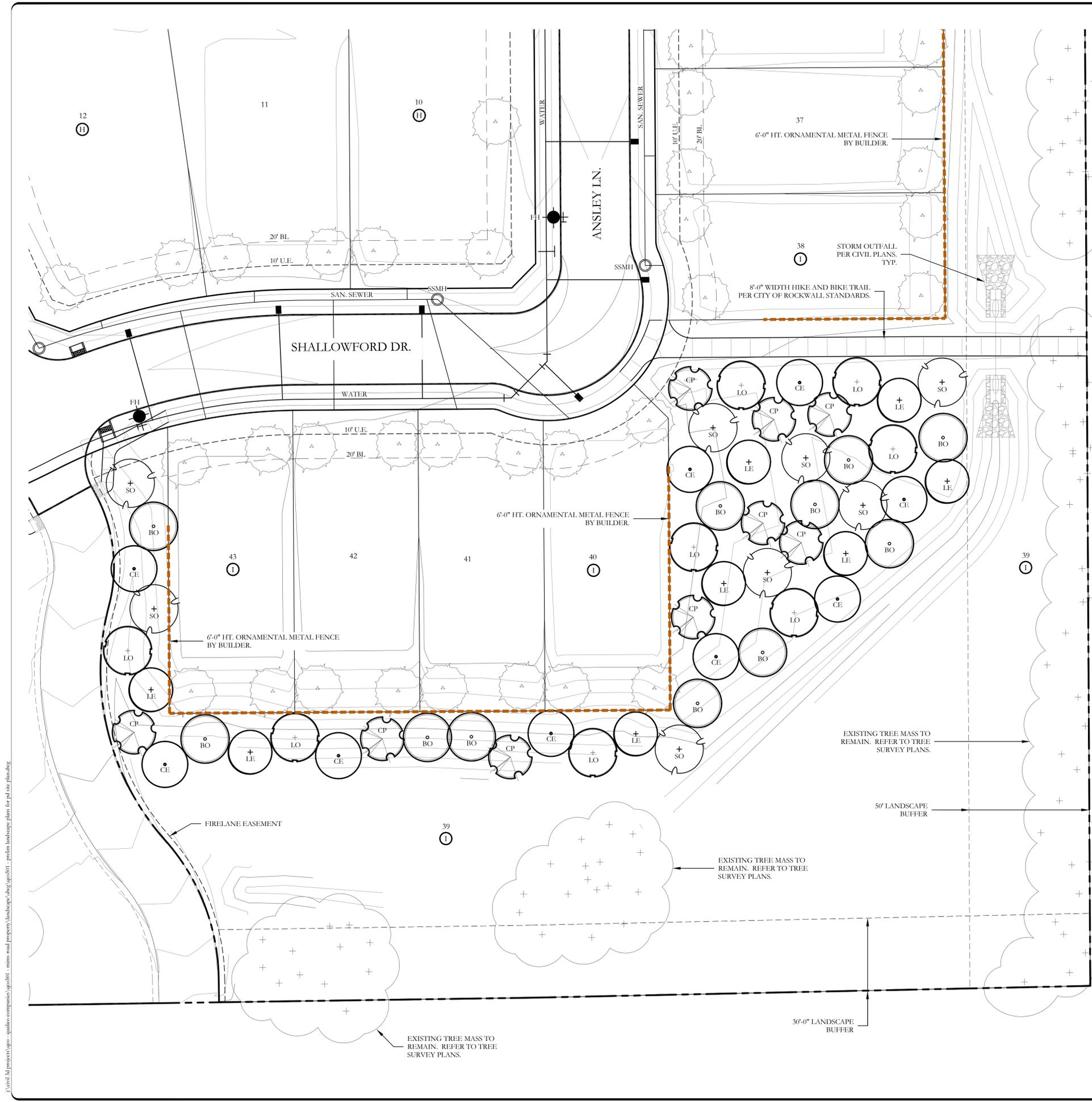
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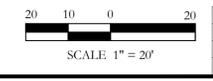
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LANDSCAPE PROVIDED

- MIMS ROAD
- A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
1,192 LF OF FRONTAGE / 50 LF = 24 - 4" CAL. TREES REQUIRED
PROVIDED: 57 - 4" CALIPER CANOPY TREES PROVIDED
- A. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE
1,192 LF OF FRONTAGE / 50 LF = 24 - 2" CAL. TREES REQUIRED
PROVIDED: 37 - 2" CALIPER ACCENT TREES PROVIDED

TREE MITIGATION

A TOTAL of 122 - 4" CALIPER TREES (648 CALIPER INCHES) ARE SHOWN HEREIN AND SHALL COUNT TOWARDS OFFSETTING THE TREE MITIGATION PENALTY AS SHOWN ON THE APPROVED TREE SURVEY PLANS.

AN ADDITIONAL 47 EASTERN RED CEDARS AS SHOWN HEREIN TO BE TRANSPLANTED FROM PHASE TWO.

PLANT LIST - TREES						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
ERC	47	EASTERN RED CEDAR	N/A	6" HT.	AS SHOWN	EXISTING EASTERN RED CEDAR TRANSPLANTED FROM PHASE TWO
LO	31	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	35	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	23	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	19	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	30	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CP	24	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
V	18	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	21	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

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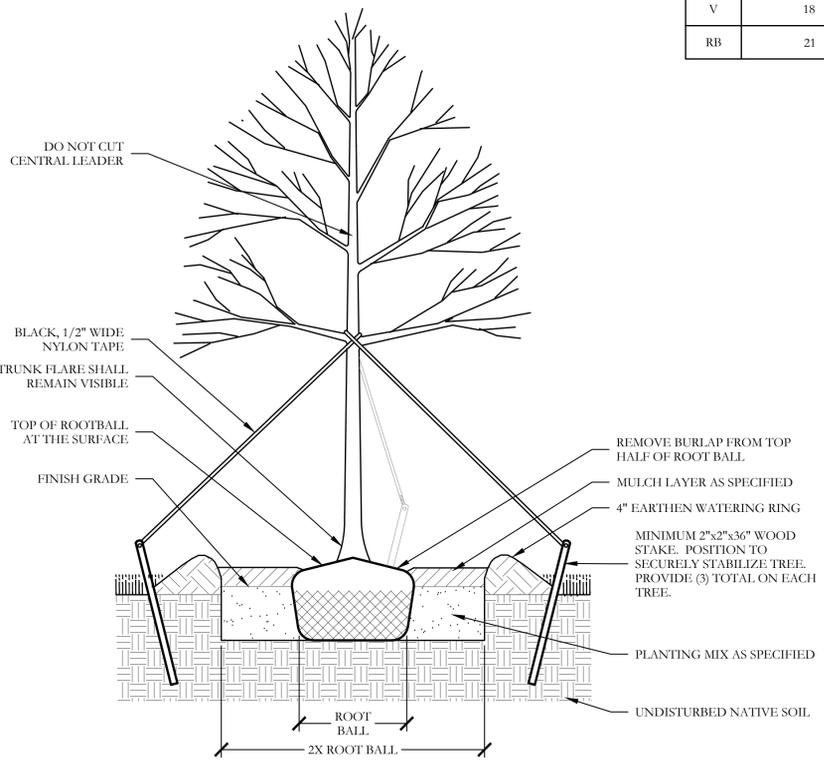
- INSPECTIONS:**
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:**
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
 - UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

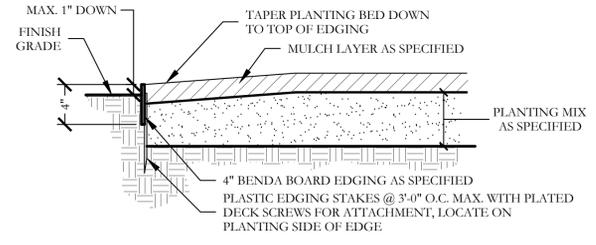
- IRRIGATION STANDARDS:**
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUSH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

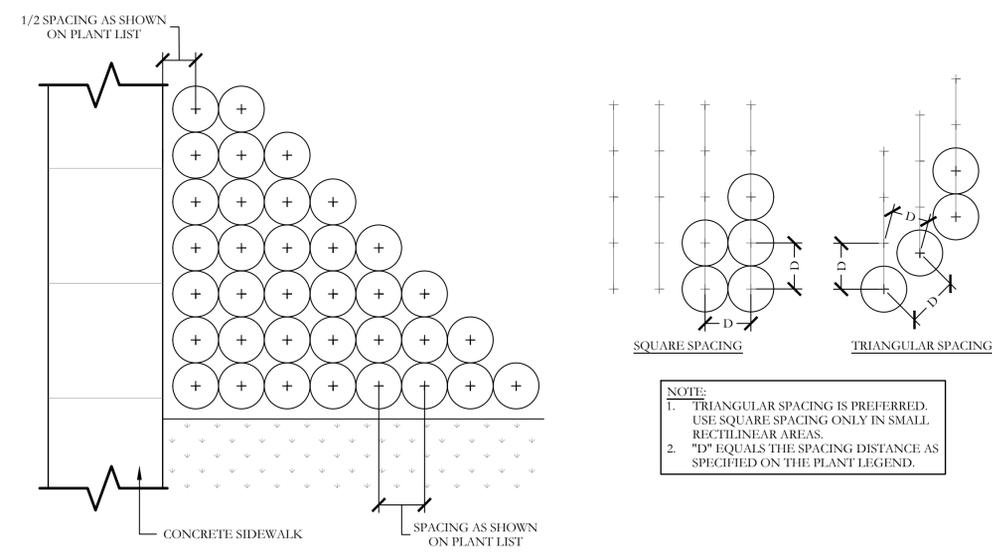
- TREE PROTECTION NOTES:**
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



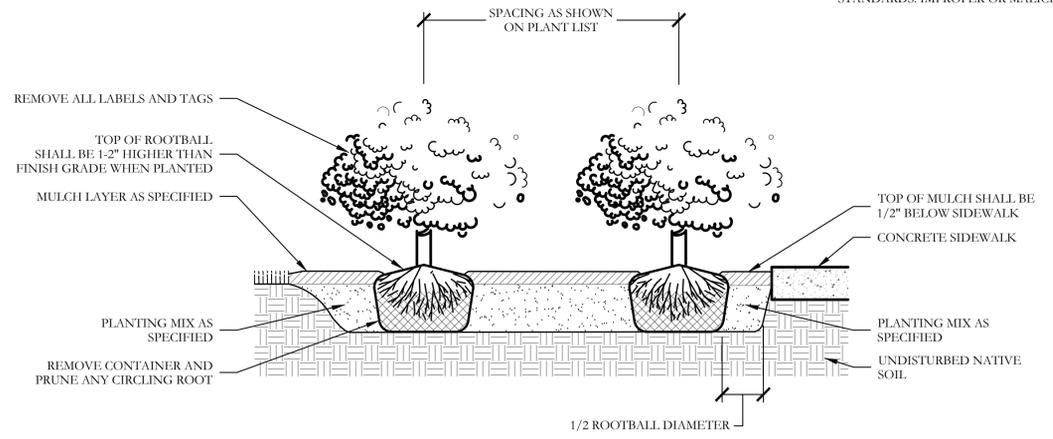
1 TYPICAL TREE PLANTING SECTION
NOT TO SCALE



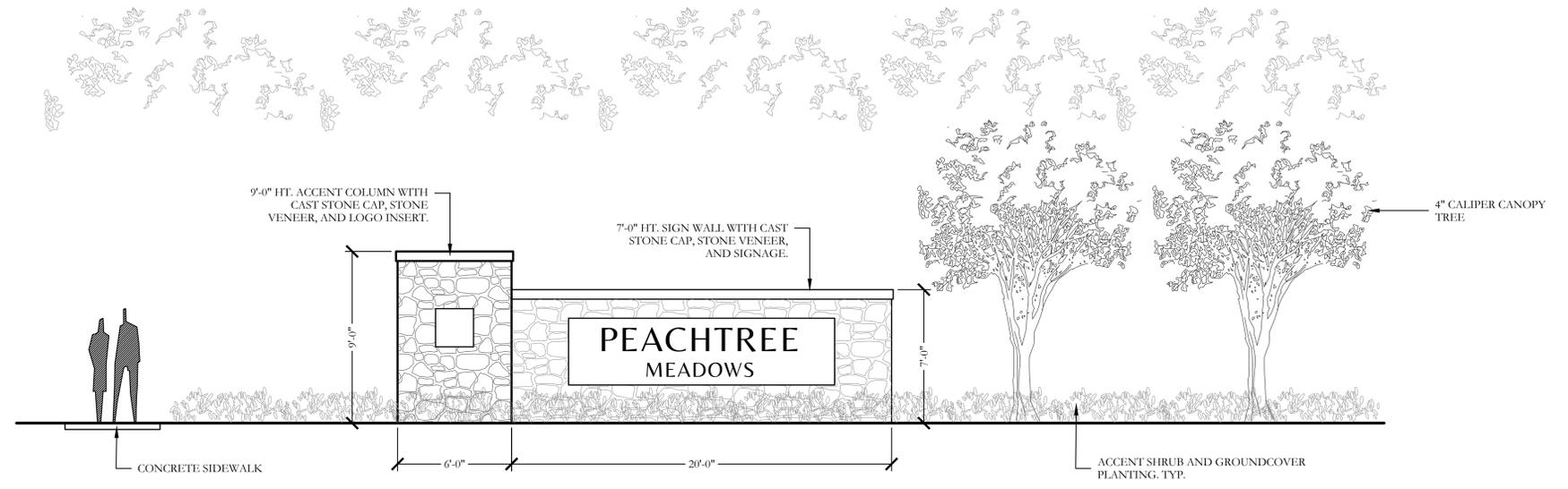
3 TYPICAL BED EDGING DETAIL SECTION
NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION
NOT TO SCALE

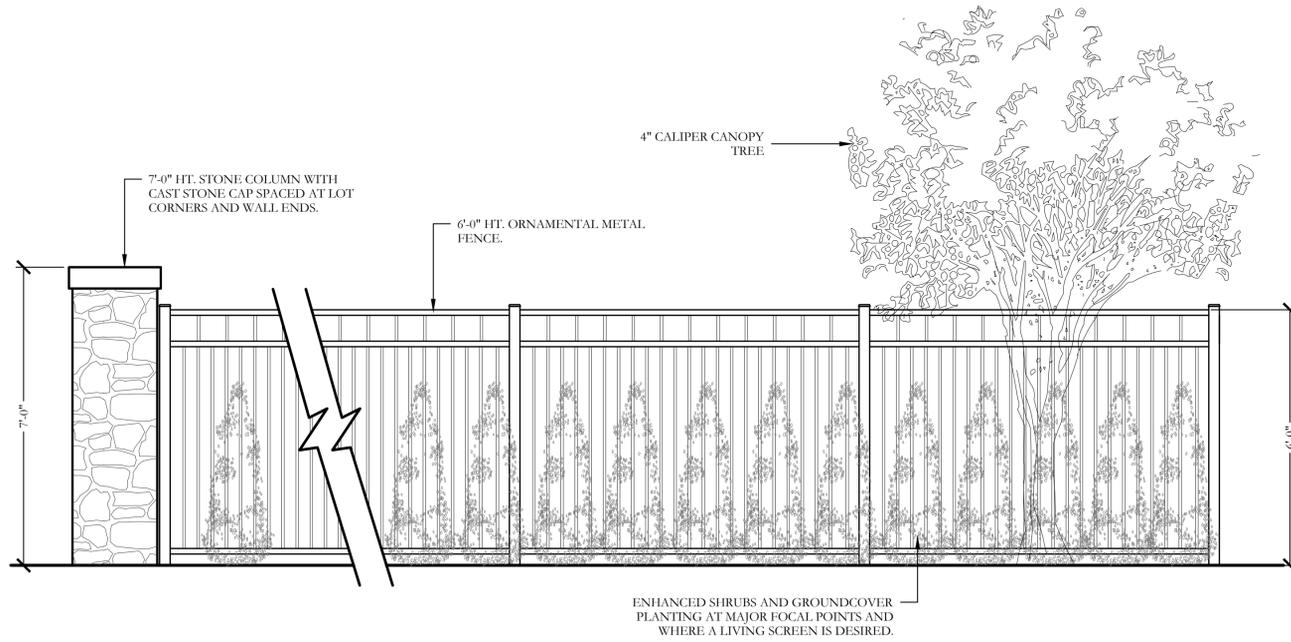


2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION
NOT TO SCALE



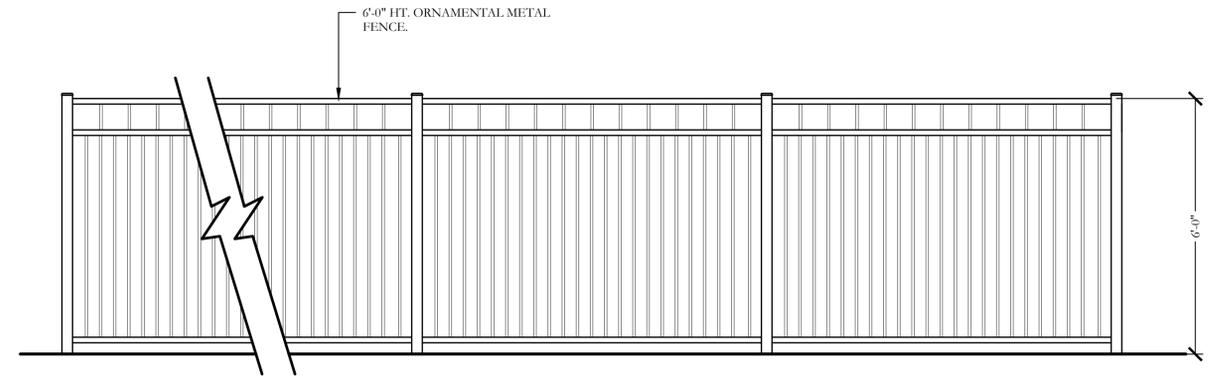
**MAIN ENTRY SIGN
ELEVATION**

SCALE: 1/4" = 1'-0"



**TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION**

SCALE: 1/2" = 1'-0"



**TYPICAL ORNAMENTAL METAL FENCE BY BUILDER
ELEVATION**

SCALE: 1/2" = 1'-0"

F:\level_3\projects\jvc\spalho\company\jvc0501 - mins road property\landscape\dwg\jvc0501 - prelim landscape plans for pd site plan.dwg
