AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, August 19, 2024 - 5:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

II. Executive Session

The City of Rockwall City Council will recess into executive session to discuss the following matter as authorized by chapter 551 of the Texas government code:

1. Discussion regarding possible sale/purchase/lease of real property in the vicinity of FM 552 & John King Blvd. and in the vicinity of Caruth Lane to the North Texas Municipal Water District pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

2. Discussion regarding process associated with possible City Charter amendments and related legal advice, pursuant to Section §551.071 (Consultation with Attorney)

3. Discussion regarding possible land lease agreement for a cellular communication tower on real property owned by the City of Rockwall in the vicinity of Yellowjacket Lane, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

4. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)

5. Discussion regarding City of Rockwall vs. Richard Brooks & Lake Pointe Health Science Center, pursuant to §551.071 (Consultation with Attorney)

6. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)

III. Adjourn Executive Session

IV. Reconvene Public Meeting (6:00 P.M.)

V. Invocation and Pledge of Allegiance - Mayor Johannessen

VI. Proclamations / Awards / Recognitions

1. **"Unit Citation" Recognition - Rockwall Fire Department** - Eng. 04, C Shift (Captain Jimmy Cowan, Driver Engineer Justin Barker, Firefighter Michael Sauder, and Firefighter Luke Speaker) and
"Life Saving Award" - Rockwall Police Department (Sgt. Aaron Raymond)

2. **"Certificates of Merit"**
Rockwall Police Department (Lt. Jeff Lutes, Lt. Aaron McGrew, Sgt. Craig Goff, Officer Collin Hartman, Officer Barrett Morris, Officer Gunnor McGee, Sgt. Cameron Parker, Officer Jason Blackwood, Officer Calyton Lamb, Officer Garrett Stewart, Det. Laurie Burks, Officer Dylan Sparks, SRO Gil Lombana, Officer Sonja Doss, Officer Aaron Woolverton, Sgt. James Watson, Sgt. Mathew Joseph, Officer Thomas Bruce)
Rockwall County EMS (Tactical Dr. Adam Klaff, EMS Medic Seth Bogard, EMS Medic Russ Warren)

VII. Appointment Items

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

VIII. Open Forum

This is a time for anyone to address the Council and public on any topic not already listed on the agenda or set for a public hearing. To speak during this time, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. Per Council policy, public comments should be limited to three (3) minutes out of respect for others' time. On topics raised during Open Forum, please know Council is not permitted to respond to your comments during the meeting since the topic has not been specifically listed on the agenda (the Texas Open Meetings Act requires that topics of discussion/deliberation be posted on an agenda not less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

IX. Take Any Action as a Result of Executive Session

X. Consent Agenda

These agenda items are routine/administrative in nature, have previously been discussed at a prior City Council meeting, and/or they do not warrant Council deliberation. If you would like to discuss one of these items, please do so during "Open Forum."

1. Consider approval of the minutes from the August 5, 2024 city council meeting, and take any action necessary.

2. Consider approval of an ***ordinance*** approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corporation, Mid-Tex Division regarding the 2024 Rate Review Mechanism filing, adopting tariffs as part of the settlement, and take any action necessary.

3. **P2024-027** - Consider a request by James Murphey on behalf of John Arnold of Falcon Place SF, LTD for the approval of a *Replat* for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

4. **MIS2024-001** - Consider approval of a **resolution** establishing a public hearing date for the consideration of an updated Land Use Assumptions Report, Capital Improvements Plan, and the adoption of Roadway, Water, and Wastewater Impact Fees, and take any action necessary.

5. **SP2024-014** - Consider a request by Dnyanada Nevgi of SRV Land Building and Real Estate, LLC on behalf of Naomi Freeman of Buffalo Country Properties, LLC for the approval of an *Alternative Tree Mitigation Settlement Agreement* in conjunction with an approved *Site Plan* for a *Retail Building* and *Daycare Facility* on a 2.649-acre parcel of land identified as Lot 13 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [*SH-205*], and take any action necessary.

6. Consider authorizing the City Manager to execute an Interlocal Cooperation Agreement with Rockwall County for $2,000,000 in funding associated with design planning/engineering related to State Highway 205 (SH 205), including authorizing staff to move forward with the Requests for Qualifications (RFQs) process, and take any action necessary.

XI. Public Hearing Items

If you would like to speak regarding an item listed below, please turn in a (yellow) "Request to Address City Council" form to the City Secretary either before the meeting or as you approach the podium. The Mayor or Mayor Pro Tem will call upon you to come forth at the proper time. Please limit your comments to no more than three minutes.

1. **Z2024-031** - Hold a public hearing to discuss and consider a request by Paul and Dioselina Curbow for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, and take any action necessary **(1st Reading)**.

2. **Z2024-034** - Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of an **ordinance** for a *Specific Use Permit (SUP)* allowing a *Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary **(1st Reading)**.

3. **Z2024-032** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 13 (PD-13) [*Ordinance No.'s 81-05, 84-43, & 94-41*] for the purpose of consolidating the regulating ordinances for a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District and Neighborhood Services (NS) District land uses, generally located in between W. Ralph Hall Parkway, Horizon Road [*FM-3097*], and Tubbs Road, and take any action necessary **(1st Reading)**.

4. **Z2024-033** - Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary **(1st Reading)**.

XII. Action Items

If your comments are regarding an agenda item below, you are asked to speak during Open Forum.

1. Discuss and consider a request from SPR Packaging, LLC regarding approval of a nominating resolution for participation in the Texas Enterprise Zone Program in the Office of the Governor Economic Development and Tourism, and take any action necessary.

XIII. Adjournment

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) 771-7700 or FAX (972) 771-7727 for further information.

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Teague, City Secretary 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 the 16th day of August, 2024 at 5PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Teague, City Secretary
or Margaret Delaney, Asst. to the City Sect.

Date Removed

Unit Citation

ROCKWALL FIRE

Rockwall Fire Department

takes great pleasure in recognizing with pride and admiration the members of

Engine 04 "C" Shift
CA Jimmy Cowan
DE Justin Barker
FF Michael Sauder
FF Luke Speaker

On April 28, 2024 at 12:24 PM the Rockwall Fire Department responded to a reported breathing difficulty in the 1000 block of High Cotton Ln. While en route to the scene, Dispatch notified the crew that the patient was not breathing and CPR was being started by a family member. Engine 4 arrived alongside a crew from Rockwall County EMS and assisted with resuscitation efforts that were being performed by an officer from the Rockwall Police Department. Coordinated resuscitation efforts involving the Rockwall Police Department, Rockwall County EMS, and the crew from Engine 4 continued on scene until the patient regained a pulse and vital signs improved. The patient was then transported to a nearby hospital where care continued until he was released only days later.

All involved first responders, including the crew from Engine 4 "C" shift, displayed extraordinary teamwork and coordination in providing rapid, quality medical treatment.

Given in grateful appreciation this 19th day of August 2024.

Fire Chief

Date

LIFE-SAVING AWARD
SERGEANT AARON RAYMOND
ROCKWALL POLICE DEPARTMENT

On April 28, 2024, at approximately 12:23 P.M., dispatch received a 911 call regarding a 66-year old male who was not responsive. Officers were dispatched to the call and Sergeant Aaron Raymond checked en-route to provide assistance. As Sergeant Raymond arrived on the scene, he immediately administered CPR to the victim which lasted approximately 2 minutes and 10 seconds. Rockwall Fire Department and Rockwall EMS arrived and took over for Sergeant Raymond. Rockwall EMS eventually transported the victim to Lake Pointe Hospital for medical care.

The next day, the victim's daughter advised her father was having a medical episode during the event, was now breathing on his own, sitting up and speaking to them. The victim's daughter was thankful for Sergeant Raymond's actions.

In addition, a letter was received from Rockwall EMS commending Sergeant Raymond's actions, stating, "This patient's positive outcome is most certainly a direct result of the early application of resuscitative compressions performed by Sergeant Raymond".

Sergeant Raymond's actions aided in saving the life of this citizen. Based on his swift action, he is hereby awarded the Life-Saving Award for being directly responsible for saving a human life.



Certificate of Merit Award

On Friday, June 21st, 2024 at approximately 1:30 P.M., the Rockwall Police Department SWAT Team was requested to assist the Rowlett Police Department with a complex hostage situation at The Bayside Apartment complex in their city. The suspect, a violent offender wanted out of multiple jurisdictions, had stolen a Penske box truck and fled from officers in a multi-agency vehicle pursuit. At the conclusion of the vehicle pursuit, the suspect was believed to have fled on foot into an apartment with a knife and held a female hostage against her will. During the incident, it was learned the suspect was out on bond for Aggravated Kidnapping and Sexual Assault. The Crisis Negotiation Team communicated and negotiated with the suspect for several hours, and ultimately intelligence was gleaned that indicated the hostage was in immediate danger. The Rockwall Police Department SWAT Team conducted an emergency entry, rescued the victim, and took the suspect into custody.

Hostage situations are among the most complex and hazardous incidents faced by law enforcement in the performance of their duties. The Rockwall Police Department SWAT Team, Crisis Negotiation Team, and Tactical Emergency Medical Support Unit successfully mitigated a complex and dangerous situation by performing a hostage rescue that resulted in a safe resolution for all involved parties. Their actions that day demonstrated the highest levels of professionalism and reflected the highest standards of police and tactical operation standards, they are being conferred a Certificate of Merit.

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, August 5, 2024 - 5:00 PM

City Hall Council Chambers - 385 S. Goliad St., Rockwall, TX 75087

I. Call Public Meeting to Order

Mayor Johannesen called the meeting to order at 5:00 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif, and Councilmembers Sedric Thomas, Mark Moeller, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith, Assistant City Manager Joey Boyd and City Attorney Frank Garza. Mayor Johannesen then read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session.

II. Executive Session

1. Discussion regarding status of City of Rockwall vs. Richard Brooks & Lake Pointe Health Science Center, pursuant to §551.071 (Consultation with Attorney)

2. Discussion regarding Economic Development prospects, projects, and/or incentives, pursuant to §Section 551.087 (Economic Development)

3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of the downtown area, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

4. Discussion regarding (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:57 p.m.

IV. Reconvene Public Meeting (6:00 P.M.)

Mayor Johannesen reconvened the public meeting at 6:00 p.m.

V. Invocation and Pledge of Allegiance - Mayor Pro Tem Jorif

Mayor Pro Tem Jorif delivered the invocation and led the Pledge of Allegiance.

VI. Appointment Items

1. Appointment with Planning & Zoning Commission representative to discuss and answer any questions regarding planning-related cases on the agenda.

Chairman of the P&Z Commission, Derek Deckard came forth and briefed the Council on recommendations of the Commission regarding planning-related items on tonight's meeting agenda. Councilmember

McCallum asked Mr. Deckard to provide clarification on the P&Z's discussion regarding possible approval of the artificial turf (related case) setting a precedence. Mr. Deckard provided numerous comments, clarifying this issue and generally expressing a desire for the topic of artificial turf to be further discussed between the P&Z Commission and the City Council, as this topic will likely begin coming up more and more as time progresses. No action was taken by Council following this appointment item.

VII. Open Forum

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time.

Bob Wacker
309 Featherstone
Rockwall, TX

Mr. Wacker came forth and provided various comments related to the 'artificial turf case' on tonight's meeting agenda. He shared that he believes this particular location warrants an exception and that artificial turf should be allowed to remain in place there.

Scott Blackwood
3514 Lakeside Drive
(in the Lakeside Village subdivision)
Rockwall, TX 75087

Mr. Blackwood expressed that he and his wife live in a home along the shores of Lake Ray Hubbard. There were two very large, mature pecan trees in the takeline when they bought the home. He has concerns about one tree that got blown over during the May 28 storms. After it fell, city Parks Department staff (Director Travis Sales) did come out and cut down and removed that tree that initially fell. Now, the second remaining tree, which is a 65-70' tall pecan tree located in the takeline area along Lake Ray Hubbard, has since fallen. He shared that City of Dallas says it's the City of Rockwall's responsibility; however, City of Rockwall states it's Dallas' responsibility. He also mentioned that the seawall is an issue, and Dallas says it's Rockwall's responsibility, but Rockwall says it's Dallas' responsibility for seawall repair.

Richard Henson
2424 FM 549
Rockwall, TX

Mr. Henson shared that "controlling density" has been recently utilized by some county officials as part of their successful campaign strategies for attaining elected office. He expressed that Rockwall does not have a road problem; rather, Rockwall has a density problem. He went on to share concerns about developers who are bringing forth proposals for lots that are quite small. He expressed that the city recently received a proposal from a developer related to a very large tract of land located south of IH-30. In the proposal, his own personal (2,800 square foot) brick and mortar home is wider than 90% of the residential lots being proposed within the development. Out of 960 proposed lots, his 2,800 square foot home would not fit on 875 of the lots. He went on to express that 52' to 72' wide lots should not be defined as 'low density' in the city's Comprehensive Plan. He explained that 33 of the proposed lots would fit within the boundaries of his own, personal 5 acre tract of land that he lives on. He encouraged the Council to not allow the developer to proceed with those size lots when this case lands before it next month. He thanked Councilmembers for their service to the community, expressing great adoration for each of them.

Melba Jeffus
2606 Cypress Drive
Rockwall, TX 75087

Mrs. Jeffus shared that she and her husband moved to Rockwall in 2004 to fulfill his husband's dream of having a home on some acreage. They bought a home on some acreage that had a barn on it. However, that dream got destroyed by the "Fontana Ranch" development that came in. Since 2004, she has watched development after development after development get approved by the P&Z Commission and City Council. She wonders what the city defines "high density" as vs. "low density," as she strongly believes that all the developments that are being regularly approved are absolutely 'high density' neighborhoods. Intersections are highly congested, especially considering that most households have multiple vehicles because a lot of them have teenage drivers in the home. She expressed extreme dissatisfaction with the 'high density' developments going on in the city and county.

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Jorif moved to reappoint to the Board of Adjustments the following individuals for an additional two-year term (to expire August 2026): Eric Smith (as a member, replacing Joseph Wright) and Sue Conaway (as a member) and Kerry Shepherd (as an "alternate" (newly appointed) board member, with a term to run through Aug. 2026). Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Regarding the Park Board, Mayor Pro Tem Jorif moved to reappoint Jake Wimpee, Amanda Fowler and Marcia Hassenyager to an additional two-year term (through August of 2026) and to newly appoint Mike McEwen (to replace Kevin Johnson, who 'termed out' – a two-year appointment to run through August of 2026). Councilmember Thomas seconded the motion, which passed unanimously (7 ayes to 0 nays).

Regarding the Animal Adoption Center / Shelter Advisory Committee, Councilmember Moeller moved to reappoint Herman Hudson and Gary Freedman to an additional term to run through August of 2026. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Regarding the Historic Preservation Advisory Board, Councilmember Campbell moved to reappoint Tiffany Miller, Allison McNeely and Haydon Frasier (for an additional, two-year term to expire in August of 2026). Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. Consent Agenda

1. Consider approval of the minutes from the July 15, 2024 city council meeting, and take any action necessary.

2. **P2024-026** - Consider a request by Brian Berry of PR BBS, LLC for the approval of a *Final Plat* for Lot 1, Block A, Vigor Way Plaza Addition being a 1.74-acre parcel of land identified as Lot 1, Block A, BW Plus Executive Residency Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 550 E. IH-30, and take any action necessary.

3. **Z2024-028** - Consider a request by David Naylor of Rayburn Electric Cooperative for the approval

of an **ordinance** for a *Zoning Change* from Planned Development District 44 (PD-44), Commercial (C) District, and Heavy Commercial (HC) District to Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses for a 95.00-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26; Lots 6, 7, 8, & 9, Block A, Rayburn Country Addition; Lot 1, Block 1, Helwig Addition; and Lot 1, Block A, Estep Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, Heavy Commercial (HC) District, and Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located in between Mims Road, Sids Road, and S. Goliad Street [*SH-205*], and take any action necessary **(2nd Reading)**.

4. **Z2024-030** - Consider a request by David Bohorquez for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.2273-acre parcel of land identified as Lot 5, Block B, Harbor Landing, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for Single-Family 10 (SF-10) District land uses, addressed as 329 Harborview Drive, and take any action necessary **(2nd Reading).**

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, and 4). Councilmember Thomas seconded the motion. The ordinance captions were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 24-30

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 44 (PD-44) [*ORDINANCE NO.'S 97-28 & 09-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A HEAVY COMMERCIAL (HC) DISTRICT AND COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 44 (PD-44) AND FOR THE PURPOSES AMENDING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 90.37-ACRE TRACT OF LAND IDENTIFIED AS LOTS 6, 7, 8 & 9, BLOCK A, RAYBURN COUNTRY ADDITION; LOT 1, BLOCK 1, HELWIG ADDITION; LOT 1, BLOCK A, ESTEP ADDITION; AND TRACT 3 OF THE W. H. BARNES SURVEY, ABSTRACT NO. 26, 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.

CITY OF ROCKWALL
ORDINANCE NO. 24-32
SPECIFIC USE PERMIT NO. S-340

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND 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 *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2273-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK B, OF THE HARBOR LANDING, PHASE 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.

The motion to approve the entire Consent Agenda passed unanimously of those present (7 ayes to 0 nays).

X. Action Items

1. **Z2024-029** - Discuss and consider a request by Ben Lewis for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Detached Garage that exceeds the maximum size and height on a 0.3168-acre parcel of land identified as Lot 3, Block 5, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 911 N. Alamo Street, and take any action necessary **(2nd Reading)**.

Councilmember Lewis moved to approve Z2024-029. Councilmember Moeller seconded the motion. Mayor Pro Tem Jorif indicated he will again vote against this variance, as he believes approval of this request may set a precedence. So, he indicated his vote will remain a 'no.' The ordinance caption was then read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 24-31
SPECIFIC USE PERMIT NO. S-339

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* THAT EXCEEDS THE MAXIMUM SIZE AND HEIGHT ON A 0.3168-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 3, BLOCK 5, GARNER 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.

The motion to approve passed by a vote of 6 ayes with 1 nay (Jorif).

2. **MIS2024-016** - Discuss and consider a request for an appeal of a decision by the Planning and Zoning Commission concerning a request by John Hagaman of Sabre Realty for the approval of a *Miscellaneous Case* for an *Exception* to allow artificial or synthetic plant materials on a 10.104-acre parcel of land identified as Lot 3 of the Carlisle Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within IH-30 Overlay (IH-30 OV) District and the Scenic Overlay (SOV) District, addressed as 559 E. IH-30, and take any action necessary.

Planning Director, Ryan Miller, provided background and historical information concerning this agenda item. The applicant is asking Council to consider appealing a decision recently made by the city's Planning & Zoning Commission regarding the applicant's request to allow previously installed artificial turf to remain in place at the subject property. The turf is located within four median islands within the shopping center

(parking lot). The city council previously adopted ordinance number 24-21 back on June 3 of this year (2024), which allowed the Planning & Zoning Commission to grant exceptions that would allow synthetic / artificial plant material to exist on certain non-residential properties in certain circumstances. Prior to the June 2024 ordinance adoption, artificial plant materials ('artificial turf') were prohibited. Mr. Miller explained that on June 14, 2024, the applicant submitted an application asking for an exception that would allow for the (previously installed) artificial turf to remain in place. However, at the June 25 Planning & Zoning Commission, the request for an exception was "denied without prejudice" by the Commission by a vote of 6 to 0. The applicant then resubmitted an application seeking an exception on July 19. Exhibits and additional information was provided by the applicant along with the July 19 (application) submittal. Thereafter, the request was considered to have been 'denied with prejudice' by the Planning & Zoning Commission after a motion to approve it failed to result in the required 'super majority' vote needed. So, the applicant is now submitting this appeal, asking the City Council to consider overturning the Planning & Zoning Commission's decision. A potential approval to overturn the P&Z Commission's prior ruling will require a 'super majority' vote of Council this evening (six out of seven members of Council must agree to overturn the P&Z's prior decision).

He explained that the Commission recently 'voted down' this request for the artificial turf installed at this location (which is within an existing shopping center along IH-30 near Ridge Road) after it has previously voted down the request "without prejudice" earlier this calendar year.

The applicant, John Hagaman (address given as 30 Shadydale Lane – Rockwall, TX) then came forth and addressed Council. He explained that this artificial turf was installed in these medians three years ago, and – at the time – he did not know that there was a ban on the allowance of artificial turf within the city. The turf that was installed in four islands within the shopping center's parking lot after trying various alternatives to attempt to address the muddy medians. It's only been within the last six months that the artificial turf has been noticed (though, again, it was installed before that time). He explained that the alternatives to the artificial turf are mud or dead grass or nothing. He explained that rocks do not work well, as they present a safety (trip) hazard. He explained a bit about how he plans to maintain the turf over time within these four medians. He shared that two owners own this shopping center, and he helps manage it. He believes approval of this turf is a 'no brainer.' He thinks that artificial turf will be a topic that will begin to come before the city more and more as time progresses, and he believes approval of this request will be a good 'case study' for the city. He thinks the city beginning to allow artificial turf in residential areas is a move in the right direction. Also, he believes the City should begin allowing the material in some commercial areas as well.

Councilmember McCallum shared that he is personally in this shopping center area every morning at 5:45 a.m. He pointed out that no irrigation exists in the medians of this shopping center, and there is no way to get irrigation to these medians. He believes the turf looks good and is a good solution at this location / in this instance. So he would like to see a motion made to grant approval for this exception so that the turf is able to remain in place.

Councilmember Lewis sought and received clarification on the timeline associated with when the turf was installed and when the city council adopted related ordinance regulations. He shared that the turf was installed originally in the Fall of 2020, and it was installed without permission / without a permit. Mr. Miller confirmed that, if the applicant had applied for a permit at that time, he would not have been allowed to install the turf.

Councilmember Thomas clarified that a lot of the areas in and around this shopping center (built in 1987)

have either grass or rocks in them. These four medians are the only ones where artificial turf has been placed. Councilmember Thomas pointed out that maintenance of the medians / islands within the parking lot area is the responsibility of the shopping center owner. Mr. Hagaman shared that grass just will not grow in these four medians. Mr. Hagaman shared that changing this to turf greatly enhanced the customer satisfaction for patrons to the shopping center, especially for those visiting the Cici's restaurant.

In the fall of 2020 (when this was initially installed), approval of artificial turf was not even something that would have been considered by the city. Mr. Miller shared that in June of 2024, the ordinance that was adopted by Council did begin allowing for the P&Z Commission to consider possibly granting exceptions to allow for artificial turf under certain circumstances.

Mayor Pro Tem Jorif asked if the applicant would be willing to remove the artificial turf, then go through the proper process to request it, and – if approved – have it installed again. Mr. Hagaman shared that he will prefer to not to have to 'play that game' and go to the extra financial expense that doing so would involve.

Councilmember Lewis shared that he personally and historically has a lot of concerns with individuals and/or companies who do things without first seeking a permit and/or city approval prior to doing those things. He asked and received clarification on how the turf will be maintained over time and by whom. Mr. Hagaman shared that they have property maintenance staff who visit this site and the other site in Carrollton regularly (daily), and they have been maintaining the turf well over the last four years since the fall of 2020 when the turf was initially laid.

Councilmember Moeller shared that he traditionally also has issues with individuals who do not first seek and receive approval from the city before moving forward with something. However, in this particular situation, common sense tells him that the artificial turf installed in this particular location within these medians makes good sense.

Councilmember Campbell expressed the belief that this is the best these areas have ever looked. She then asked for clarification on how long it took for the turf to be repaired and wrinkles removed after the FedEx mailbox was removed from the one median. Mr. Hagaman shared that it took two days to make the repairs. She understands that installation of artificial turf is very important, and its maintenance over time is also very important. She acknowledged that the way these areas currently look (with the turf installed) is the best it's looked in the 30+ years she has lived here in Rockwall.

Mr. Miller, Planning Directors, shared that artificial turf has a permit process associated with it because installation of turn does tend to impact 'water run off' / drainage. Also, ensuring it's properly installed is also very important to ensure grass and weeds do not grow up in it over time and that it does not become wrinkled over time. It's important for the city to ensure that the water drains properly and that the run off that turf creates does not adversely impact water flow, water speed, and adjacent properties.

Mayor Johannesen asked if Mr. Hagaman's turf would pass the city's standards (i.e. related to drainage) for turf today. Mrs. Williams, City Engineer, shared that she does not know since she has not seen the plans and does not have knowledge of its installation and specifics related to it.

Councilmember Campbell shared that, although the current owner is maintaining the turf well, it is uncertain how it will be maintained in the future if a new shopping center owner were to buy the property.

Mr. Hagaman asked for clarification on if the city watched and had oversight on the turf that was installed

in front of Gloria's at The Harbor. Mr. Miller shared that city staff (specifically the city's Parks Director, Travis Sales) did oversee its installation. Mr. Hagaman shared that his turf is very similar to the turf in front of Gloria's, and that turf has held up very well over time. Mr. Miller shared that, for several reasons, these two installations really cannot rightfully be compared.

Councilmember Lewis asked if the medians could be concreted (underneath the turf). Mr. Miller shared that he could put concrete, however, the existing trees must remain in place. Mr. Hagaman expressed that he really does not want to potentially lose the only trees that exist within the shopping center / within these medians.

Councilmember McCallum shared that he believes the turf at this particular location has made this property look better. He acknowledged that Mr. Hagaman has been rightfully 'slapped on the hand' for installing it without first seeking permission from the city. He explained that he listened in on the recent P&Z Commission meeting, and he understands the request was denied due to the requirement that it have a super majority vote of members in order for it to be approved.

Councilmember McCallum then went on to make a motion to approve the request associated with MIS2024-016, allowing the previously installed turf to remain in place. Councilmember Moeller seconded the motion. City Attorney Frank Garza clarified that, in order for this motion to pass, it will require 6 affirmative votes of the Council as a whole. Following that clarification, the motion to approve MIS2024-016 failed by a vote of 5 ayes with 2 nays (Jorif and Thomas).

3. Discuss and consider a status update from the Rockwall Area Chamber of Commerce regarding Hotel Occupancy Tax ("HOT") funding received from the City and regarding programs offered through the Convention & Visitors Bureau on behalf of the City of Rockwall.

Jodi Willard, Director of Tourism with the Rockwall Area Chamber, came forth and briefed Council on various activities and tourism-promoting efforts that the Chamber has been involved with over the last few months.

Councilmember Campbell thanked Ms. Willard for all of her work since the time she came on board and began these efforts 14 months ago. She believes Mrs. Willard has done a fabulous job. Mayor Pro Tem Jorif echoed Councilmember Campbell's positive sentiments and compliments of Mrs. Willard and her efforts on behalf of the City of Rockwall. Council took no formal action as a result of Mrs. Willard's briefing / this agenda item.

4. Discuss and consider possible amendments to the City Charter and associated process, and take any action necessary.

Councilmember McCallum shared that several months ago he and Councilmember Jorif begun discussing some possible changes to the city's Charter. He then consulted with the city attorney, Frank Garza, to glean some feedback. He went on to explain that he is proposing Council consider a potential review of the City Charter. Councilmember McCallum went on to brief Council on several things including a history of past Charter reviews, some of his suggested considerations, reasons why periodic review is important, as well as the few ways by which the Charter can (legally) be amended.

City Attorney Frank Garza indicated he is not aware of anything in the existing Charter that is out of compliance with state law at this time; however, he's not done a thorough review of it recently. He went on

to explain that, if such changes are needed, they can go in one future ballot proposition to just clean up technical things that may need to be changed to become up-to-date and compliant with any new state laws. This was done back in 2015 when that Charter update occurred.

McCallum went on to explain that, by Charter, if a Charter Review Commission is appointed by Council, it must consist of ten citizens and it is given a maximum of six months to conduct its review of the Charter and propose any changes to City Council. He went on to suggest that a Charter Review Commission be formed, with each sitting councilmember selecting one citizen to serve on it and three Commission members being chosen 'at large' by the collective Council as a whole. He suggested that the timeline be such that the Commission be appointed and begin its work in Sept. and finish its work by the January / February 2025 timeframe so that any Charter amendments could then be placed on a May 2025 ballot (at the General Election). He stressed that any changes to the Charter would not impact sitting council members or the city until May 2026 and beyond.

Councilmember Lewis shared that he may not agree with some of the proposed changes Councilmember McCallum has suggested may need to be made to the Charter; however, he has no problem forming a Charter Review Commission and having a review of the City Charter.

One of the things Councilmember McCallum expressed should be changed in the existing Charter is to do away with Council appointing members to the city council when vacancies arise. He believes a 'special election' should be called and citizens should vote on who fills the vacant seats. Also, he believes that candidates being elected by plurality vote should be changed to them being elected by majority vote, and that run-off elections should be held accordingly. He acknowledged that three of the current seven council members came onto the city council via being appointed to fill vacancies. He means no offense to them and believes they are great council members; however, he believes citizens should get to vote on who fills vacant seats in the future.

Mayor Johannesen clarified that, when vacancies on Council are filled, the elected officials that serve as the "voice of the citizens" are the ones making the decisions regarding who will fill the vacant seat(s). He expressed he likes how our current process requires that any vacant seat that is filled must then be placed on the very next, upcoming election ballot for the voters to decide. He believes this affords a good 'checks and balances.' He is open to look into the Charter; however, he did point out that conducting special elections can be expensive.

City Attorney, Frank Garza pointed out years ago, cities could hold elections at four different times per year; however, that is no longer the case. Now cities can only hold elections twice per year – in May and in November. He clarified that – if, for example, a councilmember were to resign the last week of August in a given year…that would be too late to call for an election to be held in November to fill the vacant seat. So that vacancy would exist until the following May if the city council did not have a Charter option to appoint someone to fill the vacancy. So this is something Council needs to consider when evaluating a possible change in in this regard.

Councilmember McCallum shared he would like to see either the Council review the City Charter and move forward with some recommended changes or that a Charter Review Commission be formed to do so. He stressed his opinion that he is not in favor of councilmember being elected by 'plurality' vote. He believes a candidate should be required to glean fifty percent of the vote, and – if they don't – they should have to be forced into a runoff election. He thinks our city is big enough now to require this and he believes that is a

pretty common standard nowadays. He went on to also suggest that the Charter be evaluated to decide if councilmembers serving in "even numbered seats" should be required to give up their seat (resign) to run for the position of mayor.

Mayor Johannesen suggested that this be placed on an upcoming Executive Session item for discussion with the city attorney. Councilmember McCallum requested that the topic also be placed as an Action Item on the next council meeting, as he prefers that possible formation of a Charter Review Commission not be potentially delayed. Mr. Garza indicated this can be an Executive Session item for attorney/client consultation. Mayor Johannesen expressed that, when government aims to move quickly, it causes him to give pause and be inclined to slow down. Mr. Garza, city attorney, went on to further clarify that action could potentially be taken as a result of the Executive Session discussion if this is placed (solely) on Ex. Session (without it having to be listed under "Action Items").

Mayor Pro Tem Jorif shared a desire to make sure that citizens have an opportunity to make informed decisions about who fills a council seat. He shared that, over the last three years, the Council has experienced 'appointment after appointment after appointment.' Indication was given that, following each city council (vacancy) appointment, those seats were to be placed on a ballot for election; however, no one stepped up to file to run (against the incumbent who had been appointed). Mayor Johannesen asked if this concern is truly a concern related to a City Charter problem or to an 'involvement' problem. Councilmember Jorif responded by expressing he believes there is a lackadaisical attitude and an 'involvement problem' when it comes to candidates running for city council.

Councilmember Campbell shared that she is in favor of a Charter review. She does have concerns about the costs to the citizens related to putting on elections. When the city does not have any contested races for an election, the costs of putting on elections can be pretty hefty.

Councilmember Thomas shared that he does not have an issue with forming a Charter Review Commission / Committee, as he believes reviewing the Charter at least once every ten years is prudent to do. He would like to see what a Charter Review Commission might recommend related to some of the existing Charter provisions.

Councilmember Lewis shared that, related to council member vacancies that get filled by someone being appointed, citizens still make their voices known and 'have a say' when they show up during election season. He was appointed to fill a vacancy; however, four months later he had to run for election. He believes it is probably very rarely that someone who gets appointed to fill a vacancy really serves for a long time – he guesses someone could be appointed in June to fill a vacant seat, and that person would then serve for 11 months until the next (May) election, but the citizens do ultimately have 'a say' in whether a council member stays or goes.

Mayor Johannesen shared that he, while understands Councilmember McCallum has put a lot of research and thought into this topic and some suggestions, perhaps there additional things that have not yet been thought of that need consideration relative to our existing City Charter. Since this is the first time the full council is seeing this information or considering possible formation of a citizen review committee or possible charter amendments, he will appreciate an ability to think about these matters and digest the information first before moving forward.

Following brief, additional remarks by Councilmember McCallum, Council took no action as a result of this

discussion item.

XI. City Manager's Report, Departmental Reports and Related Discussions Pertaining To Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.

1. Building Inspections Department Monthly Report

2. Fire Department Monthly Report

3. Parks & Recreation Department Monthly Report

4. Police Department Monthly Report

5. Sales Tax Historical Comparison

6. Water Consumption Historical Statistics

City Manager, Mary Smith, shared that IH-30 (re)construction related closures went as well as could be expected this past weekend. Also, yesterday the local Kiwanis Club's Triathlon took place with 30% more participants this year compared to last year. A lot of police officers helped with that, and they did a great job.

XII. Adjournment

Mayor Johannesen adjourned the meeting at 7:24 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 19th DAY OF AUGUST, 2024.

TRACE JOHANNESEN, MAYOR

ATTEST:

KRISTY TEAGUE, CITY SECRETARY

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

FROM: **Joey Boyd, Assistant City Manager**

DATE: **August 12, 2024**

SUBJECT: **Settlement Agreement with Atmos Energy Corp. Mid-Tex Division**

The information below is provided by the Atmos Cities Steering Committee Executive Committee and its General Counsel.

BACKGROUND AND SUMMARY

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2024, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2023, entitled it to additional system-wide revenues of $196.8 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to $182.5 million, $132.6 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $149.6 million instead of the claimed $182.5 million.

After several settlement meetings, the parties have agreed to settle the case for $164.7 million. This is a reduction of $32.1 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2024. ACSC members should take action approving the Ordinance before September 30, 2024.

RATE TARIFFS

Atmos generated rate tariffs attached to the Ordinance that will generate $164.7 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of $5.52 on a monthly basis, or 6.84%. The increase for average commercial usage will be $13.39 or 3.44%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the

GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2024, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	Average Bill	Compared to RRM Cities
RRM Cities:	$48.19	-
DARR:	$54.30	$6.11
ATM Cities:	$49.59	$1.40
Environs:	$49.53	$1.34

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF "BE IT RESOLVED" PARAGRAPHS:

1. This section approves all findings in the Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional $164.7 million on a system-wide basis.

5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.

6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Ordinance approving new rate tariffs.

7. This section repeals any resolution or ordinance that is inconsistent with the Ordinance.

8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Ordinance. This section further directs that the remaining provisions of the Ordinance are to be interpreted as if the offending section or clause never existed.

10. This section provides for an effective date upon passage.

11. This section directs that a copy of the signed Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover $196.8 million in additional system-wide revenues, the RRM settlement at $164.7 million for ACSC members reflects substantial savings to ACSC cities. Settlement at $164.7 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members

urges all ACSC members to pass the Ordinance before September 30, 2024. New rates become effective October 1, 2024.

CITY OF ROCKWALL

ORDINANCE NO. 24-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2024 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the City of Rockwall, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2024 Atmos Mid-Tex filed its 2024 RRM rate request with ACSC Cities based on a test year ending December 31, 2023; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2024 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $164.7 million on a system-wide basis with an Effective Date of October 1, 2024; and
WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $164.7 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2024 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $164.7 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of ACSC in processing the Company's 2024 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 8. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2024.

Section 11. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 19th DAY OF AUGUST, 2024.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank Garza, City Attorney

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 22.95 per month
Rider CEE Surcharge	$ 0.05 per month[1]
Total Customer Charge	$ 23.00 per month
Commodity Charge – All Ccf	$0.58974 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2024.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 81.75 per month
Rider CEE Surcharge	$ 0.00 per month[1]
Total Customer Charge	$ 81.75 per month
Commodity Charge – All Ccf	$ 0.19033 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2024.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,587.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.6553 per MMBtu
Next 3,500 MMBtu	$ 0.4799 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1029 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,587.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.6553 per MMBtu
Next 3,500 MMBtu	$ 0.4799 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1029 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.52	0.1526	88.98	0.7485
Austin	8.87	0.1343	213.30	0.9142
Dallas	12.38	0.2024	185.59	1.0974
Waco	8.71	0.1219	130.62	0.7190
Wichita Falls	10.20	0.1394	117.78	0.6435

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2023

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2024 Willis Towers Watson Report as adjusted	$ 1,402,365	$ (1,146,665)	$ 2,186,549	$ (4,070,086)	$ 278,107	
2	Allocation Factor	45.93%	45.93%	82.00%	82.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 644,172	$ (526,717)	$ 1,792,929	$ (3,337,394)	$ 278,107	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	$ 644,172	$ (526,717)	$ 1,792,929	$ (3,337,394)	$ 278,107	$ (1,148,903)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	81.70%	81.70%	38.85%	38.85%	11.24%	
8							
9	Summary of Costs to Approve:						
10	Total Pension Account Plan	$ 526,315		$ 696,536			$ 1,222,851
11	Total Post-Employment Benefit Plan		$ (430,349)		$ (1,296,547)		(1,726,896)
12	Total Supplemental Executive Benefit Plan					$ 31,256	31,256
13	Total (Ln 10 + Ln 11 + Ln 12)	$ 526,315	$ (430,349)	$ 696,536	$ (1,296,547)	$ 31,256	$ (472,789)

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2023

Line No.	Description							Current	Proposed	Change Amount	Change Percent
	(a)							(b)	(c)	(d)	(e)
1	**Rate R @ 42.8 Ccf**										
2	Customer charge							$ 22.25			
3	Consumption charge	42.8	CCF	X	$	0.48567	=	20.79			
4	Rider GCR Part A	42.8	CCF	X	$	0.27958	=	11.97			
5	Rider GCR Part B	42.8	CCF	X	$	0.47494	=	20.33			
6	Subtotal							$ 75.34			
7	Rider FF & Rider TAX		$ 75.34	X		0.07196	=	5.42			
8	Total							$ 80.76			
9											
10	Customer charge								$ 22.95		
11	Consumption charge	42.8	CCF	X	$	0.58974	=		25.24		
12	Rider GCR Part A	42.8	CCF	X	$	0.27958	=		11.97		
13	Rider GCR Part B	42.8	CCF	X	$	0.47494	=		20.33		
14	Subtotal								$ 80.49		
15	Rider FF & Rider TAX		$ 80.49	X		0.07196	=		5.79		
16	Total								$ 86.28	$ 5.52	6.84%
17											

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2023

Line No.	Description							Current	Proposed	Change Amount	Change Percent
	(a)							(b)	(c)	(d)	(e)
18	**Rate C @ 363.6 Ccf**										
19	Customer charge							$ 72.00			
20	Consumption charge	363.6	CCF	X	$	0.18280	=	66.47			
21	Rider GCR Part A	363.6	CCF	X	$	0.27958	=	101.67			
22	Rider GCR Part B	363.6	CCF	X	$	0.33806	=	122.93			
23	Subtotal							$ 363.07			
24	Rider FF & Rider TAX		$ 363.07	X		0.07196	=	26.13			
25	Total							$ 389.20			
26											
27	Customer charge								$ 81.75		
28	Consumption charge	363.6	CCF	X	$	0.19033	=		69.21		
29	Rider GCR Part A	363.6	CCF	X	$	0.27958	=		101.67		
30	Rider GCR Part B	363.6	CCF	X	$	0.33806	=		122.93		
31	Subtotal								$ 375.56		
32	Rider FF & Rider TAX		$ 375.56	X		0.07196	=		27.03		
33	Total								$ 402.59	$ 13.39	3.44%
34											

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2023

Line No.	Description							Current	Proposed	Change Amount	Change Percent
	(a)							(b)	(c)	(d)	(e)
35	**Rate I @ 1335 MMBTU**										
36	Customer charge							$ 1,382.00			
37	Consumption charge	1,335	MMBTU	X	$	0.7484	=	998.94			
38	Consumption charge	0	MMBTU	X	$	0.5963	=	-			
39	Consumption charge	0	MMBTU	X	$	0.2693	=	-			
40	Rider GCR Part A	1,335	MMBTU	X	$	2.7303	=	3,644.33			
41	Rider GCR Part B	1,335	MMBTU	X	$	0.7337	=	979.37			
42	Subtotal							$ 7,004.64			
43	Rider FF & Rider TAX		$ 7,004.64	X		0.07196	=	504.08			
44	Total							$ 7,508.72			
45											
46	Customer charge								$ 1,587.75		
47	Consumption charge	1,335	MMBTU	X	$	0.6553	=		874.67		
48	Consumption charge	0	MMBTU	X	$	0.4799	=		-		
49	Consumption charge	0	MMBTU	X	$	0.1029	=		-		
50	Rider GCR Part A	1,335	MMBTU	X	$	2.7303	=		3,644.33		
51	Rider GCR Part B	1,335	MMBTU	X	$	0.7337	=		979.37		
52	Subtotal								$ 7,086.12		
53	Rider FF & Rider TAX		$ 7,086.12	X		0.07196	=		509.94		
54	Total								$ 7,596.06	$ 87.34	1.16%
55											

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2023

Line No.	Description							Current	Proposed	Change Amount	Change Percent
	(a)							(b)	(c)	(d)	(e)
56	**Rate T @ 4645 MMBTU**										
57	Customer charge							$ 1,382.00			
58	Consumption charge	1,500	MMBTU	X	$	0.5684	=	852.60			
59	Consumption charge	3,145	MMBTU	X	$	0.4163	=	1,309.08			
60	Consumption charge	0	MMBTU	X	$	0.0893	=	-			
61	Rider GCR Part B	4,645	MMBTU	X	$	0.7337	=	3,407.90			
62	Subtotal							$ 6,951.58			
63	Rider FF & Rider TAX		$ 6,951.58	X		0.07196	=	500.26			
64	Total							$ 7,451.84			
65											
66	Customer charge								$ 1,587.75		
67	Consumption charge	1,500	MMBTU	X	$	0.6553	=		982.95		
68	Consumption charge	3,145	MMBTU	X	$	0.4799	=		1,509.08		
69	Consumption charge	0	MMBTU	X	$	0.1029	=		-		
70	Rider GCR Part B	4,645	MMBTU	X	$	0.7337	=		3,407.90		
71	Subtotal								$ 7,487.68		
72	Rider FF & Rider TAX		$ 7,487.68	X		0.07196	=		538.84		
73	Total								$ 8,026.52	$ 574.68	7.71%

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	August 19, 2024
APPLICANT:	James Murphey
CASE NUMBER:	P2024-027; *Replat for the Winding Creek Subdivision*

SUMMARY

Consider a request by James Murphey on behalf of John Arnold of Falcon Place SF, LTD for the approval of a *Replat* for the Winding Creek Subdivision consisting of 132 single-family residential lots on a 78.831-acre tract of land identified as Tracts 17, 17-01, 22, 22-04 & 22-05 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses, generally located at the southeast corner of the intersection of FM-1141 and Clem Road, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting approval of a *Replat* for the 78.831-acre residential subdivision (*i.e. Winding Creek Subdivision*) for the purpose of establishing new franchise utility easements associated with the development of the proposed subdivision. The applicant's request does not change the current lot count or configuration, and based on staffs review the subdivision plat meets all of the technical requirements outlined within the *Subdivision Ordinance* [*Chapter 38, Subdivisions, Municipal Code of Ordinances*] and the Planned Development District 91 (PD-91) [*Ordinance No. 21-49*].

☑ *Background.* On January 18, 2011, the City Council annexed the subject property by adopting *Ordinance No. 11-03* [*Case No. A2010-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 5, 2021, the City Council approved a request to rezone [*Case No. Z2021-005*] the subject property from an Agricultural (AG) District to Planned Development District 91 (PD-91) [*Ordinance No. 21-17*] for Single-Family 16 (SF-16) District land uses. On June 21, 2021, the City Council approved a preliminary plat [*Case No. P2021-026*] for a 38.012-acre portion of the subject property. On August 2, 2021, the City Council approved an amendment to Planned Development District 91 (PD-91) [*Case No. Z2021-027; Ordinance No. 21-36*] increasing the area of the Planned Development District to 58.842-acres. This ordinance also increased the overall lot count from 56 lots to 98 lots. On October 18, 2021, the City Council approved a request to again amend Planned Development District 91 (PD-91) [*Case No. Z2021-036; Ordinance No. 21-49*] to incorporate an additional 20.00-acres into the Planned Development District and increase the lot count to 132 lots. On December 6, 2021, the City Council approved a *Preliminary Plat* [*Case No. P2021-051*] and *Master Plat* [*Case No. P2021-052*] for the *Winding Creek Subdivision*. On February 15, 2022, the Planning and Zoning Commission approved a *Tree Mitigation Plan* [*Case No. MIS2022-003*] showing how the tree mitigation balance will be satisfied for the *Winding Creek Subdivision*. On May 10, 2022, the Planning and Zoning Commission approved a PD site plan [*Case No. SP2022-015*] that finalized the landscape and hardscape plans for the proposed subdivision. On May 16, 2022, the City Council approved a final plat [*Case No. P2022-017*] establishing the Winding Creek Subdivision.

☑ *Conformance to the Subdivision Ordinance.* 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.* 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 City Council chooses to approve the ***Replat*** for the *Winding Creek Subdivision*, 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 the filing of this ***Replat***; 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.

PLANNING AND ZONING COMMISSION

On August 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 5-0, with Commissioners Conway and Thompson absent.

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	Winding Creek	LOT		BLOCK	
GENERAL LOCATION	Corner of Clem and 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	78.831	LOTS [CURRENT]	132 Residential	LOTS [PROPOSED]	132 Residential

☐ ***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	Falcon Place SF, Ltd.	☐ APPLICANT	
CONTACT PERSON	John Arnold	CONTACT PERSON	James Murphey
ADDRESS	8214 Westchester Drive	ADDRESS	8214 Westchester Drive
CITY, STATE & ZIP	Dallas, Texas 75225	CITY, STATE & ZIP	Dallas, Texas 75225
PHONE	214-888-8850	PHONE	214-888-8850
E-MAIL	jarnold@skorburgcomapny.com	E-MAIL	jmurphey@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [*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 $ 150.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 25th *DAY OF* July *, 20* 24 *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."*

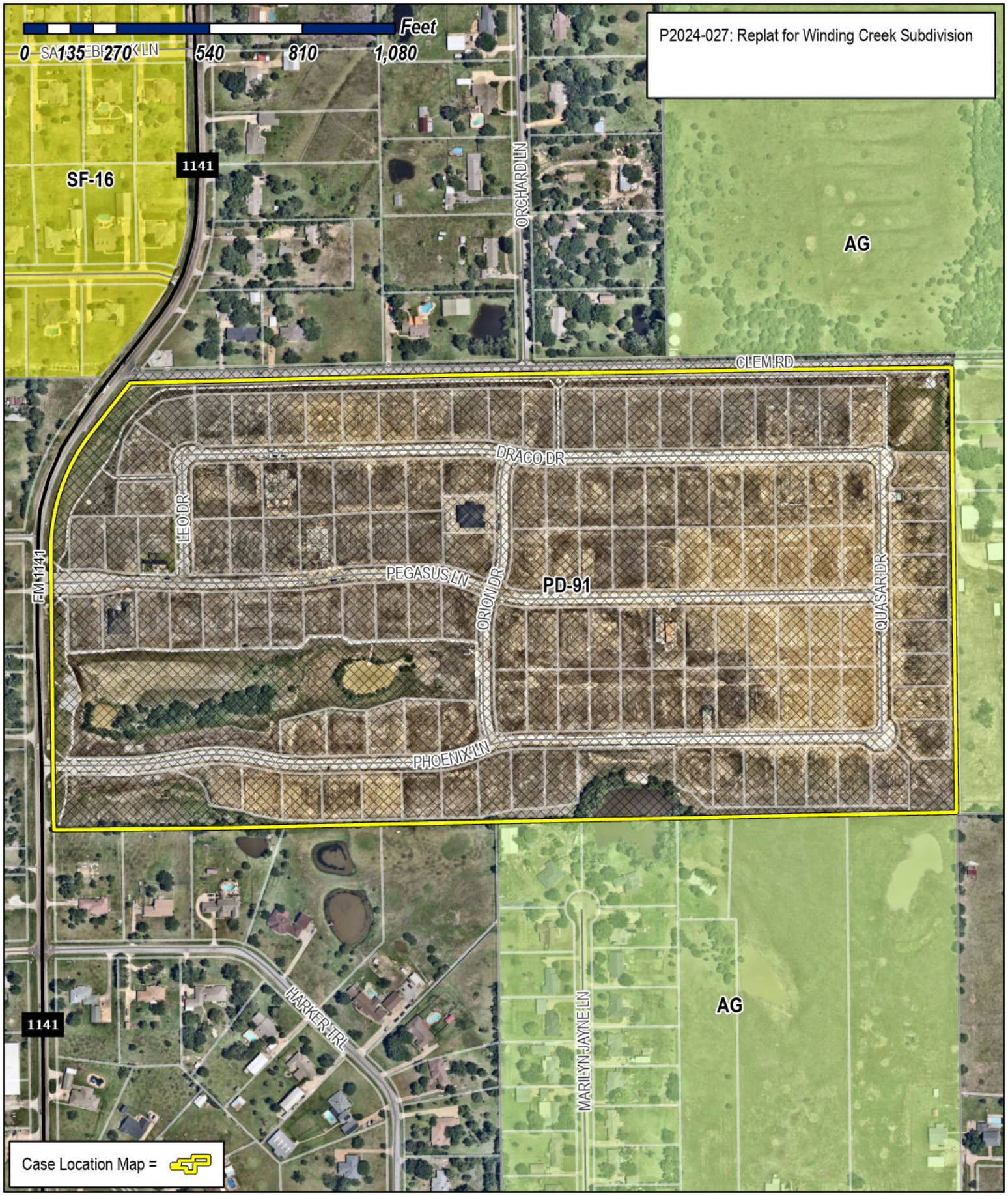
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 25 *DAY OF* July *, 20* 24

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

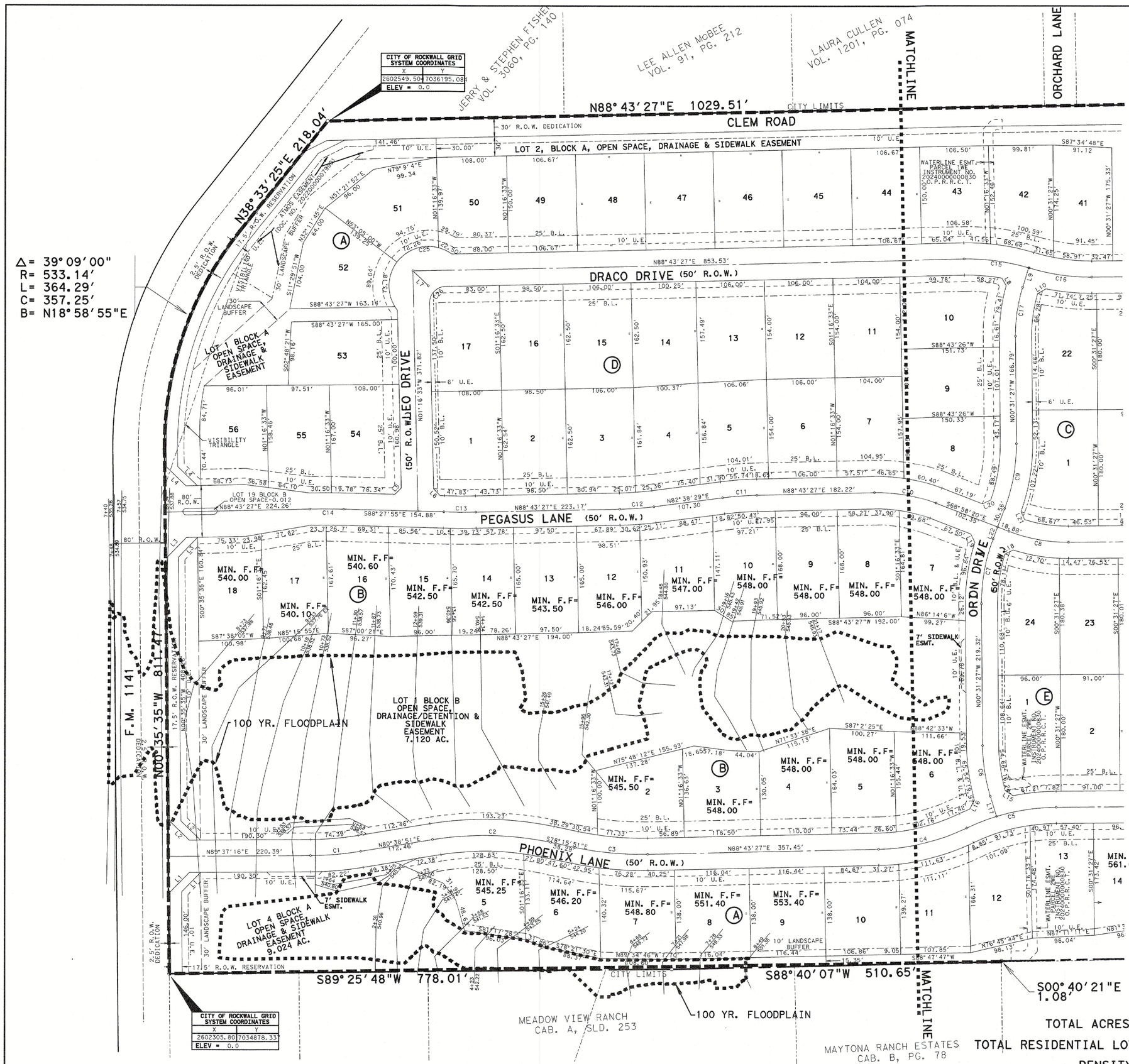
Brooke Ashley Van Voorhis
My Commission Expires
2/1/2028
Notary ID 134742171

MY COMMISSION EXPIRES 2/1/2028



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.



0 50 100 200
SCALE: 1" = 100'

N

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 44° 30' 50" E	42.35'
2.	N 45° 29' 10" W	42.51'
3.	N 44° 03' 56" E	42.68'
4.	N 45° 56' 04" W	42.17'
5.	N 45° 07' 46" E	13.79'
6.	S 44° 52' 14" E	14.48'
7.	S 46° 16' 33" E	33.36'
8.	S 31° 05' 48" E	13.36'
9.	S 16° 58' 20" W	31.36'
10.	N 59° 47' 33" E	14.81'
11.	S 28° 38' 58" W	29.95'
12.	N 44° 28' 33" E	14.14'
13.	S 45° 31' 27" E	14.14'
14.	N 52° 35' 52" W	20.06'
15.	S 57° 40' 22" E	14.22'
16.	N 27° 24' 04" E	15.23'
17.	N 17° 03' 31" W	32.60'
18.	N 63° 33' 47" E	14.11'
19.	S 25° 03' 18" E	14.41'
20.	N 65° 57' 54" E	14.13'
21.	S 25° 25' 41" E	13.81'
22.	N 20° 47' 52" E	19.73'
23.	N 01° 06' 00" W	23.55'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	08° 58' 25"	500.00'	78.31'	78.23'	N85° 08' 03"E
2.	21° 05' 19"	500.00'	184.03'	183.00'	N80° 38' 51"E
3.	13° 00' 42"	500.00'	113.55'	113.31'	S84° 46' 12"E
4.	24° 51' 04"	325.00'	140.96'	139.86'	N76° 33' 26"E
5.	25° 20' 39"	325.00'	143.76'	142.59'	N76° 48' 14"E
6.	16° 32' 04"	276.00'	79.65'	79.37'	N08° 47' 29"W
7.	21° 19' 19"	276.00'	102.71'	102.12'	N10° 08' 13"E
8.	21° 33' 07"	250.00'	94.04'	93.49'	S79° 44' 53"E
9.	21° 19' 19"	275.00'	102.34'	101.75'	N10° 08' 13"E
10.	22° 18' 13"	250.00'	97.32'	96.71'	S80° 07' 26"E
11.	06° 04' 58"	500.00'	53.08'	53.06'	S85° 40' 58"W
12.	06° 04' 58"	500.00'	53.08'	53.06'	S85° 40' 58"W
13.	02° 48' 38"	1000.00'	49.05'	49.05'	N89° 52' 14"W
14.	02° 48' 42"	1077.40'	52.87'	52.87'	S89° 58' 11"E
15.	18° 02' 48"	325.00'	102.37'	101.94'	S82° 15' 09"E
16.	17° 17' 41"	325.00'	98.10'	97.73'	S81° 52' 36"E
17.	17° 29' 47"	251.00'	76.65'	76.35'	N08° 13' 27"E
18.	48° 22' 30"	9.50'	8.02'	7.78'	S66° 20' 12"E
19.	177° 10' 14"	61.00'	194.65'	121.96'	N46° 26' 10"E
20.	44° 27' 16"	9.50'	7.37'	7.19'	N22° 45' 50"W
21.	90° 00' 00"	25.50'	40.06'	36.06'	N44° 28' 33"E
22.	45° 51' 26"	9.50'	7.60'	7.40'	N22° 24' 16"E
23.	90° 00' 00"	25.50'	40.06'	36.06'	N45° 31' 27"W
24.	30° 38' 59"	9.50'	5.08'	5.02'	N74° 09' 04"E
25.	16° 24' 07"	61.00'	175.03'	120.87'	N43° 43' 27"E
26.	90° 00' 00"	25.00'	39.27'	35.36'	N43° 43' 27"E

REPLAT
OF

WINDING CREEK SUBDIVISION

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E
BEING
78.831 ACRES or 3,433,878.6 SF
TOTAL RESIDENTIAL LOTS 132
TOTAL OPEN SPACE LOTS 6
BEING
TRACTS 17, 17-01, 22, 22-04 & 22-05
OUT OF THE
W.M. DALTON SURVEY, ABSTRACT NO. 72
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
APPLICANT/OWNERS

FALCON PLACE SF, LTD.
8214 WESTCHESTER DRIVE., SUITE 900
DALLAS, TEXAS 75225
214-522-4945

GORDON C. FOGG
PO BOX 842
ROCKWALL, TEXAS 75087

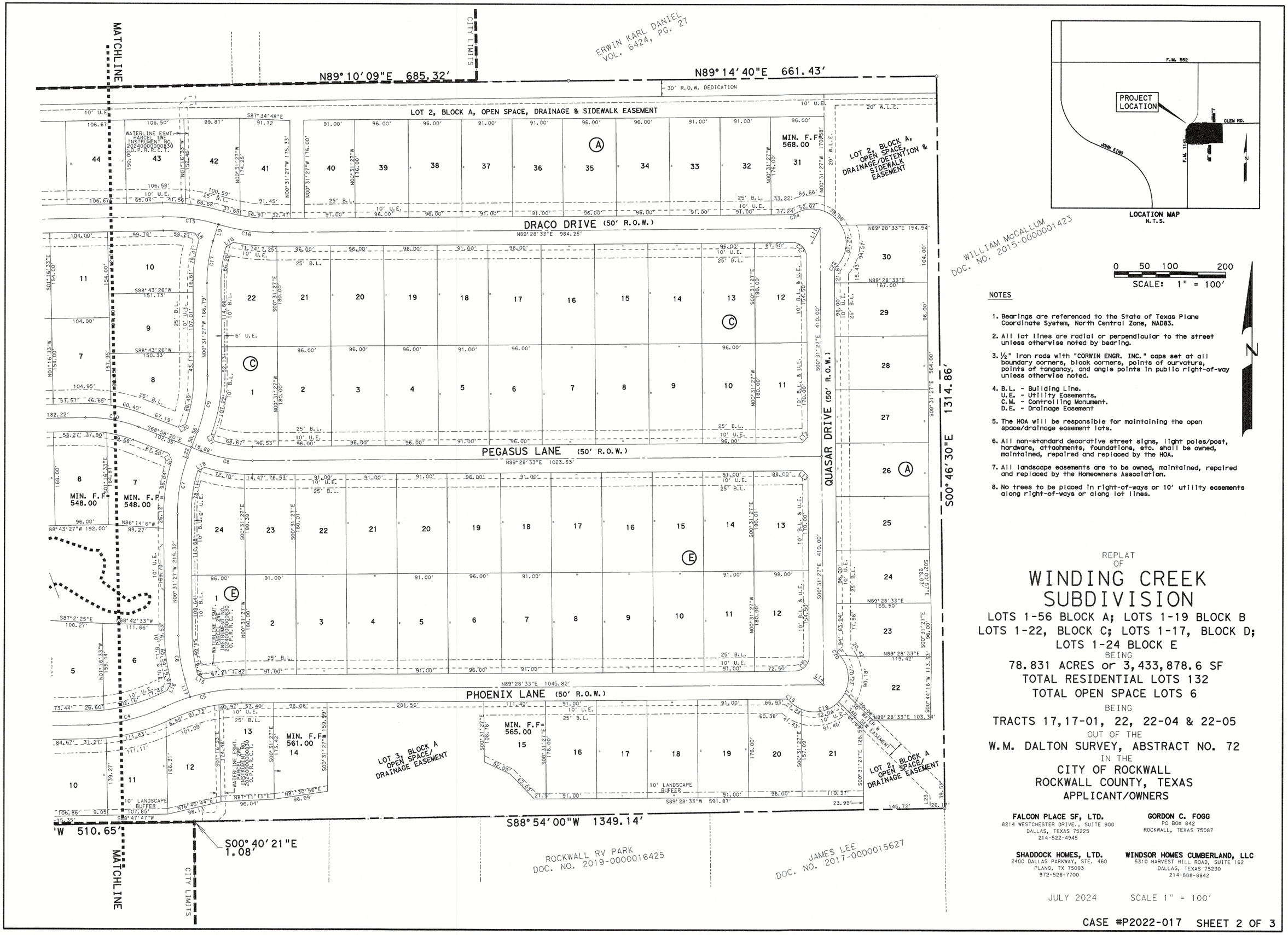
SHADDOCK HOMES, LTD.
2400 DALLAS PARKWAY, STE. 460
PLANO, TX 75093
972-526-7700

WINDSOR HOMES CUMBERLAND, LLC
5310 HARVEST HILL ROAD, SUITE 162
DALLAS, TEXAS 75230
214-888-8842

TOTAL ACRES 78.831
TOTAL RESIDENTIAL LOTS 132
DENSITY 1.674

JULY 2024 SCALE 1" = 100'

CASE #P2022-017 SHEET 1 OF 3



NOTES

1. Bearings are referenced to the State of Texas Plane Coordinate System, North Central Zone, NAD83.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tanganoy, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
5. The HOA will be responsible for maintaining the open space/drainage easement lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. No trees to be placed in right-of-ways or 10' utility easements along right-of-ways or along lot lines.

REPLAT
OF

WINDING CREEK SUBDIVISION

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JULY 2024 SCALE 1" = 100'

CASE #P2022-017 SHEET 2 OF 3

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the WINDING CREEK SUBDIVISION, 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 for the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the WINDING CREEK SUBDIVISION, subdivision have been notified and signed this plat.

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. 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 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 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. The detention and drainage systems are to be maintained, repaired and owned by the HOA/subdivision. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

7. 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 all non-standard street signage (name blades, posts, etc) will be owned and maintained by the HOA.

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.

We 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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

FALCON PLACE SF, LTD.
a Texas limited partnership

BY: FALCON PLACE SF GP Corporation
a Texas corporation
Its General Partner

_____
JOHN ARNOLD
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 upon my hand and seal of office this_____day of _____, 2024.

_____
Notary Public in and for the State of Texas

My Commission Expires:_____

Shaddock Homes, Ltd.
a Texas limited partnership

BY: Shaddock H GP, LLC
Its General Partner

_____
Jay Hankla
General Manager

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JAY HANKLA, 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 upon my hand and seal of office this_____day of _____, 2024.

_____
Notary Public in and for the State of Texas

My Commission Expires:_____

Windsor Homes Cumberland, LLC
a Texas Limited Liability Company

_____
Adam Buczek
President

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared ADAM BUCZEK, 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 upon my hand and seal of office this_____day of _____, 2024.

_____
Notary Public in and for the State of Texas

My Commission Expires:_____

NOTE: 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 Ordinance 83-54.

_____ _____
Planning & Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 16th day of MAY, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Counrt Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this_____day of _____, 2024.

_____ _____ _____
Mayor, City of Rockwall City Secretary City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the William Dalton Survey, Abstract No. 72 in Rockwall County, Texas, being all of Tracts A, B, C, D, & E, as described in Clerks File No. 20210000034941, in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a mag nail found at the northwest corner of said Tract A, being in the easterly line of F.M. 1141 (80 feet width right-of-way), also being in the approximate center of Clem Road (by use and occupation);

THENCE, North 88°43'27" East, along said approximate centerline, for a distance of 1029.51 feet, to a mag nail found at the northeast corner of said Tract B and being the northwest corner of said Tract D;

THENCE, North 89°10'09" East, continuing along said centerline and with north line of said Tract D, for a distance of 685.32 feet, to a mag nail found at the northeast corner of Tract D and being the northwest corner of said Tract E;

THENCE, North 89°14'40" East, continuing along said centerline and with the north line of Tract E, for a distance of 661.43 feet, to a mag nail found at the northeast corner of Tract E and being the northwest corner of a tract of land in Deed to Craig William McCallum, as described in in Doc. No. 20150000001423 in said Deed Records;

THENCE, South 00°46'30" East, departing said centerline and along the east line of Tract E and the west line of said Craig William McCallum tract, for a distance of 1314.86 feet, to a 1/2 inch iron rod at the southeast corner of Tract E and the southwest corner of said McCallum;

THENCE, South 88°54'00" West, along the south line of Tract E, at 661.41 feet, passing a 1/2 inch iron rod at the southwest corner of Tract E, same being the southeast corner of Tract D, continuing for a total distance of 1349.14 feet, to a 1/2 inch iron rod found at the southwest corner of Tract D and being in the east line of Tract A;

THENCE, South 00°40'21" East, along the east line of said Tract A, for a distance of 1.08 feet, to a 1/2 inch iron rod found at the southeast corner of Tract A being the northeast corner of Meadow View Ranch, an addition to the City of Rockwall, as described in Cab. A, Slide 253, in the Plat Records of Rockwall County, Texas;

THENCE, South 88°40'07" West, along the south line of Tract A and the north line of said Meadow View Ranch, for a distance of 510.65 feet, to a 1/2 inch iron rod found;

THENCE, South 89°25'48" West, continuing along said south line and with north line of Meadow View Ranch, for a distance of 778.01 feet, to a 5/8 inch iron found at the southwest corner of Tract A and being in the east line of said F.M. 1141;

THENCE, North 00°35'35" West, along the west line of Tract A and with the east line of F.M. 1141, for a distance of 811.47 feet, to a 1/2 inch iron found at the point of curvature of a curve to the right, having a radius of 533.14 feet, a central angle of 39°09'00";

THENCE, continuing along said east and west lines and with said curve to the right, for an arc distance of 364.29 feet (Chord Bearing North 18°58'55" East 357.25 feet), to a 1 inch iron rod at the point of tangency;

THENCE, North 38°33'25" East, continuing along said lines, for a distance of 218.04 feet, to the POINT OF BEGINNING and containing 78.831 acres of land.

SURVEYOR CERTIFICATE

I, PATRICK J. BALDASARO, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this_____day of _____, 2024.

_____
PATRICK J. BALDASARO
R.P.L.S. No. 5504

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared PATRICK J. BALDASARO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this_____day of _____, 2024.

_____
NOTARY PUBLIC, STATE OF TEXAS

REPLAT
OF

WINDING CREEK SUBDIVISION

LOTS 1-56 BLOCK A; LOTS 1-19 BLOCK B
LOTS 1-22, BLOCK C; LOTS 1-17, BLOCK D;
LOTS 1-24 BLOCK E
BEING
78.831 ACRES or 3,433,878.6 SF
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JULY 2024

CASE #P2022-017 SHEET 3 OF 3

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	August 19, 2024
SUBJECT:	Resolution for Public Hearing for the 2024 Water, Wastewater, and Roadway Impact Fee Study

In accordance with Section 395.047, *Hearing on Impact Fee*, of Chapter 395 of the Texas Local Government Code, attached is a resolution that will set the required public hearing date for the consideration of updates to the Roadway, Water, and Wastewater Impact Fee Program for *Monday, October 7, 2024*. As part of this consideration -- *at the meeting on October 7, 2024* -- the City Council will be required to adopt Land Use Assumptions Report and a Capital Improvement Plan for roadway, water, and wastewater facilities.

The City's consultants (*Eddie Haas with Freese and Nichols, Inc and Derek Chaney, PE with Brikoff, Hendricks & Carter, LLP*) will continue to work with staff and the Capital Improvements Advisory Committee (CIAC) on finalizing the impact fee report that will be delivered to the City Council on September 2, 2024. Should the City Council have any questions, staff will be available at the *August 19, 2024* City Council meeting.

CITY OF ROCKWALL

RESOLUTION NO. 24-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ESTABLISHING A PUBLIC HEARING DATE TO CONSIDER THE APPROVAL OF UPDATED LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENT PLAN, AND IMPACT FEES FOR THE 2024 IMPACT FEE UPDATE.

WHEREAS, the City Council of the City of Rockwall has authorized an impact fee study to determine whether to adopt updated Land Use Assumptions (LUA), Capital Improvement Plan, and Impact Fees for roadway, water, wastewater facilities in accordance with Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code (*"Ch, 395 of the TLGC"*) and Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions*, of the City of Rockwall Municipal Code of Ordinances; and

WHEREAS, *Ch. 395 of the TLGC* requires the City Council of the City of Rockwall to hold a public hearing to consider whether to update the Land Use Assumptions, Capital Improvement Plan, and Impact Fees for roadway, water, and wastewater facilities;

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

SECTION 1. RECITALS. The above recitals are found to be true and correct and they are incorporated as findings of the City Council for all purposes.

SECTION 2. PUBLIC HEARING. A public hearing of the City Council shall be held on *October 7, 2024* at 6:00 PM at City Hall, 385 S. Goliad Street, Rockwall, Texas, for the purpose of considering amendments to the Land Use Assumptions, Capital Improvement Plan, and Impact Fees for roadway, water, wastewater facilities.

SECTION 3. PUBLIC NOTICE. Notice of the public hearing shall be published in a newspaper of general circulation in Rockwall County at least 30-days prior to the public hearing date.

SECTION 4. EFFECTIVE DATE. This *Resolution* 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, ON THIS THE 19TH DAY OF AUGUST, 2024.

APPROVED:

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

DRAFT RESOLUTION 08.19.2024

CITY OF ROCKWALL

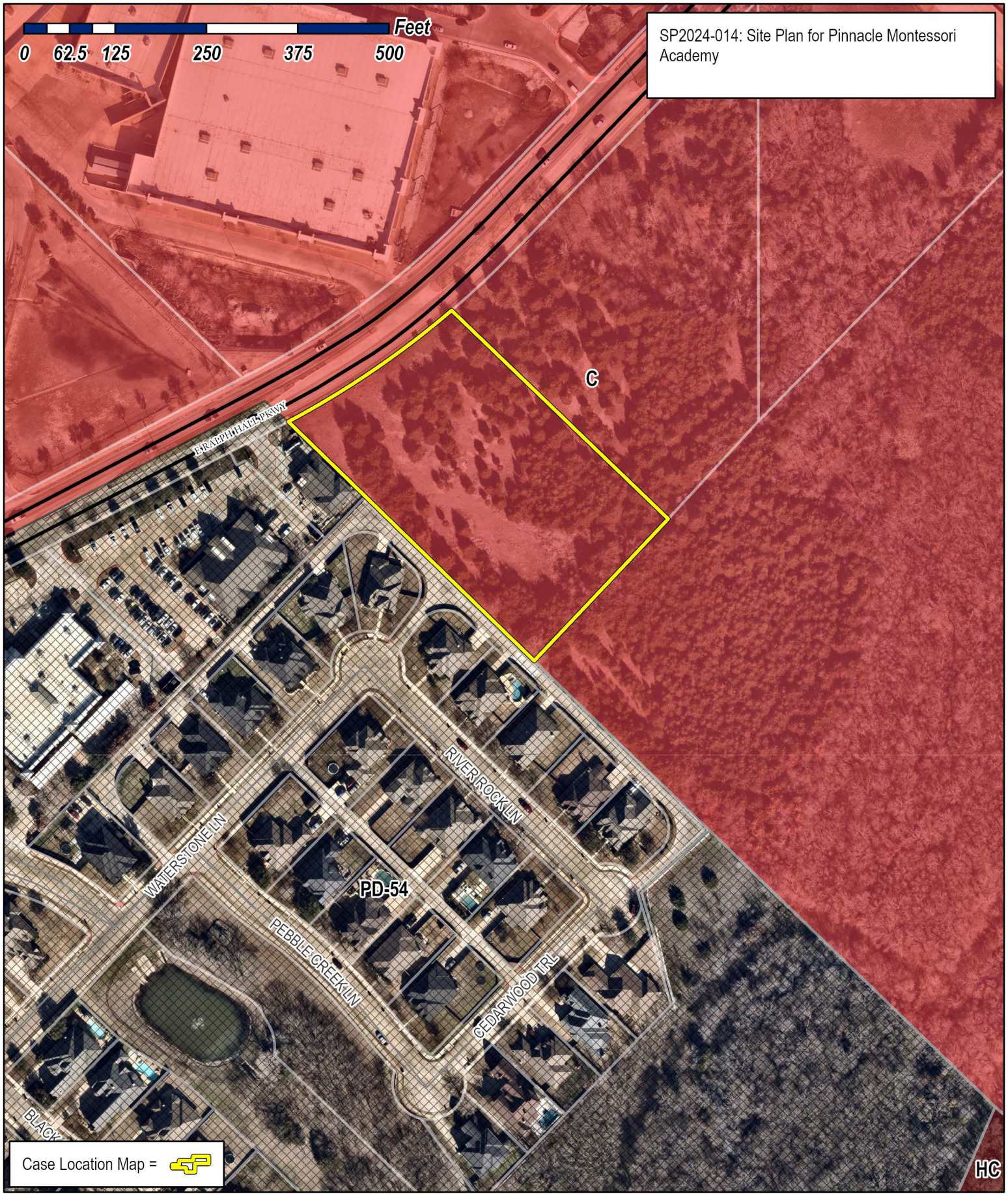
MAYOR AND CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
CC:	Mary Smith, City Manager Joey Boyd, Assistant City Manager
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	August 19, 2024
SUBJECT:	SP2024-014; *Alternative Tree Mitigation Settlement Agreement for 962 E. Ralph Hall Parkway*

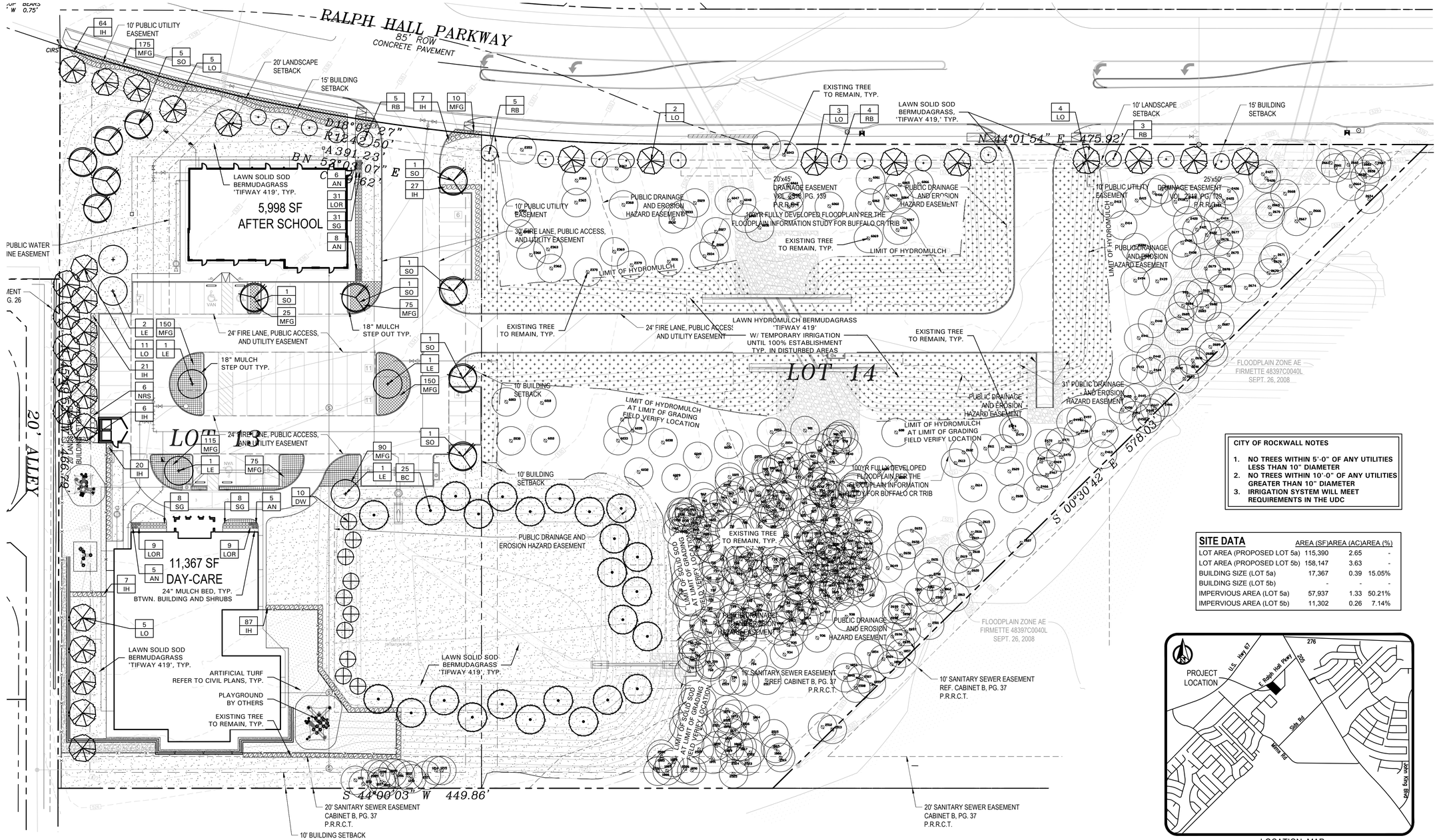
The applicant, Dnyanada Nevgi of SRV Land Building and Real Estate, LLC, is requesting the approval of an *Alternative Tree Mitigation Settlement Agreement*. The subject property is located on a 2.649-acre parcel of land identified as a Lot 13 of the Rockwall Business Park East Addition, which is located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [*SH-205*]. On August 13, 2024, the Planning and Zoning Commission approved a *Site Plan* [*Case No. SP2024-014*] and *Treescape Plan* for the development of a *Retail Building* and *Daycare Facility* on the subject property. As part of this approval, the Planning and Zoning Commission also recommended approval of an *Alternative Tree Mitigation Settlement Agreement*. The *Site Plan*, *Treescape Plan*, and *Alternative Tree Mitigation Settlement Agreement* were approved by a vote of 5-0, with Commissioners Conway and Thompson absent.

The *Treescape Data Table* provided by the applicant indicates that 3,654.50-inches of trees will be removed from the subject property as a result of the proposed development, and of that 2,015-inches are required to be mitigated for. According to Subsection 05 (F), *Mitigation Balance*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "… (t)he developer/property owner can provide the required number of trees -- *four (4) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance …" In this case, the landscape table provided by the applicant indicates that 288, four (4) caliper inch caliper trees will be planted on-site. With the planted trees, the remaining mitigation balance will be 1,727 inches (*i.e. 2015 – [288 x 4.00] = 1,727*). The applicant has indicated to staff that they would like to pay 20.00% of the mitigation balance (*i.e. 1727 x 0.20 =345 inches*) for a total fee of $34,500.00 (*i.e. 345-caliper inches x $100.00 per caliper inch = $34,500*) The remaining mitigation balance of 1,382 inches (*i.e. 1,727 inches – 345 inches = 1,382 inches*) for a total of 345 trees (*i.e. 1,382 inches / 4 inch-caliper trees = 345 trees*) will be satisfied by paying the amount quoted to purchase 345 trees, which equates to $82,476.56 Based on this, the applicant is requesting an *Alternative Tree Mitigation Agreement* to pay an alternate balance of $116,976.56 (*i.e. $34,500,00 + $82,476.56 = $116,976.56*) into the tree fund, if approved. The City Council is charged with acting upon the proposed *Alternative Tree Mitigation Settlement Agreement*. Should the City Council have any questions concerning the applicants request, staff will be available at the meeting on *August 19, 2024*.



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.



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY.	SIZE	REMARKS
	TREES					
BC	*Taxodium distichum*	Bald Cypress	Canopy	25	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
DW	*Chilopsis linearis*	Desert Willow	Accent	10	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	Canopy	6	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	*Quercus virginiana*	Live Oak	Canopy	30	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	Accent	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	*Quercus shumardii*	Shumard Red Oak	Canopy	11	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
		Total Canopy Trees:		72		
		Total Accent Trees:		27		
	SHRUBS/GROUNDCOVER					
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper		24	5 gal.	container full, 20" spread, 24" o.c.
IH	*Raphiolepsis indica 'Clara'*	Indian Hawthorne 'Clara'		239	5 gal.	container full, 24" spread, 36" o.c.
LOR	*Loropetalum chinensis 'Plum Delight'*	Loropetalum 'Plum Delight'		49	3 gal.	container full, 18" spread, 24" o.c.
NRS	*Ilex spp. 'Nellie R. Stevens'*	Nellie R. Stevens Holly		6	7 gal.	container full to base, 36" ht., 36" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass		865	1 gal.	container full, 24" o.c.
SG	*Salvia greggii 'Red'*	Salvia Greggii 'Red'		47	5 gal.	container full, 20" spread 24" o.c.
	Cynodon dactylon 'Tifway 419'	Common Bermudagrass 'Tifway 419'				refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER**
2. **NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER**
3. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

SITE DATA	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

LOCATION MAP
1" = 1000'

PROJECT NAME:	PINNACLE MONTESSORI ROCKWALL
EXISTING LEGAL DESCRIPTION:	LOT 5A, ROCKWALL BUSINESS PARK EAST
CASE NUMBER:	P2022-006
CURRENT OWNER:	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
DEVELOPER:	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080

SCALE: 1" = 30'-0"
0 15 30 60

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

(SP2024-014)

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
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7	05.17.24	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN ALLEN
2248
STATE OF TEXAS
05/17/24

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PIM032

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2.01

ISSUE DATE: 03-20-2020

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD 'TAHOMA 31' BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED 'TAHOMA 31' BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. 'TAHOMA 31' BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH 'TAHOMA 31' BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS - Lot 5a

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f., to include groundcover, berm, and shrubbery

RALPH HALL PARKWAY: 272 l.f.

Required	Provided
10' wide buffer	20' wide buffer
(5) trees, 4" cal.	(5) trees, 4" cal.
(5) accent trees	(5) accent trees

RESIDENTIAL BUFFER

1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) l.f.

Residential Adjacency: 320 l.f.

Required	Provided
20' wide buffer	20' wide buffer
(16) trees, 4" cal.	(16) trees, 4" cal.

PARKING LOT LANDSCAPING

1. Five (5%) percent of the interior parking lot shall be landscape.
2. One tree per ten (10) spaces for lots over 20,000 s.f.

Total interior parking lot area: 23,764 s.f.
Total parking spaces: 61 spaces

Required	Provided
1,188 s.f. (5%)	5,104 s.f.
(7) trees, 4" cal.	(12) trees, 4" cal.

SITE LANDSCAPING

1. Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL.
2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 273,538 s.f.

Required	Provided
41,031 s.f. (15%)	56,069 s.f. (20%)
20,516 s.f. (50%)	24,603 s.f. (60%)

DETENTION BASIN LANDSCAPING

1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.

Detention Basin Area: 8,051 s.f.

Required	Provided
(10) trees, 4" cal.	(10) trees, 4" cal.
(10) accent trees	(10) accent trees

LANDSCAPE TABULATIONS - Lot 5b

THE CITY OF ROCKWALL, TEXAS

NON-RESIDENTIAL R.O.W. BUFER

1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) l.f. and one accent tree per (50) l.f.

RALPH HALL PARKWAY: 596 l.f.

Required	Provided
10' wide buffer	10' wide buffer
(12) trees, 4" cal.	(9) trees, 4" cal.
(12) accent trees	(12) accent trees
	(3) existing trees

CITY OF ROCKWALL NOTES

1. **NO TREES WITHIN 5'-0" OF ANY UTILITIES LESS THAN 10" DIAMETER**
2. **NO TREES WITHIN 10'-0" OF ANY UTILITIES GREATER THAN 10" DIAMETER**
3. **IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC**

N

SCALE: 1" = 30'-0"

0 15 30 60

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4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

(SP2024-014)

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

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PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
TERRI ANN WALSH
2248
STATE OF TEXAS

05/17/24

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

L2.02

ISSUE DATE: 03-20-2020

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:
1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
6. Remove rejected plant material immediately from job site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ⅓ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

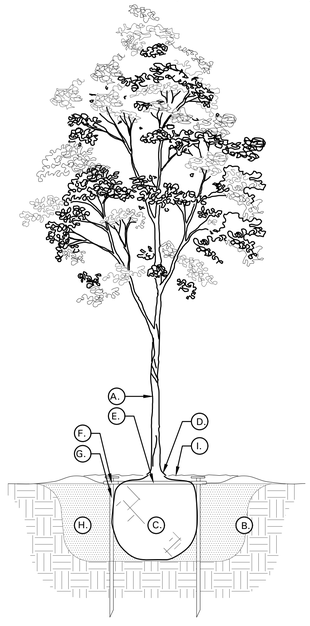
P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be ½" maximum height above final finished grade.
4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
5. Do not install steel edging along sidewalks or curbs.
6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

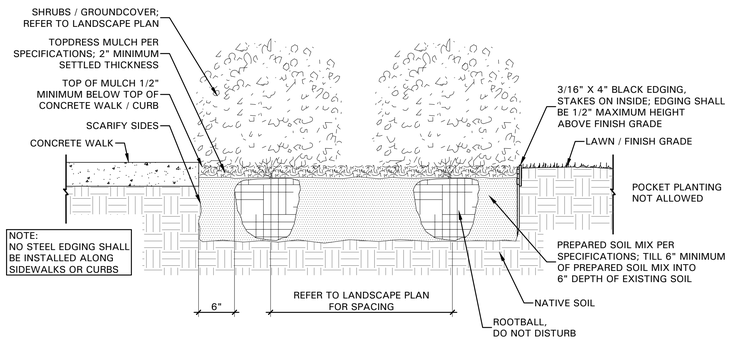
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 678-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

(SP2024-014)

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN HAMMONS
2240
STATE OF TEXAS
05/17/24

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE SPECIFICATIONS AND DETAILS

SHEET NUMBER

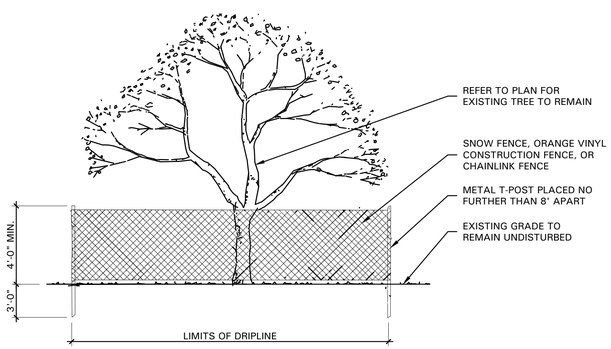
L2.03

ISSUE DATE: 03-20-2020



'TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



01 TREE PROTECTIVE FENCING
NOT TO SCALE

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

SITE DATA	AREA (SF)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%

LOCATION MAP
1" = 1000'

PROJECT NAME:	PINNACLE MONTESSORI ROCKWALL
EXISTING LEGAL DESCRIPTION:	LOT 5A, ROCKWALL BUSINESS PARK EAST
CASE NUMBER:	P2022-006
CURRENT OWNER:	BUFFALO COUNTRY PROPERTIES LLC, ATTN: RAJESH MALVIYA 12050 RESEARCH ROAD, #9305 FRISCO, TX 75033
DEVELOPER:	SRC LAND BUILDING AND REAL ESTATE LLC 811 S. CENTRAL EXPRESSWAY, SUITE 306 RICHARDSON, TX 75080

SCALE: 1" = 30'-0"
0 15 30 60

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
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6	08.05.22	City Comments
7	05.17.24	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
JAMES RYAN WILLIAMS
2248
STATE OF TEXAS
05/17/24

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

SHEET TITLE

TREE PRESERVATION PLAN

SHEET NUMBER

L1.01

ISSUE DATE: 03-20-2020

TREE SURVEY FIELD DATA

No.	Species (common name)	Caliber (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
364	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	
367	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
378	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
382	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
461	Cedar	28' Tall	TO BE REMOVED	4	n	n	n	4
463	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
466	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
467	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
469	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
470	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
471	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
472	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
473	Cedar	10" Tall	TO BE REMOVED	3	n	n	n	4
474	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
477	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
478	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
479	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
482	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
486	Cedar	10' Tall	TO BE REMOVED	3	n	n	n	4
487	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
489	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
490	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
492	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
496	Cedar	24" Tall	TO BE REMOVED	3	n	n	n	4
499	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
500	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
701	Cedar	20' Tall	TO REMAIN					
702	Cedar	25'+ Tall	TO REMAIN					
703	Cedar	25'+ Tall	TO REMAIN					
704	Cedar	13' Tall	TO REMAIN					
705	Cedar	25'+ Tall	TO REMAIN					
706	Cedar	14" Tall	TO REMAIN					
707	Cedar	25'+ Tall	TO REMAIN					
708	Cedar	25'+ Tall	TO REMAIN					
709	Cedar	25'+ Tall	TO REMAIN					
710	Cedar	25'+ Tall	TO REMAIN					
711	Cedar	22' Tall	TO REMAIN					
712	Cedar	22' Tall	TO REMAIN					
713	Cedar	20' Tall	TO REMAIN					
714	Cedar	25'+ Tall	TO REMAIN					
715	Cedar	25'+ Tall	TO REMAIN					
716	Cedar	25'+ Tall	TO REMAIN					
717	Cedar	25'+ Tall	TO REMAIN					
718	Cedar	25'+ Tall	TO REMAIN					
719	Cedar	25'+ Tall	TO REMAIN					
720	Cedar	23' Tall	TO REMAIN					
721	Cedar	12' Tall	TO REMAIN					
722	Cedar	16' Tall	TO REMAIN					
723	Cedar	13' Tall	TO REMAIN					
724	Cedar	13' Tall	TO REMAIN					
725	Cedar	11" Tall	TO REMAIN					
726	Cedar	23' Tall	TO REMAIN					
727	Cedar	23' Tall	TO REMAIN					
728	Cedar	23' Tall	TO BE REMOVED					4
729	Cedar	18' Tall	TO BE REMOVED					4
731	Cedar	12' Tall	TO BE REMOVED					4
732	Cedar	19' Tall	TO BE REMOVED					4
733	Cedar	22' Tall	TO BE REMOVED					4
734	Cedar	25'+ Tall	TO BE REMOVED					4
735	Cedar	23" Tall	TO BE REMOVED					4
736	Cedar	16' Tall	TO BE REMOVED					4
737	Cedar	25'+ Tall	TO REMAIN					
738	Cedar	21' Tall	TO REMAIN					
739	Cedar	25'+ Tall	TO REMAIN					
740	Cedar	22' Tall	TO REMAIN					
741	Cedar	25'+ Tall	TO REMAIN					
742	Cedar	25'+ Tall	TO REMAIN					
743	Cedar	25'+ Tall	TO REMAIN					
744	Cedar	25'+ Tall	TO REMAIN					
745	Cedar	25'+ Tall	TO REMAIN					
746	Cedar	25'+ Tall	TO REMAIN					
747	Cedar	25'+ Tall	TO REMAIN					
748	Cedar	20' Tall	TO REMAIN					
749	Cedar	25'+ Tall	TO REMAIN					
750	Cedar	23' Tall	TO REMAIN					
751	Cedar	23' Tall	TO REMAIN					
752	Cedar	25'+ Tall	TO REMAIN					
753	Cedar	25'+ Tall	TO REMAIN					
754	Cedar	16' Tall	TO REMAIN					
755	Cedar	23' Tall	TO REMAIN					
756	Cedar	20' Tall	TO REMAIN					
757	Cedar	25'+ Tall	TO REMAIN					
758	Cedar	25'+ Tall	TO REMAIN					
759	Cedar	18' Tall	TO REMAIN					
760	Cedar	18' Tall	TO REMAIN					
761	Cedar	16' Tall	TO REMAIN					
762	Cedar	20' Tall	TO BE REMOVED					4
763	Cedar	20' Tall	TO BE REMOVED					4
764	Cedar	25'+ Tall	TO BE REMOVED					4
765	Cedar	17' Tall	TO REMAIN					
766	Cedar	15" Tall	TO REMAIN					
767	Cedar	12" Tall	TO REMAIN					
768	Cedar	16' Tall	TO REMAIN					
769	Cedar	16' Tall	TO REMAIN					
770	Cedar	25'+ Tall	TO REMAIN					
771	Cedar	25'+ Tall	TO REMAIN					
772	Cedar	25'+ Tall	TO REMAIN					
773	Cedar	25'+ Tall	TO REMAIN					
774	Cedar	25'+ Tall	TO REMAIN					
775	Cedar	25'+ Tall	TO REMAIN					
776	Cedar	23' Tall	TO REMAIN					
777	Cedar	25'+ Tall	TO REMAIN					
778	Cedar	23' Tall	TO REMAIN					
779	Cedar	22' Tall	TO REMAIN					
780	Cedar	24' Tall	TO REMAIN					
781	Cedar	25'+ Tall	TO REMAIN					
782	Cedar	25'+ Tall	TO REMAIN					
783	Cedar	25'+ Tall	TO REMAIN					
784	Cedar	25'+ Tall	TO REMAIN					
785	Cedar	25'+ Tall	TO REMAIN					

TREE SURVEY FIELD DATA

No.	Species (common name)	Caliber (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
786	Cedar	20' Tall	TO REMAIN					
787	Cedar	22' Tall	TO REMAIN					
788	Cedar	22' Tall	TO REMAIN					
789	Cedar	23' Tall	TO REMAIN					
790	Cedar	25'+ Tall	TO REMAIN					
791	Cedar	25'+ Tall	TO REMAIN					
792	Cedar	25'+ Tall	TO REMAIN					
793	Cedar	23' Tall	TO REMAIN					
794	Cedar	13' Tall	TO REMAIN					
795	Cedar	13' Tall	TO REMAIN					
796	Cedar	25'+ Tall	TO REMAIN					
797	Cedar	20' Tall	TO REMAIN					
798	Cedar	25'+ Tall	TO REMAIN					
799	Cedar	25'+ Tall	TO REMAIN					
800	Cedar	25'+ Tall	TO REMAIN					
921	Cedar	20' Tall	TO REMAIN					
922	Cedar	25'+ Tall	TO REMAIN					
923	Cedar	25'+ Tall	TO REMAIN					
924	Cedar	25'+ Tall	TO REMAIN					
925	Cedar	25'+ Tall	TO REMAIN					
926	Cedar	25'+ Tall	TO REMAIN					
927	Cedar	25'+ Tall	TO REMAIN					
928	Cedar	25'+ Tall	TO REMAIN					
929	Cedar	25'+ Tall	TO REMAIN					
930	Cedar	25'+ Tall	TO REMAIN					
931	Cedar	25'+ Tall	TO REMAIN					
932	Cedar	25'+ Tall	TO REMAIN					
933	Cedar	25'+ Tall	TO REMAIN					
934	Cedar	10' Tall	TO REMAIN					
935	Cedar	25'+ Tall	TO REMAIN					
936	Cedar	15' Tall	TO REMAIN					
937	Cedar	14' Tall	TO REMAIN					
938	Cedar	8' Tall	TO REMAIN					
939	Cedar	18' Tall	TO REMAIN					
940	Cedar	25'+ Tall	TO REMAIN					
941	Cedar	25'+ Tall	TO REMAIN					
942	Cedar	20' Tall	TO REMAIN					
943	Cedar	25'+ Tall	TO REMAIN					
944	Cedar	25'+ Tall	TO REMAIN					
945	Cedar	12' Tall	TO REMAIN					
946	Cedar	18' Tall	TO REMAIN					
947	Cedar	24' Tall	TO REMAIN					
948	Cedar	23' Tall	TO REMAIN					
949	Cedar	25'+ Tall	TO REMAIN					
950	Cedar	25'+ Tall	TO REMAIN					
951	Cedar	25'+ Tall	TO REMAIN					
952	Cedar	20' Tall	TO REMAIN					
953	Cedar	15' Tall	TO REMAIN					
954	Cedar	17' Tall	TO REMAIN					
955	Cedar	22' Tall	TO REMAIN					
956	Cedar	15' Tall	TO REMAIN					
957	Cedar	20' Tall	TO REMAIN					
958	Cedar	20' Tall	TO REMAIN					
959	Cedar	15' Tall	TO REMAIN					
960	Cedar	18' Tall	TO REMAIN					
961	Cedar	25'+ Tall	TO REMAIN					
962	Cedar	20' Tall	TO REMAIN					
963	Cedar	25'+ Tall	TO REMAIN					
964	Cedar	20' Tall	TO REMAIN					
965	Cedar	20' Tall	TO REMAIN					
966	Cedar	25'+ Tall	TO REMAIN					
967	Cedar	25'+ Tall	TO REMAIN					
968	Cedar	25'+ Tall	TO REMAIN					
969	Cedar	25'+ Tall	TO REMAIN					
970	Cedar	25'+ Tall	TO REMAIN					
971	Cedar	25'+ Tall	TO REMAIN					
972	Cedar	25'+ Tall	TO REMAIN					
973	Cedar	25'+ Tall	TO REMAIN					
974	Cedar	25'+ Tall	TO REMAIN					
975	Cedar	25'+ Tall	TO REMAIN					
976	Cedar	15' Tall	TO REMAIN					
977	Cedar	15' Tall	TO REMAIN					
978	Cedar	25'+ Tall	TO REMAIN					
979	Cedar	8' Tall	TO REMAIN					
980	Cedar	8' Tall	TO REMAIN					
981	Cedar	20' Tall	TO REMAIN					
982	Cedar	15' Tall	TO REMAIN					
983	Cedar	15' Tall	TO REMAIN					
984	Cedar	25'+ Tall	TO REMAIN					
985	Cedar	25'+ Tall	TO REMAIN					
986	Cedar	25'+ Tall	TO REMAIN					
987	Cedar	25'+ Tall	TO REMAIN					
988	Cedar	25'+ Tall	TO REMAIN					
989	Cedar	25'+ Tall	TO REMAIN					
990	Cedar	25'+ Tall	TO REMAIN					
991	Cedar	25'+ Tall	TO REMAIN					
992	Cedar	25'+ Tall	TO REMAIN					
993	Cedar	25'+ Tall	TO REMAIN					
994	Cedar	25'+ Tall	TO BE REMOVED					
1001	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1005	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1007	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1009	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1012	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1013	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1015	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1016	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1017	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1018	Cedar	19' Tall	TO BE REMOVED	4	n	n	n	4
1019	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1020	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1021	Cedar	16' Tall	TO BE REMOVED	4	n	n	n	4
1022	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1023	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1024	Cedar	25'+ Tall	TO BE REMOVED					4
1025	Cedar	25'+ Tall	TO REMAIN					
1026	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1027	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1028	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1029	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4

TREE SURVEY FIELD DATA

No.	Species (common name)	Caliber (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1031	Cedar	14" Tall	TO BE REMOVED	3	n	n	n	4
1032	Cedar	14" Tall	TO BE REMOVED	3	n	n	n	4
1033	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1037	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1040	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	4
1042	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1043	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1045	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1046	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1048	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1050	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1051	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1054	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1056	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1057	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1058	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1059	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1062	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1064	Cedar	23' Tall	TO BE REMOVED	3	n	n	n	4
1065	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	4
1067	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1068	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1070	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1074	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1075	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1076	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1077	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1078	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	4
1079	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	4
1083	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1089	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1090	Cedar	11" Tall	TO BE REMOVED	3	n	n	n	4
1091	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1092	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1094	Cedar	9" Tall	TO BE REMOVED	3	n	n	n	4
1095	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	4
1097	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1098	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1099	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1101	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1102	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1103	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1105	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1109	Cedar	13' Tall	TO BE REMOVED	4	n	n	n	4
1110	Cedar	21" Tall	TO BE REMOVED	4	n	n	n	4
1111	Cedar	14" Tall	TO BE REMOVED	3	n	n	n	4
1113	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1118	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1121	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1122	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1123	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1125	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1126	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1129	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1134	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1140	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1142	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1143	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1145	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1146	Cedar	8" Tall	TO BE REMOVED	3	n	n	n	4
1148	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1149	Cedar	10' Tall	TO BE REMOVED	3	n	n	n	4
1150	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1151	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1155	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1156	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1157	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1159	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1161	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1162	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1163	Cedar	21" Tall	TO BE REMOVED	3	n	n	n	4
1164	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1165	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1167	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	4
1168	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	4
1169	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1170	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1171	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1172	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1173	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1174	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1175	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1176	Cedar	11" Tall	TO BE REMOVED	3	n	n	n	4
1177	Cedar	23" Tall	TO BE REMOVED	4	n	n	n	4
1178	Cedar	21" Tall	TO BE REMOVED	3	n	n	n	4
1179	Cedar	14" Tall	TO BE REMOVED	3	n	n	n	4
1180	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1181	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1182	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1183	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1184	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1185	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1186	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1187	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1188	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1189	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1190	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1191	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1192	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1193	Cedar	14" Tall	TO BE REMOVED	3	n	n	n	4
1194	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1195	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1196	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1197	Cedar	10' Tall	TO BE REMOVED	3	n	n	n	4
1198	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1199	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1200	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1201	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1202	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1203	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN JAMES
2248
STATE OF TEXAS
05/17/24

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

SHEET TITLE

TREE PRESERVATION NOTES

SHEET NUMBER

L1.02

ISSUE DATE: 03-20-2020

TREE SURVEY FIELD DATA								
No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1204	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1205	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1206	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1207	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1209	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1210	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1211	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1212	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1213	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1214	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1215	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1216	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1217	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1218	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1219	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1220	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1222	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
1226	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	4
1228	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	4
1229	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1231	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1232	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1233	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1235	Cedar	23' Tall	TO BE REMOVED	3	n	n	n	4
1238	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1239	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1240	Cedar	23' Tall	TO BE REMOVED	3	n	n	n	4
1241	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1243	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
1244	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1245	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1247	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1248	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1250	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	4
1251	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1252	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1253	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1255	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	4
1257	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	4
1258	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	4
1260	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1261	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1263	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1264	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1266	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1269	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1270	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1271	Cedar	24' Tall	TO BE REMOVED	3	n	n	n	4
1273	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1274	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1275	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1280	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1281	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1284	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1287	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1288	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1289	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	4
1291	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1292	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1293	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	4
1295	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1296	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1297	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1299	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1301	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1302	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1303	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	4
1304	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	4
1305	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1306	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1308	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1313	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1314	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1315	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	4
1318	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1319	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1320	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1322	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1324	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1325	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1326	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1327	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1329	Cedar	25' Tall	TO BE REMOVED	3	n	n	n	4
1331	Cedar	10' Tall	TO BE REMOVED	3	n	n	n	4
1334	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1335	Cedar	25'+ Tall	TO BE REMOVED	3	n	n	n	4
1336	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1341	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1342	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1345	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1348	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1350	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	4
1351	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	4
1352	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1354	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1355	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	4
1358	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1361	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1364	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	4
1365	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1369	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1370	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1374	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1377	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1378	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1381	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1383	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1384	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1387	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1390	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4

TREE SURVEY FIELD DATA								
No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1391	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1392	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1394	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1395	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1396	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1402	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1404	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1406	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1408	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1410	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1412	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1415	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1416	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1418	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1420	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1423	Cedar	16' Tall	TO BE REMOVED	4	n	n	n	4
1425	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1427	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1428	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1431	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1434	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	4
1435	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	4
1437	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	4
1438	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1440	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1443	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1444	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	4
1446	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1449	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1450	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1452	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1456	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1462	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1464	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1466	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	4
1471	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	4
1473	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1474	Cedar	19' Tall	TO BE REMOVED	4	n	n	n	4
1475	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1481	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1482	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1485	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1487	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1489	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1490	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1492	Cedar	19' Tall	TO BE REMOVED	4	n	n	n	4
1494	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	4
1497	Cedar	9' Tall	TO BE REMOVED	3	n	n	n	4
1500	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1501	Cedar	25'+ Tall	TO BE REMOVED					4
1502	Cedar	18' Tall	TO BE REMOVED					4
1503	Cedar	24' Tall	TO BE REMOVED					4
1505	Cedar	25'+ Tall	TO BE REMOVED					4
1506	Cedar	23' Tall	TO BE REMOVED					4
1509	Cedar	13' Tall	TO BE REMOVED					4
1512	Cedar	13' Tall	TO BE REMOVED					4
1602	Cedar	25'+ Tall	TO BE REMOVED					4
1604	Cedar	25'+ Tall	TO BE REMOVED					4
1605	Cedar	25'+ Tall	TO BE REMOVED					4
1607	Cedar	16' Tall	TO BE REMOVED					4
1608	Cedar	23' Tall	TO BE REMOVED					4
1609	Cedar	23' Tall	TO BE REMOVED					4
1610	Cedar	19' Tall	TO BE REMOVED					4
1611	Cedar	14' Tall	TO BE REMOVED					4
1613	Cedar	25'+ Tall	TO BE REMOVED					4
1615	Cedar	17' Tall	TO BE REMOVED					4
1616	Cedar	17' Tall	TO BE REMOVED					4
1617	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1619	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1620	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1621	Cedar	20' Tall	TO BE REMOVED					4
1622	Cedar	23' Tall	TO BE REMOVED	3	n	n	n	4
1623	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1624	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1625	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1626	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1627	Cedar	22' Tall	TO BE REMOVED	3	n	n	n	4
1628	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1629	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1630	Cedar	14' Tall	TO BE REMOVED					4
1632	Cedar	9' Tall	TO BE REMOVED					4
1633	Cedar	25' Tall	TO BE REMOVED					4
1635	Cedar	18' Tall	TO BE REMOVED					4
1636	Cedar	19' Tall	TO BE REMOVED					4
1637	Cedar	16' Tall	TO BE REMOVED					4
1639	Cedar	15' Tall	TO BE REMOVED					4
1640	Cedar	13' Tall	TO BE REMOVED					4
1641	Cedar	15' Tall	TO BE REMOVED					4
1643	Cedar	16' Tall	TO BE REMOVED					4
1644	Cedar	20' Tall	TO BE REMOVED					4
1645	Cedar	17' Tall	TO BE REMOVED					4
1648	Cedar	15' Tall	TO BE REMOVED					4
1649	Cedar	15' Tall	TO BE REMOVED					4
1650	Cedar	11' Tall	TO BE REMOVED					4
1652	Cedar	15' Tall	TO BE REMOVED					4
1653	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1654	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1655	Cedar	27' Tall	TO BE REMOVED	4	n	n	n	4
1656	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1657	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1659	Cedar	16' Tall	TO BE REMOVED					4
1663	Cedar	17' Tall	TO BE REMOVED					4
1665	Cedar	16' Tall	TO BE REMOVED					4
1666	Cedar	16' Tall	TO BE REMOVED					4
1667	Cedar	16' Tall	TO BE REMOVED					4
1670	Cedar	20' Tall	TO BE REMOVED					4
1672	Cedar	25'+ Tall	TO BE REMOVED					4
1673	Cedar	23' Tall	TO BE REMOVED					4
1675	Cedar	23' Tall	TO BE REMOVED					4
1677	Cedar	10' Tall	TO BE REMOVED					4

TREE SURVEY FIELD DATA								
No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1678	Cedar	17' Tall	TO BE REMOVED					4
1679	Cedar	15' Tall	TO BE REMOVED					4
1680	Cedar	12' Tall	TO BE REMOVED					4
1681	Cedar	25'+ Tall	TO BE REMOVED					4
1683	Cedar	22' Tall	TO BE REMOVED					4
1684	Cedar	22' Tall	TO BE REMOVED					4
1686	Cedar	25'+ Tall	TO BE REMOVED					4
1687	Cedar	16' Tall	TO BE REMOVED					4
1688	Cedar	23' Tall	TO BE REMOVED					4
1689	Cedar	21' Tall	TO BE REMOVED					4
1690	Cedar	17' Tall	TO BE REMOVED					4
1691	Cedar	18' Tall	TO BE REMOVED					4
1693	Cedar	20' Tall	TO BE REMOVED					4
1695	Cedar	22' Tall	TO BE REMOVED					4
1697	Cedar	20' Tall	TO BE REMOVED					4
1698	Cedar	18' Tall	TO BE REMOVED					4
1701	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1704	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1705	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1706	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1707	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1709	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1712	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1715	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1716	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1717	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1719	Cedar	21' Tall	TO BE REMOVED	3	n	n	n	4
1720	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1721	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1723	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
1724	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
1725	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1727	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1728	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1730	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1731	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1734	Cedar	19' Tall	TO BE REMOVED	3	n	n	n	4
1737	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1739	Cedar	19' Tall	TO BE REMOVED	4	n	n	n	4
1740	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1743	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1744	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1747	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
1753	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1755	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1757	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1759	Cedar	16' Tall	TO BE REMOVED	4	n	n	n	4
1761	Cedar	17' Tall	TO BE REMOVED	3	n	n	n	4
1763	Cedar	20' Tall	TO BE REMOVED	3	n	n	n	4
1764	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1766	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
1770	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1773	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1775	Cedar	10' Tall	TO BE REMOVED	3	n	n	n	4
1776	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1780	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1785	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1786	Cedar	12' Tall	TO BE REMOVED	3	n	n	n	4
1787	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1790	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	4
1792	Cedar	13' Tall	TO BE REMOVED	3	n	n	n	4
1793	Cedar	18' Tall	TO BE REMOVED	3	n	n	n	4
1798	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	4
1799	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	4
1801	Cedar	25'+ Tall	TO REMAIN	3	n	n	n	
1802	Cedar	25'+ Tall	TO REMAIN					
1803	Cedar	25'+ Tall	TO REMAIN					
1804	Cedar	25'+ Tall	TO REMAIN					
1805	Cedar	25'+ Tall	TO REMAIN					
1806	Cedar	25'+ Tall	TO REMAIN					
1807	Cedar	25'+ Tall	TO REMAIN					
1808	Cedar	25'+ Tall	TO REMAIN					
1809	Cedar	25'+ Tall	TO REMAIN					
1810	Cedar	25'+ Tall	TO REMAIN					
1811	Cedar	20' Tall	TO REMAIN					
1812	Cedar	20' Tall	TO REMAIN					
1813	Cedar	13' Tall	TO REMAIN					
1814	Cedar	19' Tall	TO REMAIN					
1815	Cedar	22' Tall	TO REMAIN					
1816	Cedar	22' Tall	TO REMAIN					
1817	Cedar	25'+ Tall	TO REMAIN					
1818	Cedar	25'+ Tall	TO REMAIN					
1819	Cedar	25'+ Tall	TO REMAIN					
1820	Cedar	25'+ Tall	TO REMAIN					
1821	Cedar	25'+ Tall	TO REMAIN					
1822	Cedar	25'+ Tall	TO REMAIN					
1823	Cedar	25'+ Tall	TO REMAIN					
1824	Cedar	25'+ Tall	TO REMAIN					
1825	Cedar	25'+ Tall	TO REMAIN					
1826	Cedar	25'+ Tall	TO REMAIN					
1827	Cedar	25'+ Tall	TO REMAIN					
1828	Cedar	25'+ Tall	TO REMAIN					
1829	Cedar	25'+ Tall	TO REMAIN					
1830	Cedar	25'+ Tall	TO REMAIN					
1831	Cedar	25'+ Tall	TO REMAIN					
1832	Cedar	25'+ Tall	TO REMAIN					
1833	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1834	Cedar	23' Tall	TO REMAIN					
1835	Cedar	25'+ Tall	TO REMAIN					
1836	Cedar	25'+ Tall	TO REMAIN					
1837	Cedar	25'+ Tall	TO REMAIN					
1838	Cedar	25'+ Tall	TO REMAIN					
1839	Cedar	25'+ Tall	TO REMAIN					
1840	Cedar	18' Tall	TO REMAIN					
1841	Cedar	25'+ Tall	TO REMAIN					
1842	Cedar	20' Tall	TO REMAIN					
1843	Cedar	21' Tall	TO REMAIN					
1844	Cedar	25'+ Tall	TO REMAIN					
1845	Cedar	25'+ Tall	TO REMAIN					
1846	Cedar	25'+ Tall	TO REMAIN					

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIAN JAMES
2248
STATE OF TEXAS
05/17/24

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

SHEET TITLE

TREE PRESERVATION NOTES

SHEET NUMBER

L1.03

ISSUE DATE: 03-20-2020

TREE SURVEY FIELD DATA								
No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1847	Cedar	18' Tall	TO REMAIN					
1848	Cedar	22' Tall	TO REMAIN					
1849	Cedar	23' Tall	TO REMAIN					
1850	Cedar	25'+ Tall	TO REMAIN					
1851	Cedar	25'+ Tall	TO REMAIN					
1853	Cedar	22' Tall	TO REMAIN					
1854	Cedar	25'+ Tall	TO REMAIN					
1855	Cedar	25'+ Tall	TO REMAIN					
1856	Cedar	25'+ Tall	TO REMAIN					
1857	Cedar	25'+ Tall	TO REMAIN					
1858	Cedar	25'+ Tall	TO REMAIN					
1859	Cedar	25'+ Tall	TO REMAIN					
1860	Cedar	25'+ Tall	TO REMAIN					
1861	Cedar	25'+ Tall	TO REMAIN					
1862	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
1863	Cedar	25'+ Tall	TO REMAIN					
1864	Cedar	25'+ Tall	TO REMAIN					
1865	Cedar	25'+ Tall	TO REMAIN					
1866	Cedar	22' Tall	TO REMAIN					
1867	Cedar	25'+ Tall	TO REMAIN					
1868	Cedar	25'+ Tall	TO REMAIN					
1869	Cedar	25'+ Tall	TO REMAIN					
1870	Cedar	25'+ Tall	TO REMAIN					
1871	Cedar	25'+ Tall	TO REMAIN					
1872	Cedar	25'+ Tall	TO REMAIN					
1873	Cedar	20' Tall	TO REMAIN					
1874	Cedar	25'+ Tall	TO REMAIN					
1876	Cedar	25'+ Tall	TO REMAIN					
1877	Cedar	22' Tall	TO REMAIN					
1878	Cedar	25'+ Tall	TO BE REMOVED					4
1879	Cedar	25'+ Tall	TO REMAIN					
1880	Cedar	25'+ Tall	TO REMAIN					
1881	Cedar	25'+ Tall	TO REMAIN					
1882	Cedar	25'+ Tall	TO REMAIN					
1883	Cedar	25'+ Tall	TO REMAIN					
1884	Cedar	25'+ Tall	TO REMAIN					
1885	Cedar	25'+ Tall	TO REMAIN					
1886	Cedar	25'+ Tall	TO REMAIN					
1887	Cedar	25'+ Tall	TO REMAIN					
1888	Cedar	25'+ Tall	TO REMAIN					
1889	Cedar	25'+ Tall	TO REMAIN					
1890	Cedar	25'+ Tall	TO REMAIN					
1891	Cedar	25'+ Tall	TO REMAIN					
1892	Cedar	25'+ Tall	TO REMAIN					
1894	Cedar	25'+ Tall	TO BE REMOVED					4
1895	Cedar	25'+ Tall	TO BE REMOVED					4
1897	Cedar	20' Tall	TO BE REMOVED					4
1899	Cedar	22' Tall	TO BE REMOVED					4
1900	Cedar	20' Tall	TO BE REMOVED					4
1906	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1908	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1909	Cedar	8' Tall	TO BE REMOVED	3	n	n	n	4
1912	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1914	Cedar	16' Tall	TO BE REMOVED	3	n	n	n	4
1916	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
1917	Cedar	15' Tall	TO BE REMOVED	3	n	n	n	4
1919	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
1921	Cedar	14' Tall	TO BE REMOVED	3	n	n	n	4
1926	Cedar	11' Tall	TO BE REMOVED	3	n	n	n	4
1928	Cedar	17' Tall	TO BE REMOVED	4	n	n	n	4
1930	Cedar	24' Tall	TO REMAIN					
1931	Cedar	24' Tall	TO REMAIN					
1932	Cedar	21' Tall	TO REMAIN					
1933	Cedar	17' Tall	TO REMAIN					
1934	Cedar	18' Tall	TO REMAIN					
1935	Cedar	22' Tall	TO REMAIN					
1936	Cedar	13' Tall	TO REMAIN					
1937	Cedar	20' Tall	TO REMAIN					
1938	Cedar	25'+ Tall	TO REMAIN					
1939	Cedar	18' Tall	TO REMAIN					
1940	Cedar	13' Tall	TO REMAIN					
1941	Cedar	14' Tall	TO REMAIN					
1942	Cedar	24' Tall	TO REMAIN					
1943	Cedar	25'+ Tall	TO REMAIN					
1944	Cedar	15' Tall	TO REMAIN					
1945	Cedar	14' Tall	TO REMAIN					
1946	Cedar	24' Tall	TO REMAIN					
1947	Cedar	25'+ Tall	TO REMAIN					
1948	Cedar	18' Tall	TO REMAIN					
1949	Cedar	17' Tall	TO REMAIN					
1950	Cedar	25' Tall	TO REMAIN					
1951	Cedar	14' Tall	TO REMAIN					
1952	Cedar	20' Tall	TO REMAIN					
1953	Cedar	20' Tall	TO REMAIN					
1954	Cedar	14' Tall	TO REMAIN					
1957	Cedar	18' Tall	TO BE REMOVED					4
1958	Cedar	14' Tall	TO BE REMOVED					4
1959	Cedar	23' Tall	TO BE REMOVED					4
1961	Cedar	12' Tall	TO BE REMOVED					4
1962	Cedar	18' Tall	TO BE REMOVED					4
1963	Cedar	15' Tall	TO BE REMOVED					4
1964	Cedar	25'+ Tall	TO BE REMOVED					4
1965	Cedar	12' Tall	TO REMAIN					
1967	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
1969	Cedar	25'+ Tall	TO BE REMOVED					4
1970	Cedar	14' Tall	TO BE REMOVED					4
1971	Cedar	12' Tall	TO BE REMOVED					4
1973	Cedar	17' Tall	TO BE REMOVED					4
1975	Cedar	25'+ Tall	TO REMAIN					
2017	Cedar	25'+ Tall	TO BE REMOVED					4
2018	Cedar	25'+ Tall	TO BE REMOVED					4
2020	Cedar	25'+ Tall	TO BE REMOVED					4
2022	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2023	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
2024	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2025	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2027	Cedar	25'+ Tall	TO REMAIN					
2028	Cedar	25'+ Tall	TO REMAIN					
2029	Cedar	25'+ Tall	TO REMAIN					
2030	Cedar	25'+ Tall	TO REMAIN					

TREE SURVEY FIELD DATA								
No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
2031	Cedar	25'+ Tall	TO REMAIN					
2032	Cedar	25'+ Tall	TO REMAIN					
2033	Cedar	25'+ Tall	TO REMAIN					
2034	Cedar	25'+ Tall	TO REMAIN					
2035	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2036	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2037	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2038	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2039	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2041	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2042	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2043	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2044	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2045	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2046	American Elm	10" Caliper	TO BE REMOVED	4	n	n	n	10
2047	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2048	Green Ash	12" Caliper	TO BE REMOVED	2	n	n	y	0
2049	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2050	Green Ash	10" Caliper	TO BE REMOVED	2	n	n	y	0
2051	Cedar	25'+ Tall	TO BE REMOVED					4
2052	Cedar	25'+ Tall	TO BE REMOVED					4
2053	Cedar	25'+ Tall	TO REMAIN					
2054	Cedar	25'+ Tall	TO REMAIN					
2055	Cedar	25'+ Tall	TO REMAIN					
2056	Cedar	25'+ Tall	TO REMAIN					
2057	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2059	Cedar	21" Tall	TO BE REMOVED	4	n	n	n	4
2060	Cedar	24' Tall	TO BE REMOVED					4
2062	Cedar	25' Tall	TO BE REMOVED					4
2064	Cottonwood	10" Caliper	TO BE REMOVED	3	n	n	n	0
2065	Cedar	24' Tall	TO BE REMOVED					4
2066	Cedar	25'+ Tall	TO BE REMOVED					4
2067	Cedar	24' Tall	TO BE REMOVED					4
2068	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
2076	Cedar	25'+ Tall	TO BE REMOVED					4
2078	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2083	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2085	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2091	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2093	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2095	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2096	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2098	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2301	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
2302	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
2303	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2304	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2305	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
2306	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
2307	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
2314	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
2315	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2316	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2317	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2318	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2319	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2320	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2321	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2322	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2323	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2324	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2325	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2326	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2327	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2328	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2329	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2330	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
2331	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
2332	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2333	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2334	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2335	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2336	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2337	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2338	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2339	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2340	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2341	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2342	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2343	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2344	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2345	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2346	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2347	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2348	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2349	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2350	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2351	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2352	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2353	Cedar	25'+ Tall	TO REMAIN					
2354	Cedar	25'+ Tall	TO REMAIN					
2355	Cedar	25'+ Tall	TO REMAIN					
2356	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2357	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2358	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2359	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2360	Cedar	25'+ Tall	TO REMAIN					
2361	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2362	Cedar	25'+ Tall	TO REMAIN					
2363	Cedar	25'+ Tall	TO REMAIN					
2365	Cedar	25'+ Tall	TO REMAIN					
2366	Cedar	25'+ Tall	TO REMAIN					
2367	Cedar	25'+ Tall	TO REMAIN					
2368	Cedar	25'+ Tall	TO REMAIN					
2369	Cedar	25'+ Tall	TO REMAIN					
2370	Cedar	25'+ Tall	TO REMAIN					
2371	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
2372	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2373	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2374	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4

TREE SURVEY FIELD DATA								
No.	Species (common name)	Caliper (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
2375	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2376	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2377	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2379	Cedar	25'+ Tall	TO REMAIN					
2380	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2381	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2382	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2383	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
2384	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2386	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
2387	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2388	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
2389	Cedar	19' Tall	TO BE REMOVED	4	n	n	n	4
2390	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
2391	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
2392	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2393	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
2394	Cedar	24' Tall	TO BE REMOVED	4	n	n	n	4
2396	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
2397	Cedar	21' Tall	TO BE REMOVED	4	n	n	n	4
2399	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
2400	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2401	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2402	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2403	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2404	Cottonwood	8" Caliper	TO BE REMOVED	3	n	n	n	0
2405	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2406	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
2407	Cedar	20' Tall	TO BE REMOVED	4	n	n	n	4
2408	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2409	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2410	Cedar	22' Tall	TO BE REMOVED	4	n	n	n	4
2411	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2412	Cedar	24' Tall	TO BE REMOVED					4
2413	Cedar	25'+ Tall	TO REMAIN					
2414	Cedar	25' Tall	TO REMAIN					
2415	Cedar	25' Tall	TO REMAIN					
2416	Cedar	25' Tall	TO REMAIN					
2417	Cedar	18' Tall	TO REMAIN					
2418	Cedar	25'+ Tall	TO REMAIN					
2419	Cedar	25'+ Tall	TO REMAIN					
2420	Cedar	25'+ Tall	TO REMAIN					
2421	Cedar	25'+ Tall	TO REMAIN					
2422	Cedar	25'+ Tall	TO REMAIN					
2423	Tree	12" Caliper	TO REMAIN					
2424	Tree	8" Caliper	TO REMAIN					
2425	Tree	16" Caliper	TO REMAIN					
2426	Tree	14" Caliper	TO REMAIN					
2427	Tree	8" Caliper	TO REMAIN					
2428	Tree	10" Caliper	TO REMAIN					
2429	Hackberry	10" Caliper	TO BE REMOVED	2	n	n	y	0
2430	Hackberry	8" Caliper	TO BE REMOVED	2	n	n	y	0
2431	Hackberry	10" Caliper	TO BE REMOVED					0
2433	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2434	Cedar	23' Tall	TO REMAIN					
2435	Cedar	25' Tall	TO REMAIN					
2436	Cedar	25'+ Tall	TO REMAIN					
2438	Cedar	25'+ Tall	TO REMAIN					
2439	Cedar	25'+ Tall	TO REMAIN					
2440	Cedar	25'+ Tall	TO REMAIN					
2441	Cedar	25'+ Tall	TO REMAIN					
2442	Cedar	25'+ Tall	TO REMAIN					
2443	Cedar	25'+ Tall	TO REMAIN					
2444	Cedar	25'+ Tall	TO REMAIN					
2445	Cedar	25'+ Tall	TO REMAIN					
2446	Tree	14" Caliper	TO REMAIN					
2447	Tree	6" Caliper	TO REMAIN					
2448	Tree	12" Caliper	TO REMAIN					
2452	Tree	8" Caliper	TO REMAIN					
2454	Tree	6" Caliper	TO REMAIN					
2455	Cedar	25'+ Tall	TO REMAIN					
2456	Cedar	25'+ Tall	TO REMAIN					
2457	Cedar	25'+ Tall	TO REMAIN					
2463	Tree	10" Caliper	TO REMAIN					
2466	Cedar	25'+ Tall	TO REMAIN					
2467	Tree	6" Caliper	TO REMAIN					
2468	Cedar	25'+ Tall	TO REMAIN					
2469	Cedar	25'+ Tall	TO REMAIN					
2470	Cedar	25'+ Tall	TO REMAIN					
2471	Cedar	25'+ Tall	TO REMAIN					
2472	Cedar	25'+ Tall	TO REMAIN					
2473	Tree	14" Caliper	TO REMAIN					
2474	Tree	6" Caliper	TO REMAIN					
2475	Green Ash	8" Caliper	TO BE REMOVED					8
2476	Cedar	25'+ Tall	TO BE REMOVED					4
2477	Tree	6" Caliper	TO BE REMOVED					6
2478	Cedar	25'+ Tall	TO BE REMOVED					4
2479	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2480	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2481	Cedar	25'+ Tall	TO BE REMOVED					4
2482	Green Ash	8" Caliper	TO BE REMOVED	4	n	n	n	8
2483	Cedar	25'+ Tall	TO BE REMOVED	2	n	n	y	0
2484	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2485	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2486	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2487	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2488	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2489	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2490	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2491	Cedar	25'+ Tall	TO BE REMOVED					4
2492	Cedar	25'+ Tall	TO BE REMOVED					4
2493	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2494	Cedar	25'+ Tall	TO REMAIN					
2495	Cedar	25'+ Tall	TO BE REMOVED					4
2496	Cedar	25'+ Tall	TO REMAIN					
2497	Cedar	25'+ Tall	TO REMAIN					
2498	Cedar	25'+ Tall	TO REMAIN					
2499	Cedar	25'+ Tall	TO REMAIN					
2501	Cedar	25'+ Tall	TO REMAIN					
2502	Cedar	25'+ Tall	TO REMAIN					

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments

PROFESSIONAL SEAL

REGISTERED LANDSCAPE ARCHITECT
BRIANN JAMES
2240
STATE OF TEXAS
05/17/24

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

SHEET TITLE

TREE PRESERVATION NOTES

SHEET NUMBER

L1.04

ISSUE DATE: 03-20-2020

TREE SURVEY FIELD DATA								
No.	Species (common name)	Caliber (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
2504	Cedar	25'+ Tall	TO REMAIN					
2507	Cedar	25'+ Tall	TO REMAIN					
2508	Cedar	25'+ Tall	TO REMAIN					
2510	Cedar	25'+ Tall	TO REMAIN					
2511	Cedar	25'+ Tall	TO REMAIN					
2512	Cedar	25'+ Tall	TO REMAIN					
2513	Tree	8" Caliper	TO REMAIN					
2514	Tree	10" Caliper	TO REMAIN					
2515	Cedar	25'+ Tall	TO REMAIN					
2516	Tree	8" Caliper	TO REMAIN					
2517	Cedar	18' Tall	TO REMAIN					
2518	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2519	Cedar	22' Tall	TO REMAIN					
2520	Cedar	25'+ Tall	TO REMAIN					
2521	Cedar	25'+ Tall	TO REMAIN					
2522	Cedar	25'+ Tall	TO REMAIN					
2523	Tree	8" Caliper	TO REMAIN					
2524	Cedar	25'+ Tall	TO REMAIN					
2525	Cedar	25'+ Tall	TO REMAIN					
2526	Cedar	25'+ Tall	TO REMAIN					
2527	Cedar	25'+ Tall	TO REMAIN					
2528	Cedar	25'+ Tall	TO REMAIN					
2529	Cedar	25'+ Tall	TO BE REMOVED					4
2530	Cedar	25'+ Tall	TO BE REMOVED					4
2531	Cedar	25'+ Tall	TO BE REMOVED					4
2532	Cedar	25'+ Tall	TO REMAIN					
2533	Tree	6" Caliper	TO BE REMOVED					4
2535	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2536	Cedar	25'+ Tall	TO BE REMOVED					4
2537	Cedar	25'+ Tall	TO BE REMOVED					4
2539	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2540	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2542	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2543	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2545	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2546	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2548	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2549	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2550	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2551	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2552	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2553	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2555	Cedar	23' Tall	TO BE REMOVED	4	n	n	n	4
2556	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2558	Tree	6" Caliper	TO BE REMOVED					6
2559	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2560	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2561	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2562	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2563	Tree	14" Caliper	TO BE REMOVED					14
2565	Cedar	25'+ Tall	TO BE REMOVED					4
2566	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2568	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2569	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2570	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2571	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2572	Cedar	18' Tall	TO BE REMOVED	4	n	n	n	4
2573	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2574	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
2576	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2577	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2578	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2579	Tree	14" Caliper	TO BE REMOVED					14
2580	Tree	10" Caliper	TO BE REMOVED					10
2581	Tree	6" Caliper	TO BE REMOVED					6
2582	Cedar	25' Tall	TO BE REMOVED					4
2583	Cedar	24' Tall	TO BE REMOVED					4
2584	Tree	12" Caliper	TO BE REMOVED					12
2585	Cedar	25'+ Tall	TO BE REMOVED					4
2586	Cedar	25'+ Tall	TO BE REMOVED					4
2587	Tree	8" Caliper	TO BE REMOVED					8
2588	Cedar	25'+ Tall	TO BE REMOVED					4
2589	Cedar	25'+ Tall	TO BE REMOVED					4
2591	Tree	6" Caliper	TO REMAIN					
2592	Tree	6" Caliper	TO REMAIN					
2593	Cedar	25'+ Tall	TO BE REMOVED					4
2594	Cedar	25'+ Tall	TO BE REMOVED					4
2595	Tree	6" Caliper	TO BE REMOVED					6
2596	Cedar	25'+ Tall	TO BE REMOVED					4
2597	Cedar	25'+ Tall	TO BE REMOVED					4
2598	Cedar	25'+ Tall	TO BE REMOVED					4
2599	Tree	10" Caliper	TO BE REMOVED					10
2600	Tree	8" Caliper	TO BE REMOVED					8
2607	Tree	10" Caliper	TO REMAIN					
2608	Cedar	25'+ Tall	TO REMAIN					
2609	Cedar	25'+ Tall	TO REMAIN					
2610	Tree	12" Caliper	TO REMAIN					
2611	Tree	8" Caliper	TO REMAIN					
2612	Tree	12" Caliper	TO REMAIN					
2613	Tree	6" Caliper	TO REMAIN					
2614	Tree	6" Caliper	TO REMAIN					
2615	Tree	12" Caliper	TO REMAIN					
2616	Cedar	25'+ Tall	TO REMAIN					
2617	Tree	8" Caliper	TO REMAIN					
2618	Tree	8" Caliper	TO REMAIN					
2619	Tree	6" Caliper	TO REMAIN					
2620	Cedar	25'+ Tall	TO REMAIN					
2633	Gulf Black Willow	6" Caliper	TO BE REMOVED					0
2634	Tree	6" Caliper	TO BE REMOVED					6
2635	Tree	8" Caliper	TO REMAIN					
2636	Tree	6" Caliper	TO REMAIN					
2637	Tree	6" Caliper	TO REMAIN					
2638	Tree	6" Caliper	TO REMAIN					
2639	Tree	8" Caliper	TO REMAIN					
2640	Tree	16" Caliper	TO REMAIN					
2641	Tree	6" Caliper	TO REMAIN					
2642	Cedar	25'+ Tall	TO REMAIN					
2643	Cedar	25'+ Tall	TO REMAIN					
2644	Cedar	25'+ Tall	TO REMAIN					
2645	Tree	12" Caliper	TO REMAIN					

TREE SURVEY FIELD DATA								
No.	Species (common name)	Caliber (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
2646	Tree	12" Caliper	TO REMAIN					
2647	Tree	6" Caliper	TO REMAIN					
2648	Cedar	25'+ Tall	TO REMAIN					
2649	Cedar	25'+ Tall	TO REMAIN					
2650	Tree	6" Caliper	TO REMAIN					
2651	Tree	14" Caliper	TO REMAIN					
2652	Tree	6" Caliper	TO REMAIN					
2653	Tree	6" Caliper	TO REMAIN					
2654	Tree	6" Caliper	TO REMAIN					
2657	Tree	16" Caliper	TO REMAIN					
2658	Tree	6" Caliper	TO REMAIN					
2659	Tree	14" Caliper	TO REMAIN					
2660	Tree	6" Caliper	TO REMAIN					
2661	Tree	10" Caliper	TO REMAIN					
2662	Tree	16" Caliper	TO REMAIN					
2663	Tree	14" Caliper	TO REMAIN					
2664	Tree	12" Caliper	TO REMAIN					
2666	Cedar	25'+ Tall	TO REMAIN					
2667	Cedar	25' Tall	TO REMAIN					
2668	Tree	12" Caliper	TO REMAIN					
2669	Tree	8" Caliper	TO REMAIN					
2670	Tree	8" Caliper	TO REMAIN					
2671	Cedar	25'+ Tall	TO REMAIN					
2672	Tree	12" Caliper	TO REMAIN					
2673	Cedar	25'+ Tall	TO REMAIN					
2674	Cedar	25'+ Tall	TO REMAIN					
2675	Tree	8" Caliper	TO REMAIN					
2676	Cedar	25'+ Tall	TO REMAIN					
2677	Cedar	25'+ Tall	TO REMAIN					
2678	Cedar	25'+ Tall	TO REMAIN					
2679	Cedar	25'+ Tall	TO REMAIN					
2680	Tree	12" Caliper	TO REMAIN					
2681	Cedar	25'+ Tall	TO REMAIN					
2682	Cedar	25'+ Tall	TO REMAIN					
2683	Cedar	25'+ Tall	TO REMAIN					
2684	Cedar	25'+ Tall	TO REMAIN					
2685	Cedar	25'+ Tall	TO REMAIN					
2686	Cedar	25'+ Tall	TO REMAIN					
2687	Cedar	25'+ Tall	TO REMAIN					
2688	Tree	8" Caliper	TO REMAIN					
2689	Cedar	25'+ Tall	TO REMAIN					
2690	Tree	8" Caliper	TO REMAIN					
2691	Tree	8" Caliper	TO REMAIN					
2692	Cedar	25'+ Tall	TO REMAIN					
2693	Tree	10" Caliper	TO REMAIN					
2695	Cedar	25'+ Tall	TO REMAIN					
2696	Cedar	18' Tall	TO REMAIN					
2697	Cedar	25'+ Tall	TO REMAIN					
2698	Cedar	25'+ Tall	TO REMAIN					
2699	Cedar	25'+ Tall	TO REMAIN					
2700	Tree	8" Caliper	TO REMAIN					
2907	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2908	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2909	Cottonwood	10" Caliper	TO BE REMOVED	3	n	n	n	0
2910	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2911	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2912	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2913	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2915	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2917	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2918	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2919	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2920	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2921	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2923	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2924	Cottonwood	6" Caliper	TO BE REMOVED	3	n	n	n	0
2925	Bois D' Arc	6" Caliper	TO BE REMOVED	3	n	n	n	0
2931	Cottonwood	16" Caliper	TO BE REMOVED	3	n	n	n	0
2932	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2933	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2934	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
2935	Tree	12" Caliper	TO REMAIN					
6001	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6002	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6003	Cedar	25'+ Tall	TO REMAIN					
6004	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6005	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6006	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6007	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6008	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6009	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6010	Cedar	25'+ Tall	TO REMAIN					
6011	Cedar	25'+ Tall	TO BE REMOVED					4
6012	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
6013	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6014	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6015	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6016	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6017	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6018	Cedar	25'+ Tall	TO REMAIN	4	n	n	n	
6019	Cedar	25'+ Tall	TO BE REMOVED					4
6020	Cedar	25'+ Tall	TO BE REMOVED					4
6021	Cedar	21' Tall	TO BE REMOVED					4
6022	Cedar	25' Tall	TO BE REMOVED					4
6023	Cedar	23' Tall	TO BE REMOVED					4
6024	Cedar	24' Tall	TO BE REMOVED					4
6025	Cedar	24' Tall	TO BE REMOVED					4
6026	Cedar	25' Tall	TO BE REMOVED					4
6027	Cedar	25' Tall	TO BE REMOVED	4	n	n	n	4
6028	Cedar	25'+ Tall	TO BE REMOVED					4
6029	Cedar	25' Tall	TO REMAIN					
6030	Cedar	23' Tall	TO BE REMOVED					4
6031	Cedar	24' Tall	TO BE REMOVED					4
6032	Cedar	25'+ Tall	TO REMAIN					
6033	Cedar	25'+ Tall	TO REMAIN					
6034	Cedar	25'+ Tall	TO BE REMOVED					4
6035	Cedar	25'+ Tall	TO REMAIN					
6036	Cedar	25'+ Tall	TO REMAIN					
6037	Cedar	25'+ Tall	TO REMAIN					
6038	Cedar	25'+ Tall	TO REMAIN					

TREE SURVEY FIELD DATA								
No.	Species (common name)	Caliber (inches) or Height (ft.)	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
6039	Cedar	25'+ Tall	TO REMAIN					
6040	Cedar	25'+ Tall	TO REMAIN					
6041	Cedar	25'+ Tall	TO BE REMOVED					4
6042	Hackberry	12" Caliper	TO REMAIN					
6043	Hackberry	12" Caliper	TO REMAIN					
6044	Green Ash	8" Caliper	TO REMAIN					
6045	Hackberry	10" Caliper	TO REMAIN					
6046	Hackberry	10" Caliper	TO REMAIN					
6047	Gulf Black Willow	12" Caliper	TO REMAIN					
6048	Gulf Black Willow	10" Caliper	TO REMAIN					
6049	Cottonwood	10" Caliper	TO REMAIN					
6050	Green Ash	6" Caliper	TO REMAIN					
6051	Cottonwood	6" Caliper	TO BE REMOVED	3	n	n	n	0
6052	Hackberry	12" Caliper	TO BE REMOVED	2	n	n	n	0
6053	Hackberry	8" Caliper	TO BE REMOVED	1	n	n	n	0
6054	Green Ash	6" Caliper	TO BE REMOVED	2	n	n	y	0
6055	American Elm	6" Caliper	TO BE REMOVED	4	n	n	n	9
6056	Hackberry	6" Caliper	TO BE REMOVED	2	n	n	n	0
6057	Hackberry	12" Caliper	TO BE REMOVED	3	n	n	n	0
6058	Hackberry	8" Caliper	TO BE REMOVED	2	n	n	y	0
6059	Hackberry	6" Caliper	TO BE REMOVED	2	n	n	n	0
6060	Hackberry	12" Caliper	TO REMAIN					
6061	Cedar Elm	12" Caliper	TO REMAIN					
6062	Hackberry	6" Caliper	TO REMAIN					
6063	Hackberry	10" Caliper	TO REMAIN					
6064	American Elm	8" Caliper	TO REMAIN					
6065	Cedar Elm	8" Caliper	TO REMAIN					
6066	Cedar	25'+ Tall	TO REMAIN					
6067	American Elm	10" Caliper	TO REMAIN					
6068	Hackberry	6" Caliper	TO REMAIN					
6069	Hackberry	6" Caliper	TO REMAIN					
6070	Cottonwood	10" Caliper	TO BE REMOVED	3	n	n	n	0
6071	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6072	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6073	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6074	Hackberry	10" Caliper	TO BE REMOVED	1	n	n	n	0
6075	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6076	American Elm	10" Caliper	TO BE REMOVED	4	n	n	n	10
6077	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6078	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6079	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6080	Hackberry	6" Caliper	TO BE REMOVED	3	n	n	n	0
6081	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6082	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6083	Hackberry	10" Caliper	TO BE REMOVED	3	n	n	n	0
6084	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6085	Hackberry	6" Caliper	TO BE REMOVED					0
6086	Hackberry	6" Caliper	TO BE REMOVED					0
6087	Hackberry	6" Caliper	TO BE REMOVED					0
6088	Cedar	12" Caliper	TO REMAIN					
6089	Cedar	10" Caliper	TO REMAIN					
6090	Cedar	12" Caliper	TO REMAIN					
6091	American Elm	8" Caliper	TO BE REMOVED	4	n	n	n	8
6092	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6093	Hackberry	6" Caliper	TO BE REMOVED					0
6094	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6095	Green Ash	10" Caliper	TO BE REMOVED	2	n	n	y	10
6096	Cedar	6" Caliper	TO BE REMOVED	4	n	n	n	4
6097	Cottonwood	22" Caliper	TO BE REMOVED	3	n	n	n	0
6098	Hackberry	8" Caliper	TO BE REMOVED	3	n	n	n	0
6099	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
6100	Cedar	25'+ Tall	TO BE REMOVED	4	n	n	n	4
Total Mitigation Inches Required								**3,065**
Total Mitigation Inches Provided - (72) 4" cal. trees								**288**
Total Mitigation Inches Remaining								**2,777**
Mitigation Credit Purchase (20% max. = 898 Inches @ $200.00 / inch)								**$122,600.00**
Remaing Mitigation Inches Required								**2,164**

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

OMEGA DESIGN, LLC
811 S. CENTRAL EXPRESSWAY
SUITE 306
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS

#	DATE	COMMENTS
1	05.06.20	City Comments
2	10.13.20	City Comments
3	11.19.21	City Comments
4	12.06.21	City Comments
5	03.03.22	City Comments
6	08.05.22	City Comments
7	05.17.24	City Comments

PROFESSIONAL SEAL



05/17/24

OWNER INFORMATION

Lakeside Kids, LLC
5909 Beth Drive
Plano, TX 75093

PROJECT INFORMATION

PINNACLE MONTESSORI ACADEMY ROCKWALL
E. RALPH HALL PARKWAY AND PLAZA DRIVE
ROCKWALL, TEXAS

PROJECT NUMBER: PMA032

SHEET TITLE

TREE PRESERVATION NOTES

SHEET NUMBER

L1.05

ISSUE DATE: 03-20-2020

Docusign Envelope ID: 09D6D629-286F-45B5-9B1E-3EA4EBED80F5

August 1, 2024

To,

City of Rockwall,
Planning & Zoning Department

Re: Pinnacle Montessori Academy of Rockwall – Tree Mitigation

960 and 962 E. Ralph Hall Parkway,

Rockwall, TX - 75032

Bethany,

For our tree mitigation fee, we will be going for option 2.

Payment and Quotation:

Pay $34,500 (representing 20% of the mitigation balance).

Obtain and provide a quote for buying 345 canopy trees (each with a 3-inch or more calliper) and pay the full quoted amount after the P & Z approval.

Regards,

Buffalo Country Properties, LLC

DocuSigned by:
834CA3E66FB24F3...

Name – Rajesh Malviya

Date - 8/5/2024

TREE SOURCE WEST, LLC

PO Box 415
Pilot Point, TX 76258 USA
+12147297610
treesourcewest@gmail.com

Estimate

ADDRESS
RAJ
CITY OF ROCKWALL

SHIP TO
PICK UP
9660 FM 1385
PILOT POINT, TX. 76258

ESTIMATE 1021
DATE 08/02/2024

DESCRIPTION	QTY	RATE	AMOUNT
CEDAR ELM 3" THIS IS THE PICKED-UP PRICE	345	225.00	77,625.00T

SUBTOTAL	77,625.00
TAX	4,851.56
TOTAL	**$82,476.56**

Accepted By

Accepted Date

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

Cc: **Honorable Mayor and City Council Members**

FROM: **David Sweet, Director of Administrative Services**

DATE: **August 16, 2024**

SUBJECT: **Interlocal Cooperation Agreement w/ Rockwall County**

In 2021 when Rockwall County held its Road Bond election, included was a sum for the advance planning on the North and South Goliad widenings. They have decided to release $2 million to the City of Rockwall in order to begin advance planning on this future widening. This comes nowhere close to the amount needed for design or construction, which is currently estimated at $85 million (just for North Goliad alone). However, this money will allow us to do the early stages of advance planning.

The County road consultant, John Polster, calls it “reimagining” North Goliad as it turns from a state highway into a city thoroughfare. This planning effort will include visioning workshops and other tools to get input from affected residents along the route. The City of Ennis recently undertook this effort and is now in the process of doing a major change to their downtown.

John Polster will be the one to assist in the coming years with finding a way to get COG or TxDOT money for the widening. The plan has always been that it doesn’t become a city street until the road is widened to our vision for it. While it remains to be seen, this will be the very first step in that effort. We will have to do a Request for Qualifications (RFQ) to proceed and will likely use the Ennis document as an example for that.

Rockwall City Council has to first approve execution of this Interlocal Agreement with the County, then go to RFQ. Once RFQs are received and a selection is made, staff will come to Council for approval of that consulting agreement before this project will actually get kicked off.

THE STATE OF TEXAS §
§
COUNTY OF ROCKWALL §

INTERLOCAL COOPERATION AGREEMENT BETWEEN ROCKWALL COUNTY, TEXAS, AND THE CITY OF ROCKWALL, TEXAS

THIS AGREEMENT is made, entered into and executed by and between Rockwall County, Texas ("the County"), a duly organized political subdivision of the State of Texas; and the City of Rockwall, Texas ("the City"), a duly organized political subdivision of the State of Texas. The County and the City are collectively referred to herein as "the Parties."

WHEREAS, the County and the City mutually desire to enter into this Agreement to provide engineering for SH 205 as a 4-lane urban divided/undivided roadway between North John King Boulevard and Downtown Rockwall, located entirely in the municipal limits of the City and Rockwall County Commissioner Precinct #1, hereinafter "the Project"; and

WHEREAS, the estimated cost of completion for the Project is EIGHTY-FIVE MILLION TWO HUNDRED ONE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS ($85,201,700.00), with the County agreeing to contribute an initial amount which shall not exceed TWO MILLION AND NO/100 DOLLARS ($2,000,000.00), based on current available funding, and

WHEREAS, the Interlocal Cooperation Act, Texas Government Code Chapter 791, hereinafter "the Act," provides authorization for a local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act, and the County and the City hereby mutually agree to be subject to the provisions of the Act; and

WHEREAS, the mutual benefit of the County and the City and the residents of the City and the County, the Parties understand the value of the timely completion of the Project which involves roads which are an integral part of the County's road system, and the Parties are undertaking the Project to facilitate safe travel on an improved roadway; and

NOW, THEREFORE, this Agreement is hereby made and entered into by the County and the City upon and for the mutual consideration stated herein:

WITNESSETH:

I.

Pursuant to Texas Government Code §791.011, the County and the City hereby enter into this Agreement in order to perform certain governmental functions and services in the area of streets, roads, and drainage. The purpose of this Agreement is to provide a governmental function or service that each party is authorized to perform individually.

II.

The County and the City hereby agree that the scope of the Project shall be to provide engineering for SH 205 as a four (4)-lane urban divided/undivided roadway between North John King Boulevard and Downtown Rockwall ("Project"), at an estimated cost of EIGHTY-FIVE MILLION TWO HUNDRED ONE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS ($85,201,700.00), with the County agreeing to contribute an initial amount which shall not exceed TWO MILLION AND NO/100 DOLLARS ($2,000,000.00), based on current available funding,. The Project is located entirely within the municipal limits of the City and Rockwall County Commissioner Precinct #1.

III.

The County hereby agrees to contribute for the engineering of the Project for an amount which shall not exceed TWO MILLION AND NO/100 DOLLARS ($2,000,000.00), provided that any and all funding is approved by formal action of the Rockwall County Commissioners Court.

IV.

The City agrees to manage all engineering of the Project. The City shall timely provide the County with all invoices and requested documentation for the engineering of the Project in an amount which shall not exceed TWO MILLION AND NO/100 DOLLARS ($2,000,000.00).

V.

This exchange of services between the County and the City is deemed adequate consideration for the obligations exchanged by the Parties herein.

VI.

As the City proceeds with the completion of the engineering for the Project, the City shall submit all invoices for reimbursement to the Rockwall County Auditor, Ms. Lisa Constant-Wylie, 1111 E. Yellowjacket Lane, Suite 202, Rockwall, Texas 75087, c/o Mr. John Polster, Innovative

Transportation Solutions, Inc., 2701 Valley View Lane, Farmers Branch, Texas 75234. The City shall submit the engineering invoices on a monthly basis, and the County shall reimburse the City on a pro rata basis for all approved expenses related to the engineering of the Project within thirty (30) calendar days of receipt of an invoice from the City, provided that all expenditures are made in a manner which is consistent with the terms of this Agreement. Upon satisfactory completion of the Project, the City shall prepare and complete a full audit of the Project and provide a copy of such audit to the County.

VII.

As required by Texas Transportation Code §251.012 and as evidenced by the signature of the City's representative below, the governing body of the City by the execution of and approval of this Agreement hereby approves of the expenditure of County money to finance the engineering for the construction, improvement or repair of a street or alley in the County that is located in the City (SH 205).

VIII.

This Agreement may be terminated in whole, or in part, by the County or the City upon thirty (30) days written notice to the other party. In the event of termination by the County, the County shall pay all approved invoices submitted by the City up to and including the date of termination.

IX.

This Agreement represents the entire integrated agreement between the County and the City and supersedes all prior negotiations, representations, and agreements, either oral or written. This Agreement may be amended only by written instrument signed by both of the Parties. Notices shall be directed as follows:

For City: Honorable Trace Johannesen, Mayor
City of Rockwall, Texas
385 South Goliad
Rockwall, Texas 75087

Copy To: Kristy Teague, City Secretary
City of Rockwall, Texas
385 South Goliad
Rockwall, Texas 75087

For County: Honorable Frank New, Rockwall County Judge
101 E. Rusk
Suite 202

Rockwall, Texas 75087

Copy To: Lisa Constant-Wylie, Rockwall County Auditor
1111 E. Yellowjacket Lane
Suite 202
Rockwall, Texas 75087

X.

The covenants, terms, and conditions herein are to be construed under the laws of the State of Texas and are performable by the Parties in Rockwall County, Texas. The Parties mutually agree that venue for any obligation arising from this Agreement shall be in Rockwall County, Texas.

XI.

The City agrees and understands that the City, its employees, servants, agents or representatives shall at no time represent themselves to be employees, servants, agents or representatives of the County. The County agrees and understands that the County, its employees, servants, agents or representatives shall at no time represent themselves to be employees, servants, agents or representatives of the City.

XII.

The City agrees to accept full responsibility for the acts, negligence and omissions of all City employees, agents, subcontractors or contract laborers and for all other persons doing work under a contract or agreement with the City.

XIII.

This Agreement is not intended to extend the liability of the Parties beyond that provided for by law. Neither the County nor the City waive, nor shall be deemed to have hereby waived, any immunity or defense that would otherwise be available to it against claims made by third parties.

XIV.

Notwithstanding any provision to the contrary herein, this Agreement is a contract for and with respect to the performance of governmental functions by governmental entities. The relationship of the Parties shall, with respect to that part of any service or function undertaken as a result of or pursuant to this Agreement, be that of independent contractors. Nothing contained

herein shall be deemed or construed by the Parties, or by any third party, as creating the relationship of principal and agent, partners, joint venturers, or any other similar such relationship.

XV.

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the Parties hereto that the remaining portions shall remain valid and in full force and effect to the fullest extent possible.

XVI.

Each party shall promptly advise the other party in writing of any claim or demand against either Party or known to it related to or arising out of actions or omissions under this Agreement and shall see to the investigation of and defense of such claim or demand at its expense. The other party shall have the right, at its option and at its own expense, to participate in such defense without relieving the advising party of any of its obligations under this Agreement.

XVII.

This Agreement merges any and all prior negotiations and understandings of the Parties and embodies the entire agreement of the Parties, and there are no other agreements, assurances, conditions, covenants (express or implied) or other terms with respect to the covenants, whether written or verbal, antecedent or contemporaneous, with the execution hereof. This Agreement may be amended only by written instrument duly executed on behalf of each Party.

XVIII.

The undersigned officers and agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto, and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

XIX.

This Agreement becomes effective when signed by the last party whose signing makes the respective agreement fully executed, and the term of this Agreement is for the life of the Project beginning on the date of execution of this Agreement and continuing until the Project is completed.

Executed this_____ day of_____ , 2024.

ROCKWALL COUNTY, TEXAS
101 E. Rusk, Suite 202
Rockwall, Texas 75087

By: _____
Honorable Frank New
Rockwall County Judge
Acting by and on behalf of the authority
of the Rockwall County Commissioners Court

ATTEST:

By: _____
Rockwall County Clerk

CITY OF ROCKWALL, TEXAS
385 South Goliad
Rockwall, Texas 75087

By: _____
Mary Smith
City Manager, City of Rockwall, TX
Acting by and on behalf of the authority
of the City of Rockwall, Texas

ATTEST:

By: _____
Kristy Teague, City Secretary

COUNTY AUDITOR'S CERTIFICATE

I hereby certify funds are available to accomplish and pay the obligation of Rockwall County, Texas, under this Agreement.

_____
Lisa Constant-Wylie
Rockwall County Auditor

APPROVAL OF INTERLOCAL COOPERATION AGREEMENT

Rockwall County, Texas, acting by and through the Rockwall County Commissioners Court, hereby gives its specific written approval to the following Project, prior to beginning of the Project in satisfaction of Texas Government Code §791.014. The scope of the Project shall be to provide SH 205 as a 4-lane urban divided/undivided roadway between North John King Boulevard and Downtown Rockwall, at an estimated cost of completion of EIGHTY-FIVE MILLION TWO HUNDRED ONE THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS ($85,201,700.00). The Project shall be located entirely within the municipal limits of the City of Rockwall and Rockwall County Commissioner Precinct #1.

The County hereby agrees to contribute an initial amount which shall not exceed TWO MILLION AND NO/100 DOLLARS ($2,000,000.00), provided that any and all funding is approved by formal action of the Rockwall County Commissioners Court.

The local governments which requested the Project and with whom the Agreement is by and between are Rockwall County, Texas, and the City of Rockwall, Texas.

By vote on the date below, the Rockwall County Commissioners Court has approved the project identified above and authorized execution of this document by the presiding officer of the Rockwall County Commissioners Court.

Date: _____

By: _____
Presiding Officer of the Rockwall
County Commissioners Court

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	August 19, 2024
APPLICANT:	Paul and Dioselina Curbow
CASE NUMBER:	Z2024-031; *Specific Use Permit (SUP) for a Residential Infill at 510 W. Kaufman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Paul and Dioselina Curbow for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, and take any action necessary.

BACKGROUND

According to the 1934 Sanborn Maps, the subject property was platted as part of the Lowe & Allen Addition prior to 1934 and after 1911. Per the City's historic zoning maps, the subject property was originally zoned Single-Family 2 (SF-2) District as of January 3, 1972. Between this date and May 16, 1983, the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District. The subject property is currently vacant.

PURPOSE

The applicants -- *Paul and Dioselina Curbow* -- are requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 510 W. Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several single-family homes that are situated within the Highwood Subdivision, which consists of 74 residential lots and was established on July 1, 1955. Beyond this is Westway Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this roadway, are more single-family homes situated within the Highwood Subdivision. Beyond this is Highland Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property is W. Kaufman Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.46-acre parcel of land (*i.e. Block 19 of the Lowe & Allen Addition*) that is developed with a single-family home and is zoned Single-Family 7 (SF-7) District. South of this is W. Rusk Street, which is identified as a P3U (*i.e. principal arterial, three (3) lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are nine (9) residential lots (*i.e. 302, 304, 402, 404, 406, 502, 504, 506 & 508 W. Kaufman Street*) developed with single-family homes and zoned Single-Family 10 (SF-10) District. Beyond this

is N. West Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are two (2) parcels of land (*i.e. 202 N. West Street & 201 N. Alamo Street*), developed with commercial businesses (*i.e. Steeli Beans Boutique & Lush Beauty Salon*) that are zoned Downtown (DT) District.

West: Directly west of the subject property are two (2) vacant tracts of land (*i.e. Lot B, Block 85 & 87D, B.F. Boydston Addition & Lot AB, Block 87, B.F. Boydston Addition*) which are zoned Single-Family 10 (SF-10) District. Beyond this is a 0.73-acre parcel of land (*i.e. Lot 1, Block A, S. Sparks Addition*), which is developed with a single-family home and is zoned Single-Family 10 (SF-10) District. West of this is the Walmart Neighborhood Market and a retail shopping center, which is situated on a 10.20-acres tract of land (*i.e. Lots 1, 3 & 4, Wal-Mart Rockwall Addition*) that is zoned Planned Development District 49 (PD-49) for General Retail (GR) District land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is situated within 500-feet of the Highwood Subdivision, which is 100% developed, consists of 74 residential lots, and has been in existence since July 1, 1955. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being adjacent to an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing within close proximity of W. Kaufman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on W. Kaufman Street and W. Rusk Street in a Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	Most homes are oriented toward W. Kaufman Street.	The front elevation of the home will face W. Kaufman Street.
Year Built	1979-1990	*N/A*
Building SF on Property	1,060 SF – 5,422 SF	4,221 SF
Building Architecture	Single Family Homes and Two (2) Vacant Lots	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	26-Feet
Side	6- feet	14.4- Feet & 25.9-Feet
Rear	10-Feet	X> 10-Feet
Building Materials	Brick and Siding	Board & Batten Siding
Paint and Color	Red, Tan, White, Brown, Yellow, Gray	N/A
Roofs	Composite Shingles	Asphalt Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be attached and located evenly with the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant's proposed garage is located evenly with the front façade of the single-family home;

however, staff should point out that this is not atypical for this area. A waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If this Specific Use Permit (SUP) request is approved by the Planning and Zoning Commission and City Council, the garage setback requirement will be waived. With the exception of the garage orientation, the proposed single-family home meets all of the density and dimensional requirements as stipulated by the Unified Development Code (UDC) for a property in a Single-Family 10 (SF-10) District.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along W. Kaufman Street and W. Rusk Street and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house *will not* have a negative impact on the existing subdivision.

NOTIFICATIONS

On July 23, 2024, staff mailed 63 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows and Bent Creek Condos Homeowners Associations (HOAs) which are the only HOA's located within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

   (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

   (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance; and,

   (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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.

CONDITIONS OF APPROVAL

On August 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioners Thompson and Conway absent.

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	510 W. Kaufman St Rockwall, TX 75087				
SUBDIVISION	Lowe & Allen Block	LOT	20	BLOCK	—
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE	Single Family Residential		
ACREAGE	.27	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	Paul & Dioselina Curbow	☐ APPLICANT	
CONTACT PERSON	Paul Curbow	CONTACT PERSON	
ADDRESS	7137 Lanyon dr	ADDRESS	
CITY, STATE & ZIP	Dallas, TX 75227	CITY, STATE & ZIP	
PHONE	469-623-2192	PHONE	
E-MAIL	pcurbow@dallasisd.org	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Paul Curbow [*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 $ 315 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* July, 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 12th *DAY OF* July, 20 24

OWNER'S SIGNATURE Paul Curbow

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Nivia Harrell

NIVIA HARRELL
NOTARY PUBLIC STATE OF TEXAS
Notary ID #133010855
My Commission Expires
March 31, 2025

MY COMMISSION EXPIRES



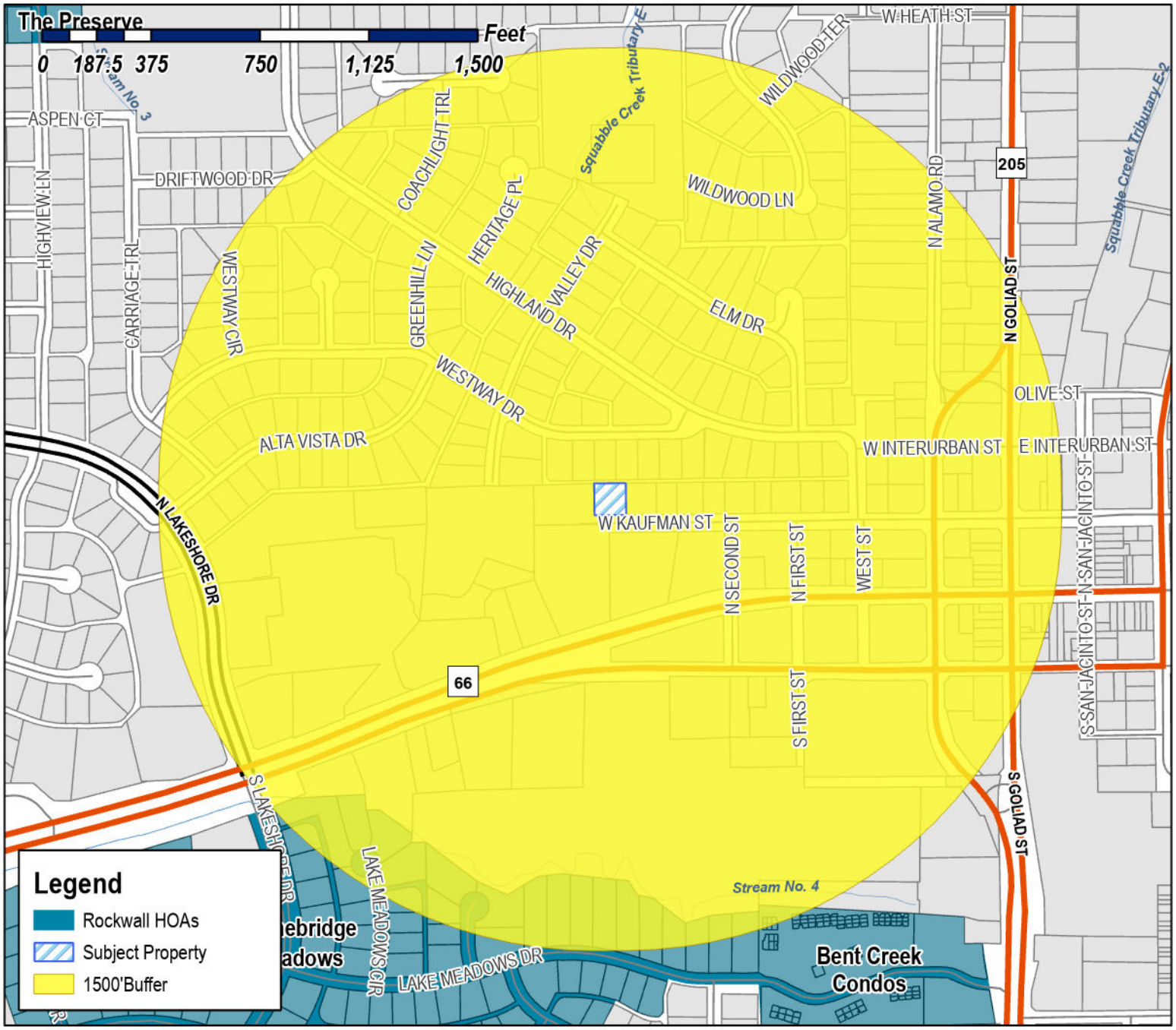
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

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Case Number: Z2024-031
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 510 W. Kaufman Street



Date Saved: 7/12/2024
For Questions on this Case Call (972) 771-7745

From: Guevara, Angelica
Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany
Bcc: [redacted]
Subject: Neighborhood Notification Email [Z2024-031]
Date: Wednesday, July 24, 2024 3:06:00 PM
Attachments: Public Notice (P&Z).pdf
HOA Map (07.12.2024).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, July 26, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, August 13, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, August 19, 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.

Z2024-031: SUP for Residential Infill Adjacent to an Established Subdivision at 510 W. Kaufman Street
Hold a public hearing to discuss and consider a request by Paul and Dioselina Curbow for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman Street, and take any action necessary.

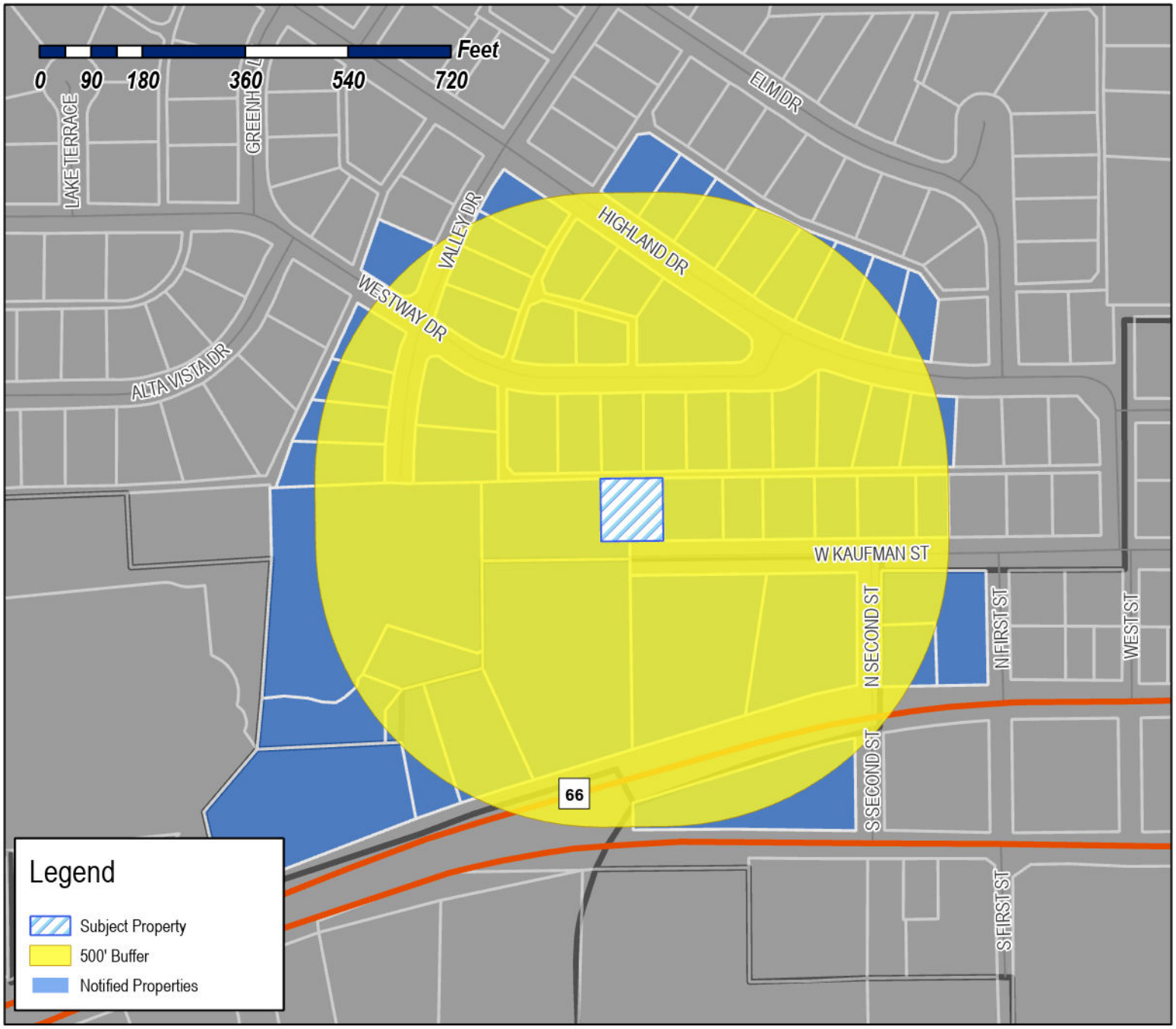
Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

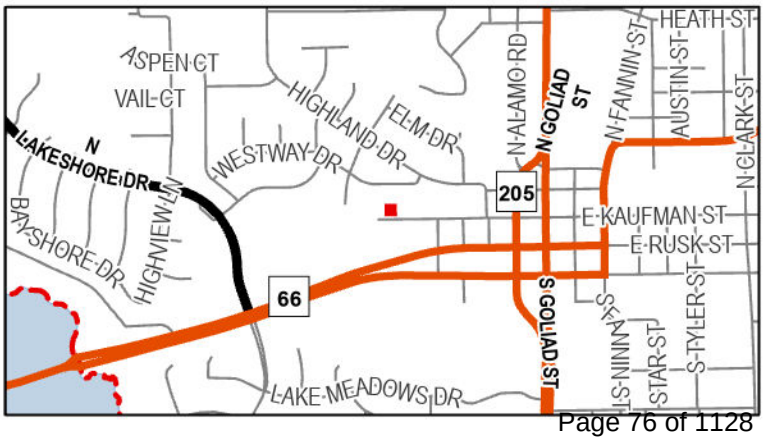
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-031
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 510 W. Kaufman Street



Date Saved: 7/12/2024
For Questions on this Case Call: (972) 771-7745

SPARKS ROBERT & TANA
103 N 1ST ST
ROCKWALL, TX 75087

ASHLEY CHRISTOPHER H
1107 BAY SHORE DRIVE
ROCKWALL, TX 75087

GILLESPIE RICHARD M AND DONNA M
1130 SIERRA PASS
ROCKWALL, TX 75087

RADNEY JAMES AND PATTI
1972 CR 2296
QUINLAN, TX 75474

LINDSEY NOEL
201 VALLEY DR
ROCKWALL, TX 75087

GARRISON DAVID C AND MICHEL J
202 VALLEY DR
ROCKWALL, TX 75087

MCELROY LEAH KIMBERLY
203 VALLEYB DR
ROCKWALL, TX 75087

PHIPPS RICKIE LYNN AND
204 VALLEY DRIVE
ROCKWALL, TX 75087

RSIDENT
205 VALLEY DR
ROCKWALL, TX 75087

MILLS KAY SUSAN
207 VALLEY DR
ROCKWALL, TX 75087

BALL JUSTIN D
2155 CLUBVIEW DR
ROCKWALL, TX 75087

VISTAGE PROPERTIES LLC
2625 DISCOVERY BLVD
ROCKWALL, TX 75032

ALTA VISTA BNB LLC
2701 WHISPERING OAKS
ROCKWALL, TX 75087

RSIDENT
301 VALLEY DR
ROCKWALL, TX 75087

PAINTER MICAH
301 VALLEY DRIVE
ROCKWALL, TX 75087

GREENAWALT M GENE & CLAUDINE
302 VALLEY DR
ROCKWALL, TX 75087

CHAMBERLAIN MARCUS P
304 VALLEY DR
ROCKWALL, TX 75087

EDMINSON JACOB K AND SUSAN C
306 VALLEY DR
ROCKWALL, TX 75087

KLEPPER LINDA C (POLLARD)
307 HIGHLAND DR
ROCKWALL, TX 75087

RSIDENT
308 VALLEY DR
ROCKWALL, TX 75087

WEBB TEDDY DOUGLAS & AURORA
308 HIGHLAND DRIVE
ROCKWALL, TX 75087

PENCE ALLEE
309 HIGHLAND DRIVE
ROCKWALL, TX 75087

GARCIA JOHN
310 HIGHLAND DRIVE
ROCKWALL, TX 75087

PEOPLES JOHN P
311 HIGHLAND DR
ROCKWALL, TX 75087

GARRETT GERRY B
312 HIGHLAND DR
ROCKWALL, TX 75087

RSIDENT
313 WESTWAY DR
ROCKWALL, TX 75087

DEL CASTILLO LUIS
314 HIGHLAND DRIVE
ROCKWALL, TX 75087

HARVEY JAMES
315 WESTWAY DRIVE
ROCKWALL, TX 75087

BURTON NORVELLA KAY
316 HIGHLAND DR
ROCKWALL, TX 75087

PURNELL MICHAEL & DEBORAH
317 HIGHLAND DR
ROCKWALL, TX 75087

BUTLER PAUL DAVID
317 WESTWAY DRIVE
ROCKWALL, TX 75087

STACEY MARY
318 HIGHLAND DR
ROCKWALL, TX 75087

RSIDENT
319 WESTWAY DR
ROCKWALL, TX 75087

HARRELL GRANT E
319 HIGHLAND DR
ROCKWALL, TX 75087

RSIDENT
320 HIGHLAND DR
ROCKWALL, TX 75087

CONFIDENTIAL
321 HIGHLAND DR
ROCKWALL, TX 75087

RANDOLPH JILL FOX
321 WESTWAY DRIVE
ROCKWALL, TX 75087

GOODMAN MORGAN AND AMANDA
322 HIGHLAND DRIVE
ROCKWALL, TX 75087

ROGERS OLIVER G
322 WESTWAY DR
ROCKWALL, TX 75087

RICE KAREN
323 WESTWAY DRIVE
ROCKWALL, TX 75087

DAFFRON SYBIL ANNETTE
324 WESTWAY DRIVE
ROCKWALL, TX 75087

RSIDENT
325 WESTWAY DR
ROCKWALL, TX 75087

KOVAR RACHAEL A
404 WEST KAUFMAN STREET
ROCKWALL, TX 75087

PICKETT GINA
406 W KAUFMAN ST
ROCKWALL, TX 75087

ALLEN ROBERT G DDS
406 W RUSK ST
ROCKWALL, TX 75087

ROAN-NUNN MABEL PEGGY ESTATE
419 N. TEXAS ST.
EMORY, TX 75440

CANUP PAUL RICHARD AND VICTORIA ANN
REVOCABLE LIVING TRUST
PAUL RICHARD CANUP AND VICTORIA ANN
CANUP CO-TRUSTEES
4268 AIRLINE RD
LONGVIEW, TX 75605

MCVANEY JEFFREY AND MORGAN
4761 SECRET CV
ROCKWALL, TX 75032

SPAFFORD SARAH
494 DOWELL RD
ROCKWALL, TX 75032

RSIDENT
502 W KAUFMAN
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

RSIDENT
504 W KAUFMAN
ROCKWALL, TX 75087

RSIDENT
504 W RUSK
ROCKWALL, TX 75087

RSIDENT
506 W KAUFMAN
ROCKWALL, TX 75087

BARKER FRED D & JANICE
508 WEST KAUFMAN ST
ROCKWALL, TX 75087

RSIDENT
510 W KAUFMAN ST
ROCKWALL, TX 75087

CANUP DAVID & PATRICIA
602 W RUSK ST
ROCKWALL, TX 75087

RSIDENT
604 W RUSK
ROCKWALL, TX 75087

RUSK STREET DEVELOPMENT LP
636 HANBY LN
ROCKWALL, TX 75032

RSIDENT
702 W RUSK
ROCKWALL, TX 75087

CURBOW PAUL AND DIOSELINA
7137 LANYON DRIVE
DALLAS, TX 75227

STATE HIGHWAY DEPT
I 30 RT 3 L L LOFLAND
ROCKWALL, TX 75087

STEGER ANA WADE LIFE ESTATE &
DIANA WADE CHAPMAN, CYNDIE SUE PATRICK
& O L STEGER III
PO BOX 478
ROCKWALL, TX 75087

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:

Z2024-031: SUP for Residential Infill Adjacent to an Established Subdivision
Hold a public hearing to discuss and consider a request by Paul and Dioselina Curbow for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.2753-acre tract of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 510 W. Kaufman 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, August 13, 2024 at 6:00 PM,* and the City Council will hold a public hearing on *Monday, August 19, 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 *Monday, August 19, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2024-031: SUP for Residential Infill Adjacent to an Established Subdivision

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2024-031: SUP for Residential Infill Adjacent to an Established Subdivision

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

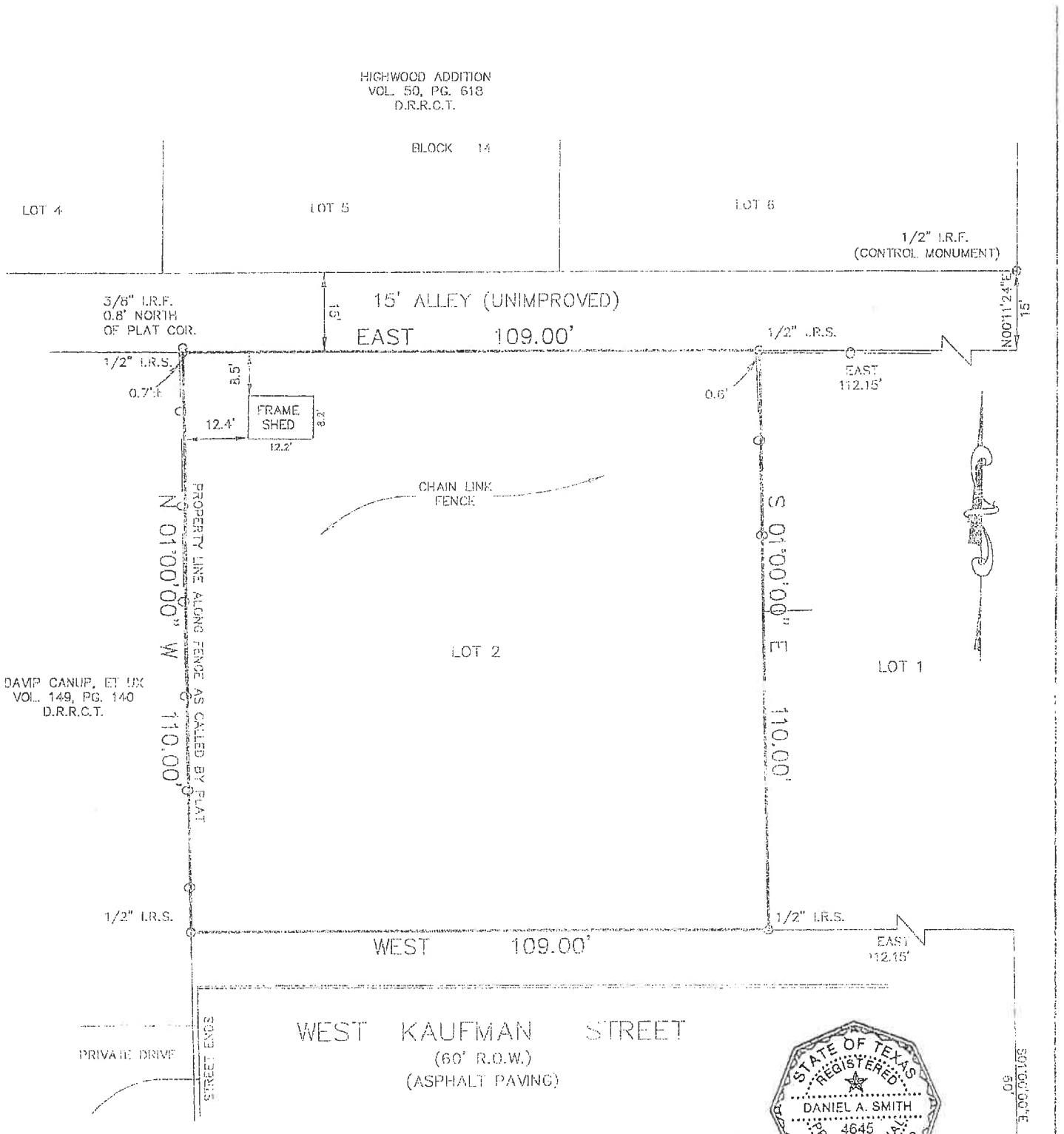
☒ I am opposed to the request for the reasons listed below.

Name: M Gene and Gaudine Greenawalt

Address: 302 Valley Dr 75087

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



TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located on Kaufman Street in the City of Rockwall, Texas, described as follows:

Lot 2 of REPLAT OF PART OF BLOCK "20" IN THE LOWE AND ALLEN ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet A, Page 5, Plat Records, Rockwall County, Texas.

"THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN ACCORDING TO THE FLOOD PLAIN MAP OF THE CITY OF ROCKWALL COMMUNITY PANEL NO. 480547 0005 C, MAP DATED 6/16/92 (ZONE "X").

THERE ARE NO ENCROACHMENTS, CONFLICTS OR PROTUSIONS, EXCEPT AS SHOWN.

The plat hereon is a representation of an on the ground survey as dated thereabove, the lines and dimensions of said property being indicated, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property set back from propery lines the distance indicated, all easements and other matters of record of which I have been advised are as shown hereon. This survey was performed in connection with the transaction desbribed in G.F. No. 200007710 of Rockwall County Abstract & Title Company. Use of this survey for any other purpose or by any other parties shall be at their own risk and the undersigned is not responsible to any others for any loss resulting therefrom.

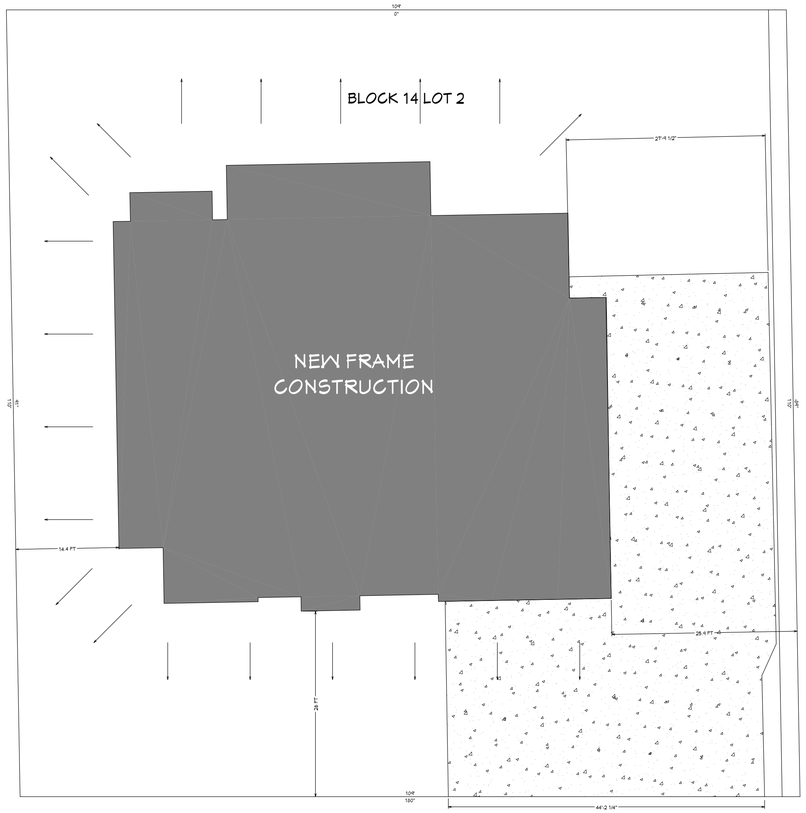
Registered Professional Land Surveyor

Daniel A. Smith, R.P.L.S. No. 4645

Daniel A. Smith Land Surveying, Inc.
309 N. GALLOWAY, SUITE 107
Mesquite, Texas 75149
(972) 216-3334 fax (972) 216-9922

Job No. 4972-B | Scale: 1" = 20'
Date: 07/25/00 | Drawn by: AWK

ALLEY (UNIMPROVED)



N

LOT 1

WEST KAUFMAN STREET

GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.

SITE NOTES:

1. Confirm zoning setbacks.

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3	Floor Plan Dimensioned
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5	Exterior Elevations
6	Wall Section Details
7	Roof Detail
8	Roof Detail
9	Foundation Detail
10	Electrical Plan
11	Electrical Plan
12	Plot Plan

All construction must meet or exceed locally adopted building codes.

www.homemadedesign.net

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWN FOR:
Paul Curbow
510 W. kaufman
Rockwall, TX 75227
| 469-623-2192

Plot Plan

DRAWINGS PROVIDED BY:
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

DATE:
5/14/2024

SCALE:
1" = 10'

SHEET:
12



Exterior Elevation Front



Exterior Elevation Back

GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.

EXTERIOR NOTES:

1. All exterior columns/posts to be built from 2x4 studs, wrapped by Zip System wall sheathing.
2. All brackets, gable accent, and corbels to be cedar.
3. All corner boards, fascia, soffit, frieze & trim to be composite material.
4. Entire exterior to be SmartSide composite lap unless specified otherwise.

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REVISION TABLE			
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DRAWN FOR:
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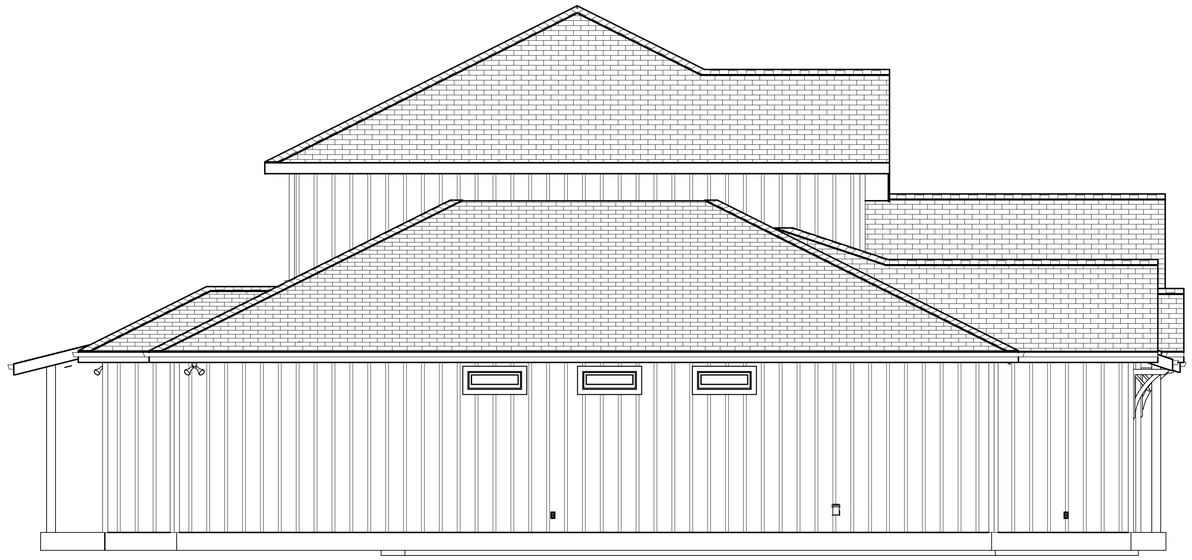
Exterior Elevations

DRAWINGS PROVIDED BY:
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

DATE:
5/14/2024

SCALE:
1/4" = 1'

SHEET:
4



Exterior Elevation Left



Exterior Elevation Right

GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.

EXTERIOR NOTES:

SEE PAGE 4

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9	Foundation Detail
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11	Electrical Plan
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All construction must meet or exceed locally adopted building codes.

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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWN FOR:
Paul Curbow
510 W. kaufman
Rockwall, TX 75227
| 469-623-2192

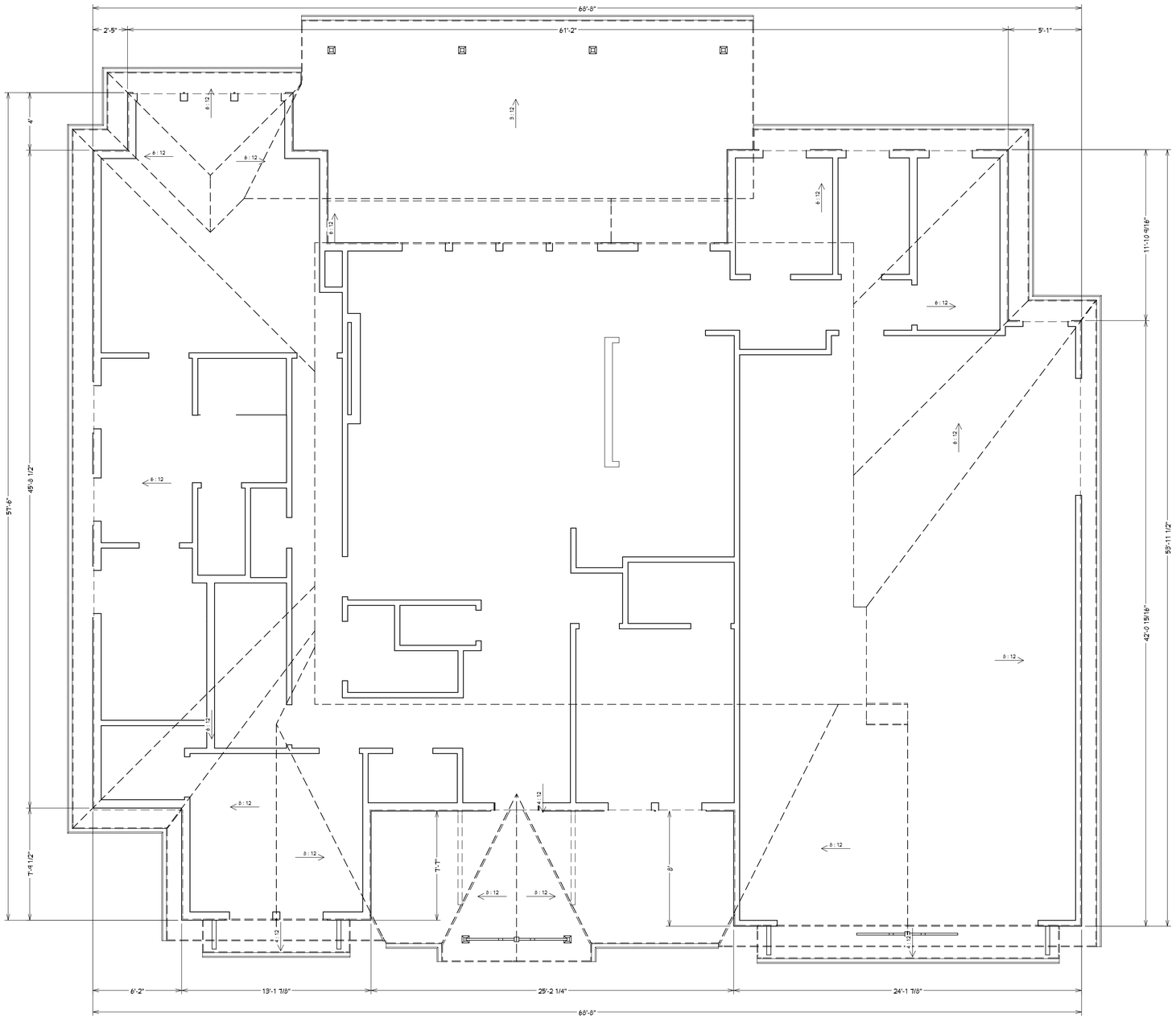
Exterior Elevations

DRAWINGS PROVIDED BY:
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

DATE:
5/14/2024

SCALE:
1/4" = 1'

SHEET:
5



Level 1

GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.

ROOF NOTES:

1. There are multiple pitches on the roof. See labels on each roof plane.
2. Roof surfaces to be composition asphalt shingle unless specified otherwise in elevations.
3. Roof surface area: ~5037 sq. ft.

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11	Electrical Plan
12	Plot Plan

All construction must meet or exceed locally adopted building codes.

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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWN FOR:
Paul Curbow
510 W. kaufman
Rockwall, TX 75227
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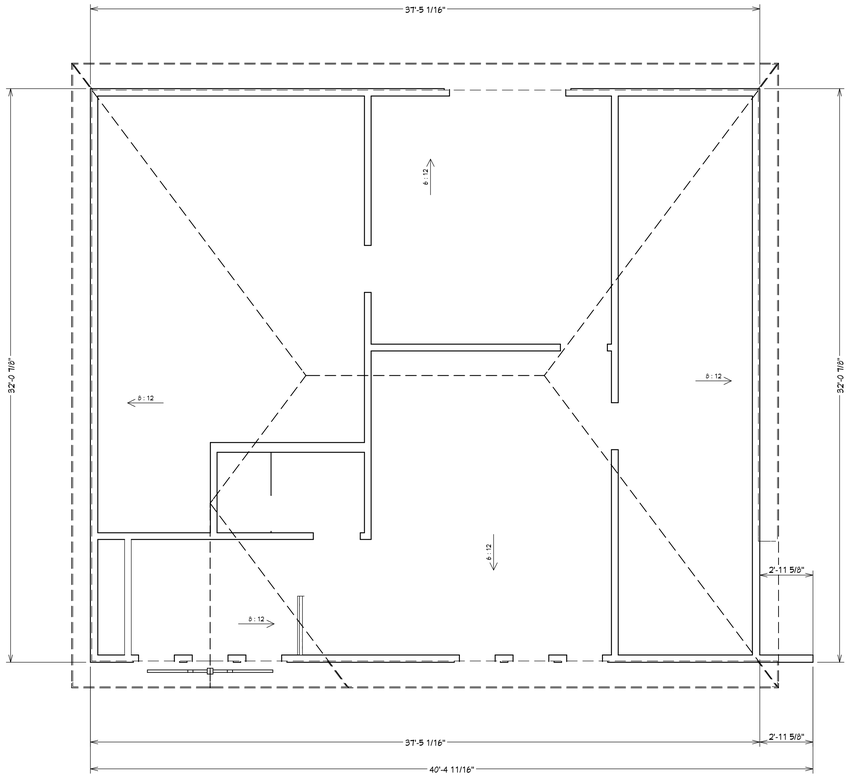
Roof Detail

DRAWINGS PROVIDED BY:
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

DATE:
5/14/2024

SCALE:
1/4" = 1'

SHEET:
7



Level 2

GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.

ROOF NOTES:

SEE PAGE 7

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1	Project Overview
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9	Foundation Detail
10	Electrical Plan
11	Electrical Plan
12	Plot Plan

All construction must meet or exceed locally adopted building codes.

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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWN FOR:
Paul Curbow
510 W. Kaufman
Rockwall, TX 75227
| 469-623-2192

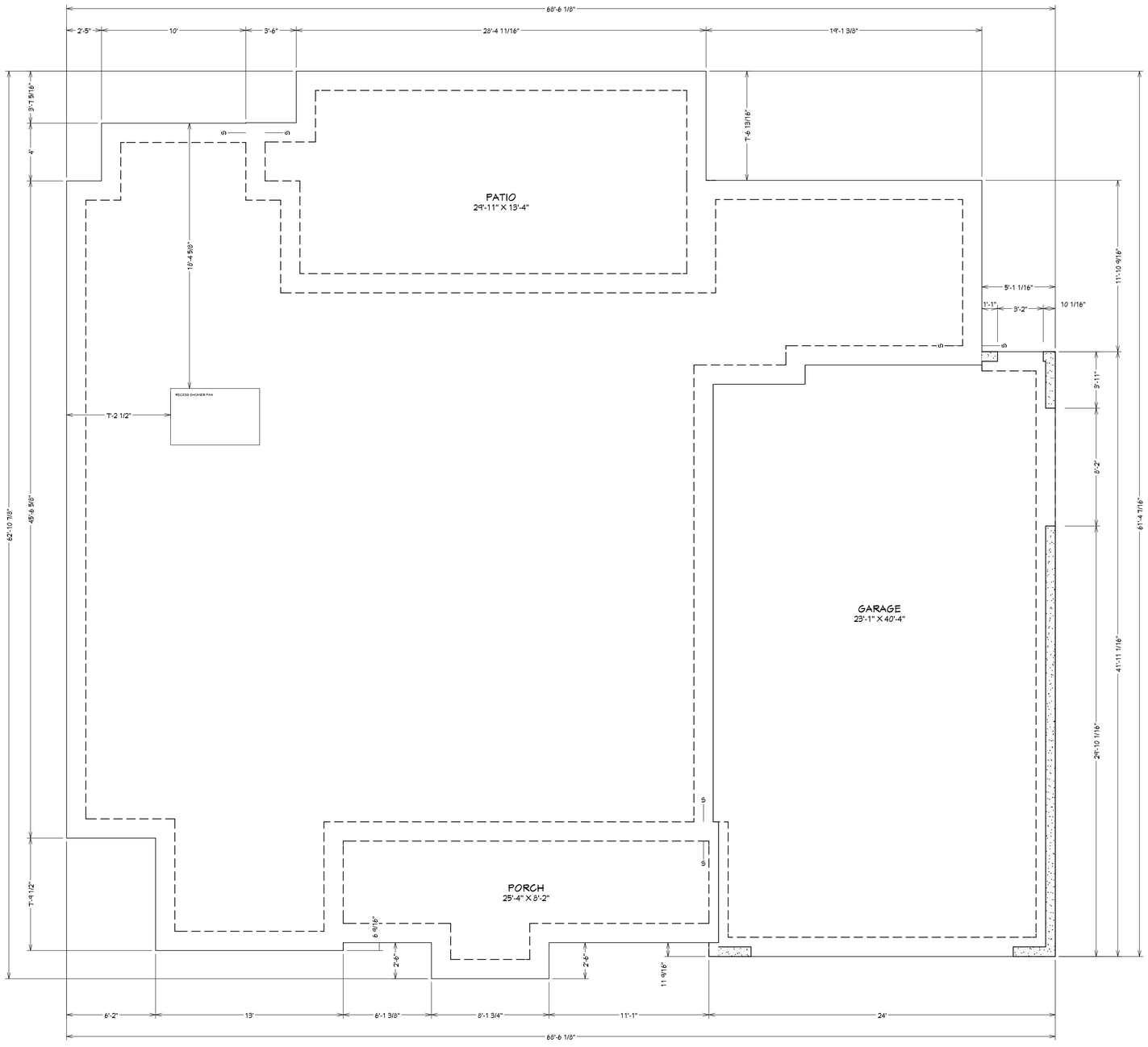
Roof Detail

DRAWINGS PROVIDED BY:
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

DATE:
5/14/2024

SCALE:
1/4" = 1'

SHEET:
8



GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.

FOUNDATION NOTES:

1. Foundation layout is for reference only. Foundation to be designed by engineer.

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All construction must meet or exceed locally adopted building codes.

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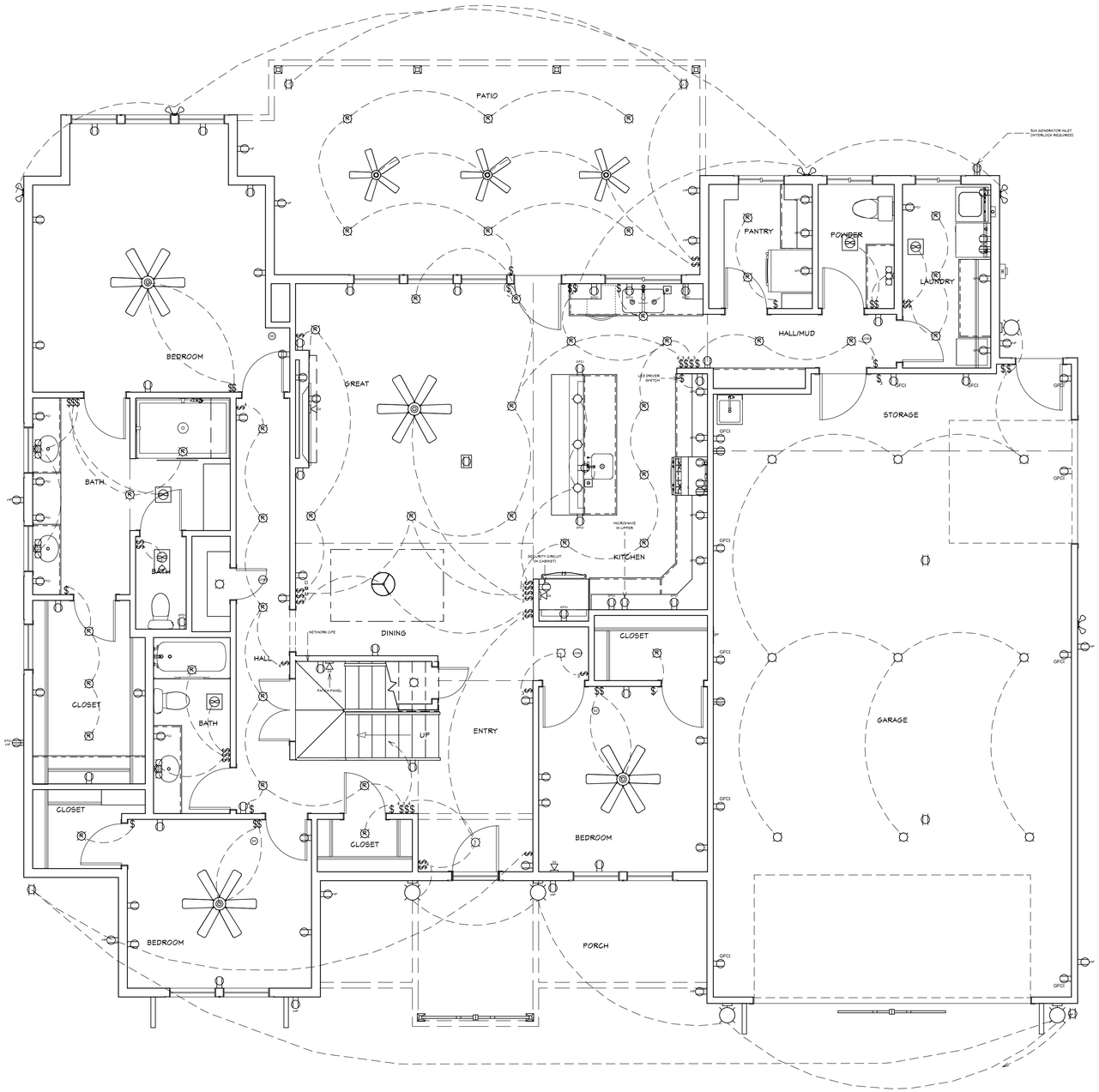
Foundation Detail

DRAWINGS PROVIDED BY:
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

DATE:
5/14/2024

SCALE:
1/4" = 1'

SHEET:
9



Level 1

All construction must meet or exceed locally adopted building codes.

GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.

ELECTRICAL NOTES:

1. Verify all electrical locations and fixtures with owner.
2. Arrows indicate connections between floors.
3. All exterior plugs and light fixtures to be water proof on a GFCI circuit.
4. All kitchen, laundry, and garage plugs to be on GFCI circuit.
5. Provide a separate circuit for microwave oven.
6. Provide a separate circuit for Network CPE and security system.
7. All recessed lights in exterior ceilings to be insulation cover rated.
8. Electrical outlet plate gaskets shall be installed on receptacle, switch, and any other boxes in exterior walls.
9. All exhaust to vent to outside air. All exhaust ducts to have dampers. Humidity-sensing fans recommended for bathroom and laundry room.
10. Verify location of make-up air and damper.
11. All ceiling fans and lights to be on standard switches. Ceiling fan locations should use three-conductor Romex.
12. Verify installation of whole-house surge protection system at EP with owner (recommended for variable-speed heat pump).
13. Garage lighting is lamp bases.
14. Exterior architectural and security exterior lighting controlled by interior switches. Verify location of soffit plugs.
15. Final panel location and meter base determined by electrician.
16. All electrical to meet all locally adopted building codes for height, spacing, tamper resistance, etc.

Electrical Service size- 200Amp

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP GFCI	110V Receptacles: Duplex, Weather Proof, GFCI
WP 2 3 4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DIM T	Switches: Dimmer, Timer
A/V Control	Audio Video: Control Panel, Switch
CP SP	Speakers: Ceiling Mounted, Wall Mounted
CAT5 CAT5/TV CAT5 TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
TEL	Telephone Jack
INT	Intercom
T	Thermostat
CHIME PB	Door Chime, Door Bell Button
SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel

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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWN FOR:
Paul Curbow
510 W. Kaufman
Rockwall, TX 75227
| 469-623-2192

Electrical Plan

DRAWINGS PROVIDED BY:
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

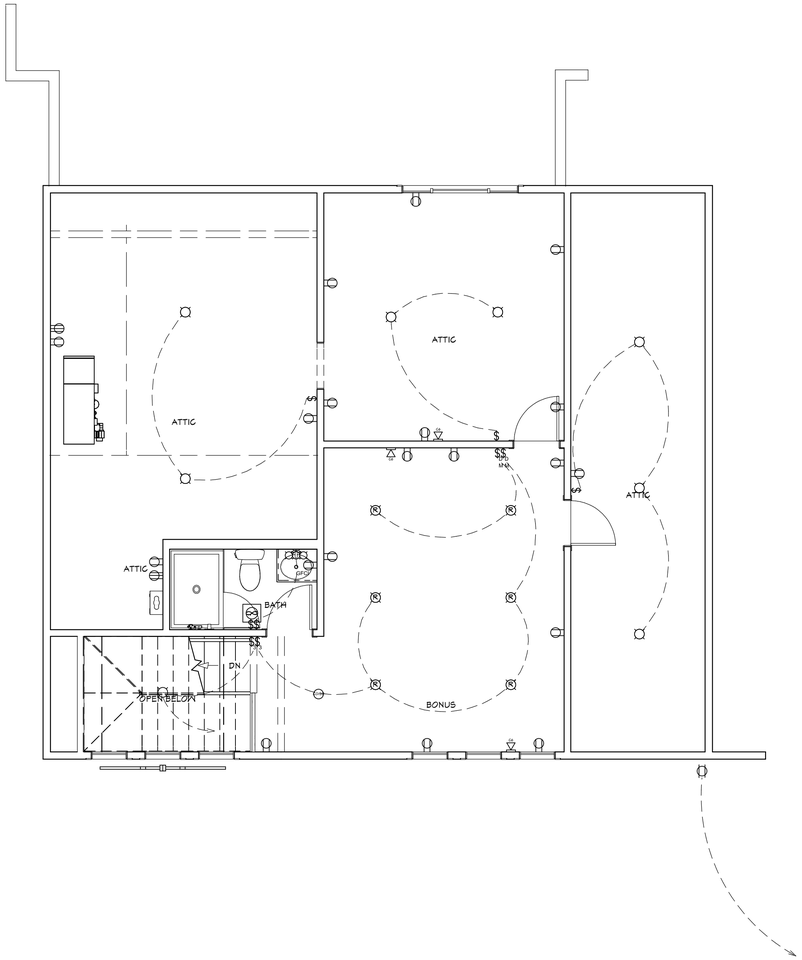
DATE:
5/14/2024

SCALE:
1/4" = 1'

SHEET:
10

GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed. See electrical notes for additional specifications.
2. All linear dimensions located on exterior walls originate at outside of veneer.
3. All linear dimensions located on interior walls originate at framing layer.



Level 2

ELECTRICAL NOTES:

SEE PAGE 10

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12	Plot Plan

All construction must meet or exceed locally adopted building codes.

www.homemadedesign.net

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

DRAWN FOR:
Paul Curbow
510 W. Kaufman
Rockwall, TX 75227
| 469-623-2192

Electrical Plan

DRAWINGS PROVIDED BY:
homeMADE Design
David B. Lawson, Designer
david@homemadedesign.net | 940-331.6093

DATE:
5/14/2024

SCALE:
1/4" = 1'

SHEET:
11

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-031

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
502 W. Rusk Street	Single-Family Home	1990	5,422	*N/A*	Brick and Siding
504 W. Rusk Street	Single-Family Home	1980	2,821	*N/A*	Brick and Siding
602 W. Rusk Street	Single-Family Home	1979	6,474	*N/A*	Brick
604 W. Rusk Street	Vacant	N/A	N/A	*N/A*	N/A
406 W. Kaufman Street	Single-Family Home	1985	2,653	*884*	Stone
502 W. Kaufman Street	Single-Family Home	1950	1,422	*600*	Brick
504 W. Kaufman Street	Single-Family Home	1985	1,445	*960*	Brick
506 W. Kaufman Street	Single-Family Home	1985	1,060	*36*	Siding
508 W. Kaufman Street	Single-Family Home	1990	3,016	*N/A*	Brick
510 W. Kaufman Street	Vacant	N/A	N/A	*N/A*	N/A
	AVERAGES:	1981	3,039	620	



502 W. Rusk Street



504 W. Rusk Street

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM



602 W. Rusk Street



604 W. Rusk Street



406 W. Kaufman Street



502 W. Kaufman Street



504 W. Kaufman Street



506 W. Kaufman Street



508 W. Kaufman Street



510 W. Kaufman Street

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

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 *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2753-ACRE PARCEL OF LAND, IDENTIFIED AS A PORTION OF BLOCK 20 OF THE LOWE & ALLEN 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 Paul and Dioselina Curbow for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.2753-acre parcel of land identified as a portion of Block 20 of the Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 10 (SF-10) District land uses, addressed as 510 W. Kaufman 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 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) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of 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*, of Article 05, *District Development*

DRAFT 08.16.2024

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 single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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.

DRAFT
08.19.2024

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF SEPTEMBER, 2024.

_____

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *August 19, 2024*

2nd Reading: *September 3, 2024*

DRAFT ORDINANCE 08.19.2024

Exhibit 'A':
Location Map

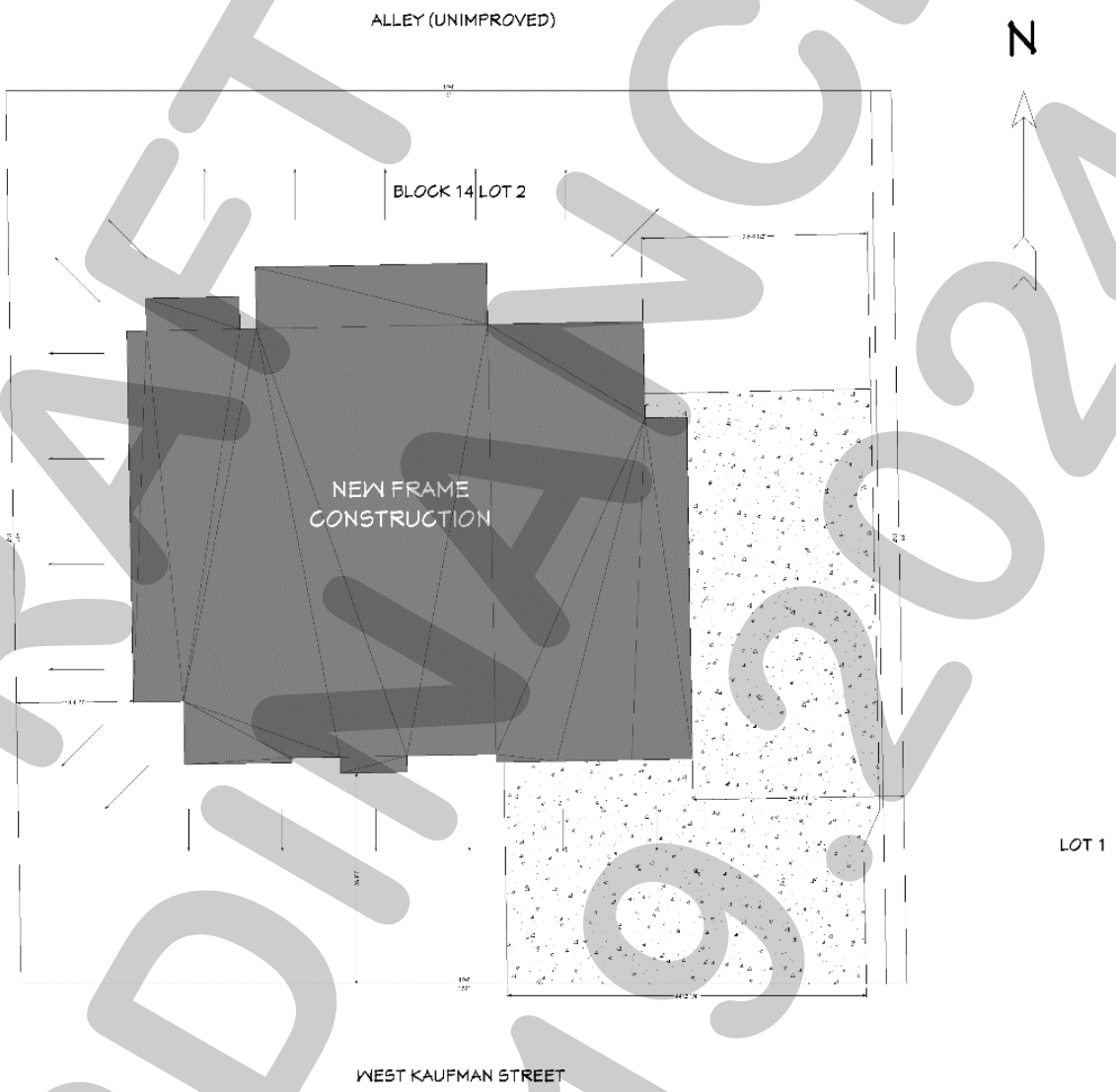
Address: 510 W. Kaufman Street

Legal Description: A portion of Block 20 of the Lowe & Allen Addition



DRAFT
09/10/2024

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 08.19.2024

Exhibit 'C':
Building Elevations



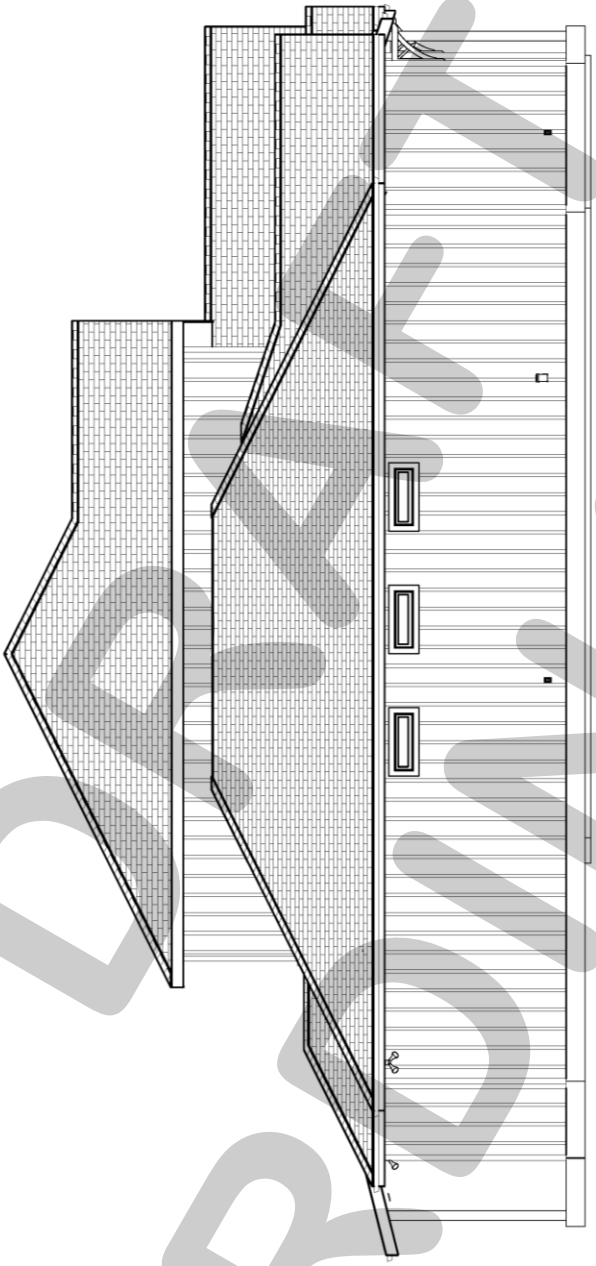
Exterior Elevation Front

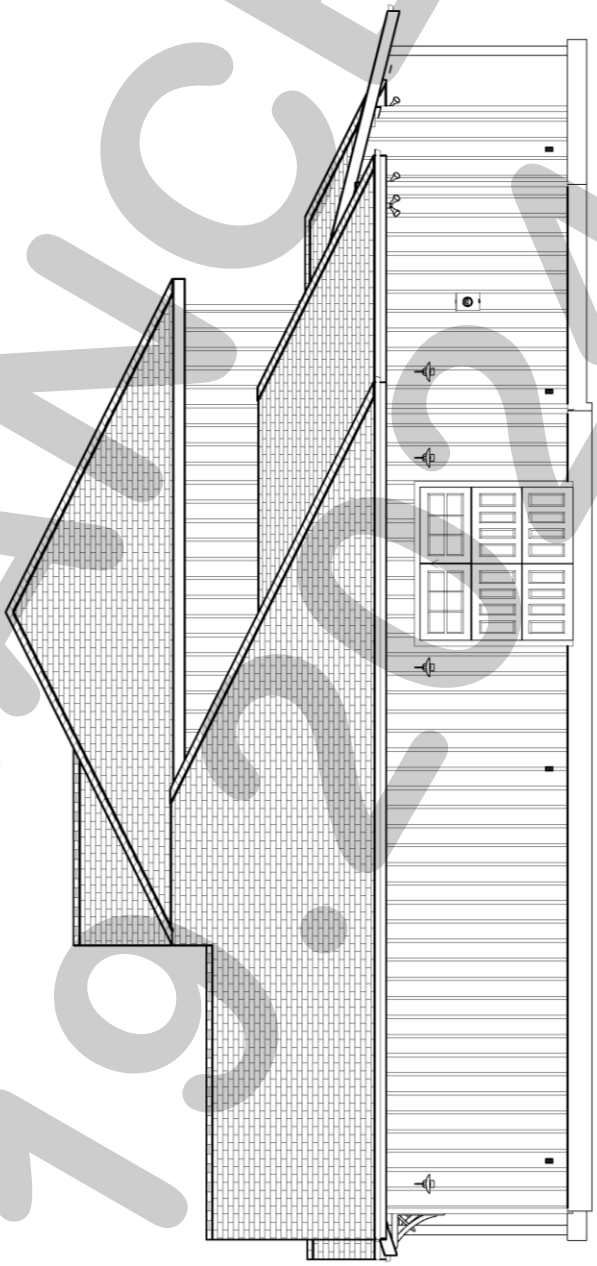


Exterior Elevation Back

DRAFT ORDINANCE 08.19.2024

Exhibit 'C':
Building Elevations





DRAFT ORDINANCE 08.19.2024

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	August 19, 2024
APPLICANT:	Kari J'Layne Mayfield
CASE NUMBER:	Z2024-034; *Specific Use Permit (SUP) for a Short-Term Rental at 161 Walnut Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary.

BACKGROUND

According to the City's annexation ordinances, the subject property was annexed on August 2, 1976 by *Ordinance No. 76-11* [*Case No. A1976-001*]. Concurrently with this annexation, the City Council approved *Ordinance No. 76-12* [*Case No. PZ1976-004*], which zoned the subject property to a Single-Family 4 (SF-4) District. On February 2, 1981, the City Council approved a zoning change [*Case No. PZ1980-011-01*] from a Single-Family 4 (SF-4) District to Planned Development District 13 (PD-13) for single-family and two-family land uses through the adoption of *Ordinance No. 81-05* [*Case No. PZ1980-011-01*]. Planned Development District 13 (PD-13) [*Ordinance No. 81-05*] was amended by the City Council on September 10, 1984 through the adoption of *Ordinance No. 84-43* [*Case No. PZ1984-079-01*] and on December 19, 1994 through the adoption of *Ordinance No. 94-41* [*Case No. PZ1994-040-01*]. *Ordinance No. 94-1 -- the final amendment to Planned Development District 13 (PD-13)* -- re-designated the subject property to Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses. On June 18, 2001, the subject property was established as Lot 28, Block A, Windmill Ridge Estates, Phase 4B Addition through the adoption of a final plat by the City Council [*Case No. PZ2000-085-01*]. According to Rockwall Central Appraisal District (RCAD), currently situated on the subject property is a 3,088 SF single family home that was constructed in 2001 and a 120 SF storage shed constructed in 2019.

PURPOSE

The applicant -- *Kari J'Layne* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of allowing a *Short-Term Rental (Non-Owner-Occupied Single-Family Home*) on the subject property that is located within 1,000-feet of an existing *Short-Term Rental (Non-Owner-Occupied Single-Family Home)*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 161 Walnut Lane. The land uses adjacent to the subject property are as follows:

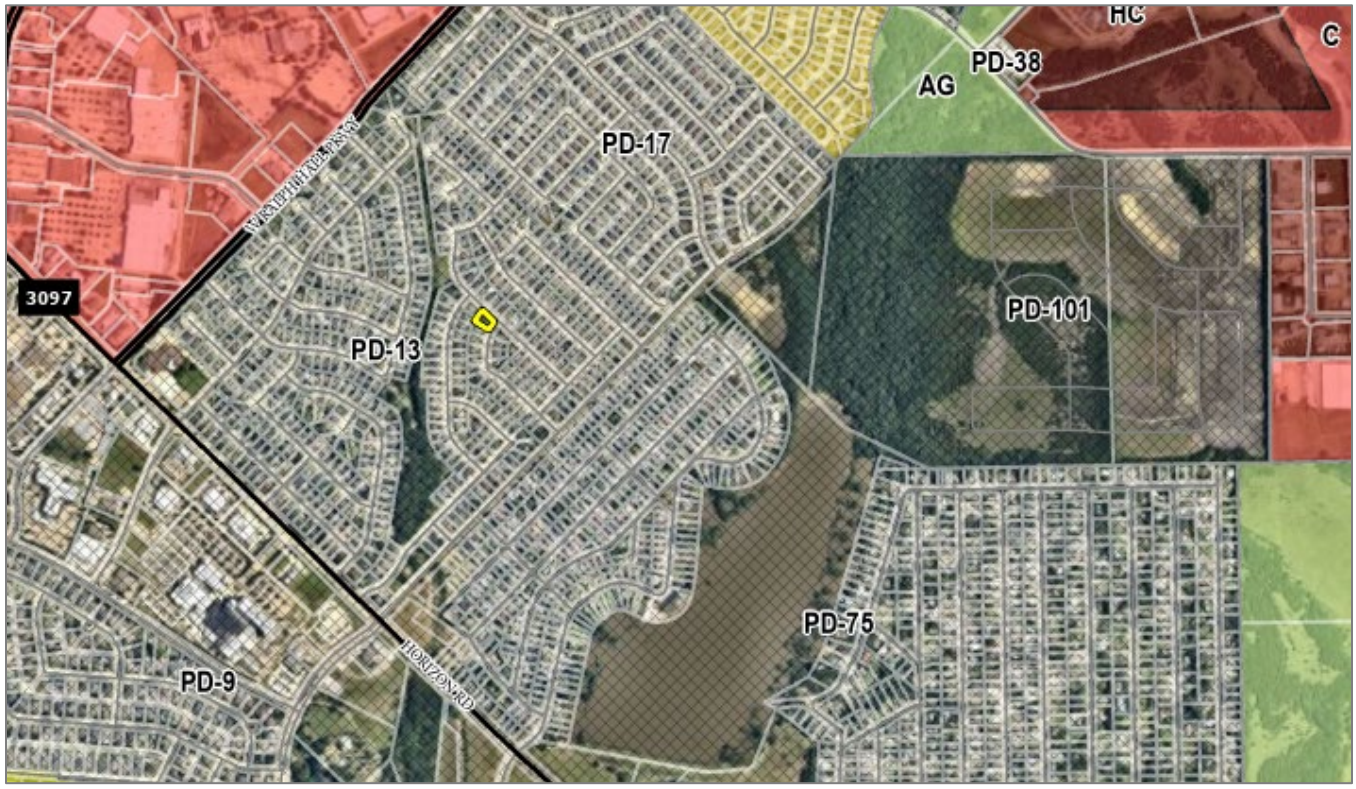
North: Directly north of the subject property is the remainder of Phase 4B of the Windmill Ridge Estates Subdivision, which is comprised of 166 single-family residential lots on 38.66-acres of land that is zoned Planned Development District 13 (PD-13). Beyond this are Phases 3 & 4 of the Lynden Park Estates Subdivision, which are comprised of 155 single-family residential lots on 53.03-acres of land that is zoned Planned Development District 17 (PD-17). Beyond this is Phase 1 of the Highland Meadows Subdivision, which consists of 101 residential lots on 25.93 acres of land that is zoned Single-Family 7 (SF-7) District. North of this subdivision is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the remainder of Phase 4B of the Windmill Ridge Estates Subdivision, which is comprised of 166 single-family residential lots on 38.66-acres of land that is zoned Planned Development District 13 (PD-13). Beyond this is Horizon Road, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this roadway is a 23.0927-acre parcel of land developed with several hospital/medical office buildings that are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

East: Directly east of the subject property is the remainder of the Phase 4B of the Windmill Ridge Estates Subdivision which is comprised of 38.66-acres of land that is zoned Planned Development District 13 (PD-13). Beyond that is Tubbs Road which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Lake Rockwall Estates Subdivision, which is a 235.91-acre residential subdivision that is zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the remainder of the Windmill Ridge Estates Subdivision which is zoned Planned Development District 13 (PD-13). Beyond this is W. Ralph Hall Parkway, which is identified as an A4D (i.e. major arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this roadway is a 16.062-acre parcel of land (*i.e. Lot 3, Block C, Steger Town Crossing, Phase II*) which is developed with a General Retail Store (*i.e. Lowes Home Improvement Center*) and is zoned Commercial (C) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

On April 1, 2024, the City Council approved *Ordinance No. 24-10*, which amended both the Unified Development Code (UDC) and the Municipal Code of Ordinances for the purpose of creating zoning and regulatory restrictions for *Short-Term Rentals*. Specifically, this ordinance: [*1*] amended the *Permissible Land Use Charts* to create a *Short-Term Rental* land use, [*2*] created *Conditional Land Use Standards* for each type of *Short-Term Rental* (*i.e. Owner Occupied and Non-Owner Occupied*), [*3*] created a *Short-Term Rental Permit and Registration Program*, [*4*] created *General Standards* for *Short-Term Rentals*, [*5*] established a minimum general commercial insurance coverage requirement, [*6*] established enforcement and penalty

procedures, [*7*] required a responsible party as part of the permit and registration, [*8*] created an appeal process, and [*9*] established non-conforming rights for properties that were in operation prior to the adoption of the ordinance. As part of this process, staff sent out notices to all existing *Short-Term Rentals* in the City of Rockwall, and established a *grace period* from _ to July 1, 2024 to allow existing *Short-Term Rentals* the ability to submit for a *Short-Term Rental Permit and Registration*. During this *grace period* existing *Short-Term Rentals* were exempted from the proximity requirements established by the zoning ordinance.

According to Article 13, *Definitions*, of the Unified Development Coe (UDC), a *Short-Term Rental* is defined as "… a residential dwelling unit, apartment, condominium, or *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant. In practice, a *Short-Term Rental* is considered to be a residential land use, and is not considered to be a *Limited-Service Hotel*, *Full-Service Hotel*, *Residence Hotel*, *Motel*, or *Bed and Breakfast* as defined in this Unified Development Code (UDC)". This definition section goes on to define a *Non-Owner Occupied Short-Term Rental* as "(a) single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*)." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Non-Owner Occupied Short-Term Rental* is permitted in a Single-Family 7 (SF-7) District with the following conditions:

(a) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 1,000-feet of another *Short-Term Rental* that is *Non-Owner Occupied*; however, *Short-Term Rentals* that were in existence prior to April 1, 2024 that [1] meet the criteria established in Subsection 06.05, *Non-Conforming Short-Term Rentals*, of this Article, and [2] received a valid permit and registration -- in accordance with Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances* -- prior to July 1, 2024 shall be exempted from the proximity requirements.

(b) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a case-by-case basis by the Planning and Zoning Commission and City Council through a *Specific Use Permit (SUP)*. In considering a *Specific Use Permit (SUP)* for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.

(c) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (*e.g. Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the Permissible Use Charts.

(d) In order to establish and operate a *Short-Term Rental* (*Non-Owner-Occupied Single-Family Home, Townhome, or Duplex*) in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances*.

In this case, the applicant for the requested *Short-Term Rental (STR)* at 161 Walnut Lane has provided a letter stating that she was in operation prior to the adoption of *Ordinance No. 24-10*, and did receive staff's notice about the grace period and pending registration; however, failed to apply for the *Short-Term Rental* prior to the deadline of July 1, 2024. When the applicant submitted the application for registration after July 1, 2024, it was determined that there was already a permitted *Non-Owner-Occupied Short-Term Rental* within 564-feet of the subject property, and that the applicant's request failed to meet the proximity requirements to allow another *Non-Owner-Occupied Short-Term Rental*. Based on this, the applicant was notified that a *Specific Use Permit (SUP)* would need to be requested before the *Short-Term Rental Permit* could be submitted and issued. In response to this, the applicant has provided the necessary permit application and photos of the property, which are included in the attached packet.

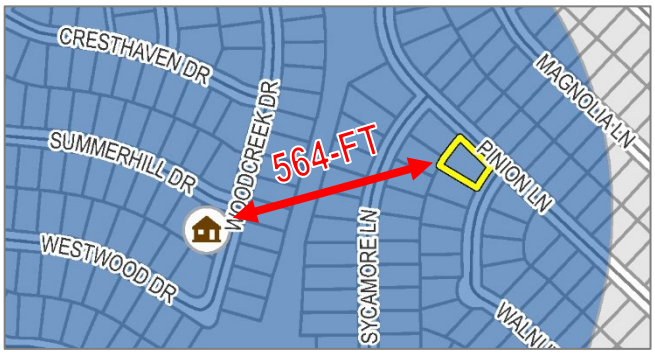


FIGURE 1: SUBJECT PROPERTY PROXIMITY TO EXISTING NON-OWNER OCCUPIED SHORT-TERM RENTAL

STAFF'S ANALYSIS

When evaluating the *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental*, the Planning and Zoning Commission and City Council should assess the size, location, and impact of both the proposed and existing *Short-Term Rentals* on nearby residential properties and their occupants. This proposed *Short-Term Rental* is located 564-feet from an existing and permitted *Non-Owner-Occupied Short-Term Rental* (*i.e. 141 Summerhill Lane*) [*Permit No. STR2024-1571*] that accommodates up to six (6) guests with three (3) bedrooms and two (2) bathrooms. The AirBNB listing for the proposed *Short-Term Rental* advertises accommodations for up to ten (10) guests, featuring four (4) bedrooms and 2½ bathrooms.

Staff should note that the applicant has had two (2) police incidents on the subject property since beginning the *Short-Term Rental* operation in 2019; however, these incidents appear to be unrelated to the *Short-Term Rental* land use. On May 8, 2020, officers responded to a complaint of a gathering during the COVID-19 pandemic, and on October 30, 2021, officers responded to a barking dog complaint. Both incidents were resolved. Additionally, the photos submitted for review by the applicant show two (2) unpermitted structures in the backyard, which must be removed or permitted prior to the issuance of a *Short-Term Rental* permit.

With all this being said, this request for a Specific Use Permit (SUP) for a *Non-Owner-Occupied Short-Term Rental (STR)* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 23, 2024, staff mailed 157 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowners Association (HOA), which is the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received five (5) notices back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* for *a Non-Owner Occupied Short-Term Rental (STR)*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

  (1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.

  (2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

(2) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party 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*].

PLANNING AND ZONING COMMISSION

On August 13, 2024, the Planning and Zoning Commission approved a motion to deny the Specific Use Permit by a vote of 4-1, with Commissioner Hagaman dissenting and Commissioners Conway and Thompson absent. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "…is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

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	161 Walnut Lane				
SUBDIVISION	Windmill Ridge Estates 4-B	LOT	28	BLOCK	A
GENERAL LOCATION	Horizon & Tubbs				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	Residence
PROPOSED ZONING		PROPOSED USE	Short Term Rental
ACREAGE	.198	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	Kari J'Layne Mayfield	☐ APPLICANT	
CONTACT PERSON	J'Layne Mayfield	CONTACT PERSON	
ADDRESS	161 Walnut Lane	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	
PHONE	972 814 4807	PHONE	
E-MAIL	jaynemayfield@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kari J. Mayfield [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 19th DAY OF July 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."

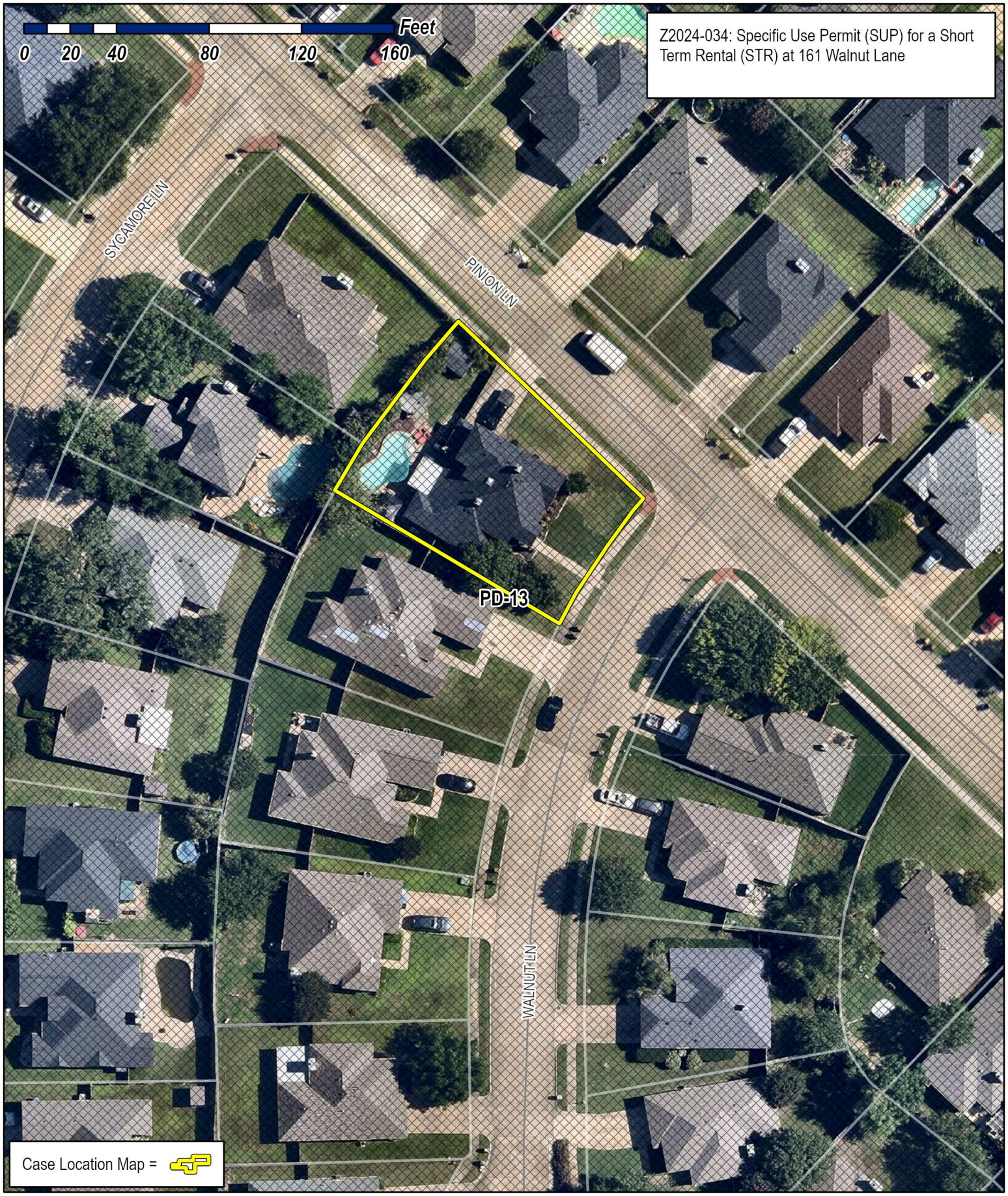
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th *DAY OF* July, 2024

OWNER'S SIGNATURE Kari J'Layne Mayfield

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tracy Barnett

TRACY MICHELLE BARNETT
Notary Public, State of Texas
Comm. Expires 10-20-2024
Notary ID 11267693

MY COMMISSION EXPIRES



City of Rockwall

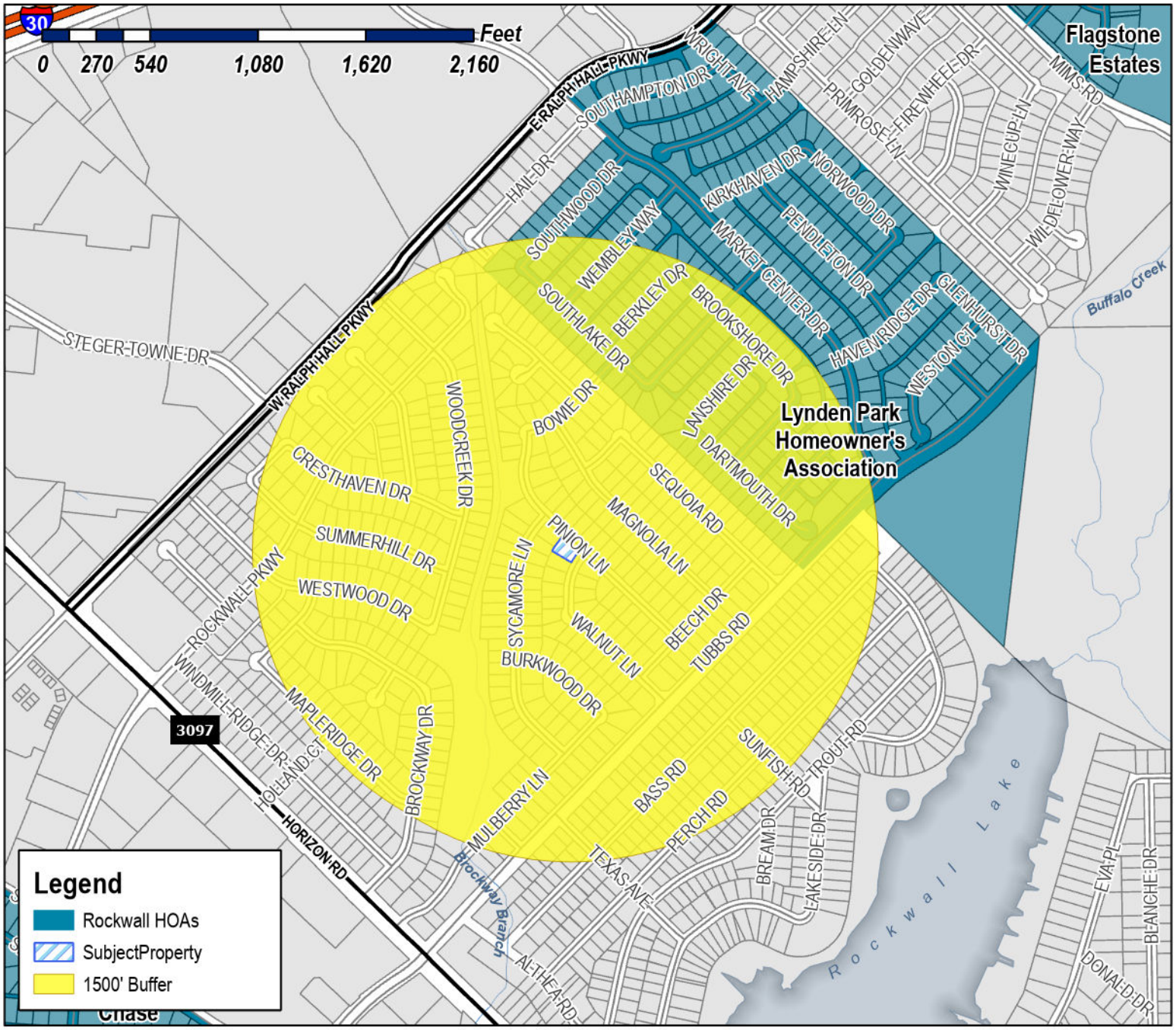
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

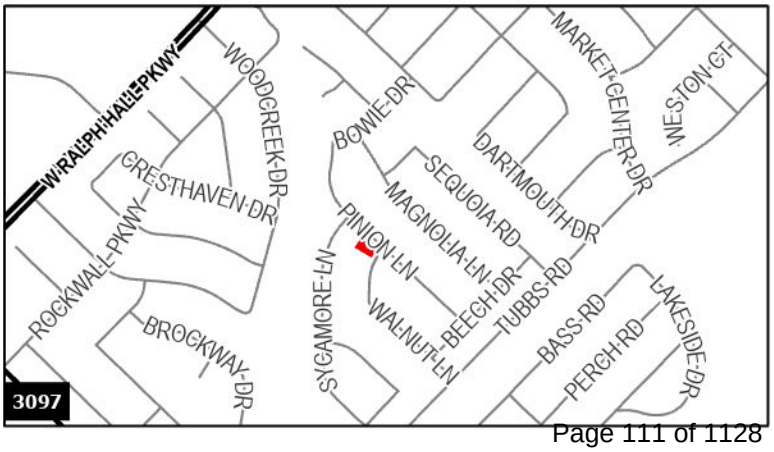
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Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane



Date Saved: 7/22/2024
For Questions on this Case Call (972) 771-7745

Ross, Bethany

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:06 PM
Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany
Subject: Neighborhood Notification Email [Z2024-034]
Attachments: Public Notice (P&Z).pdf; HOA Map (07.22.2024).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, July 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 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.

Z2024-034: SUP for a Short-Term Rental at 161 Walnut Lane
Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and take any action necessary.

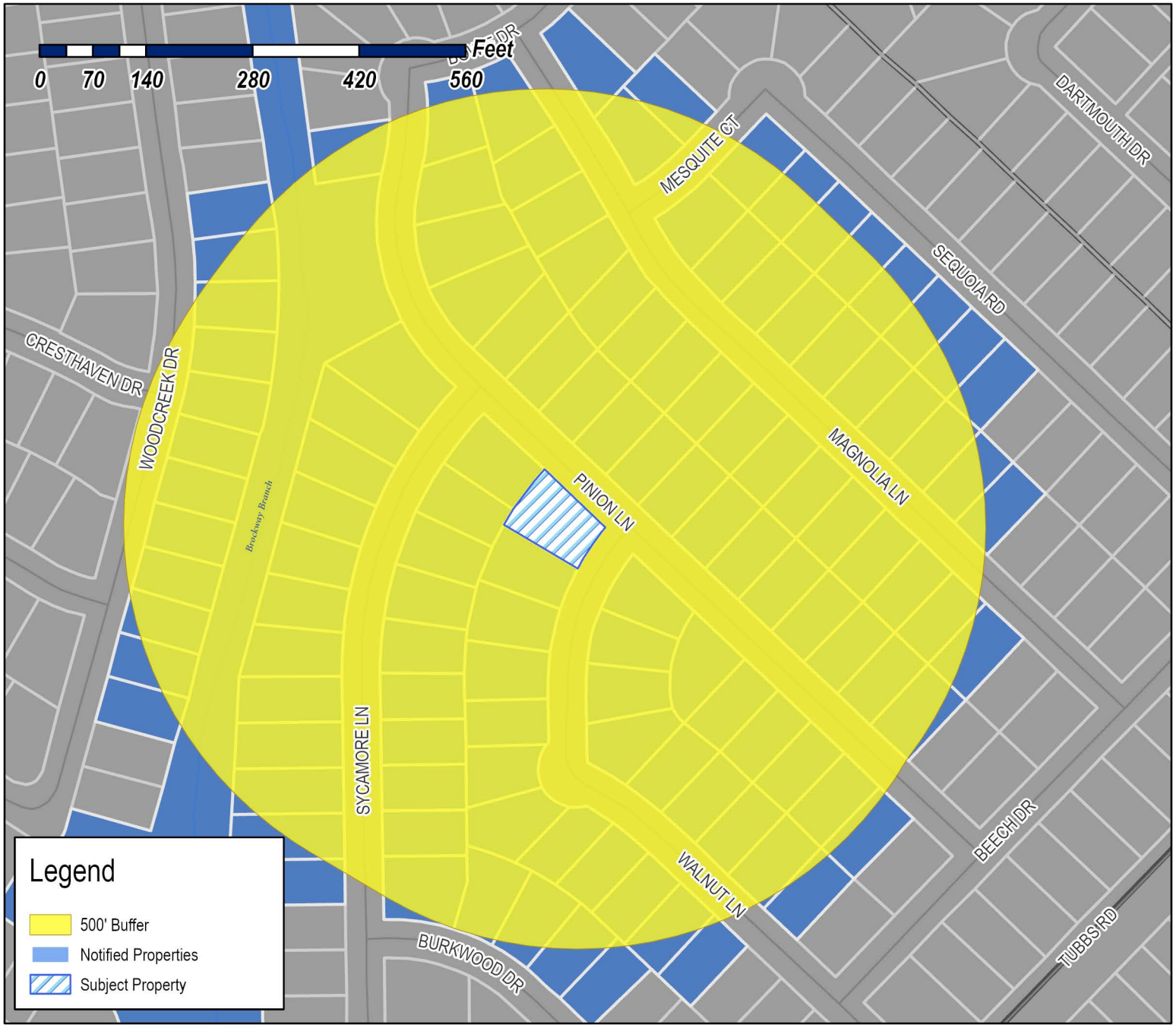
Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

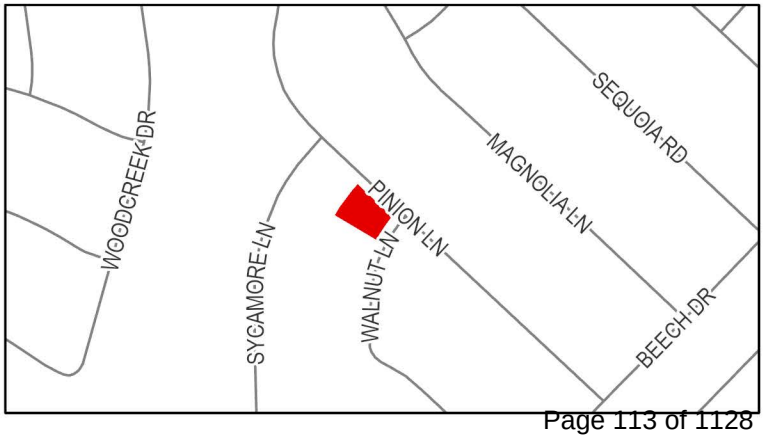
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Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane

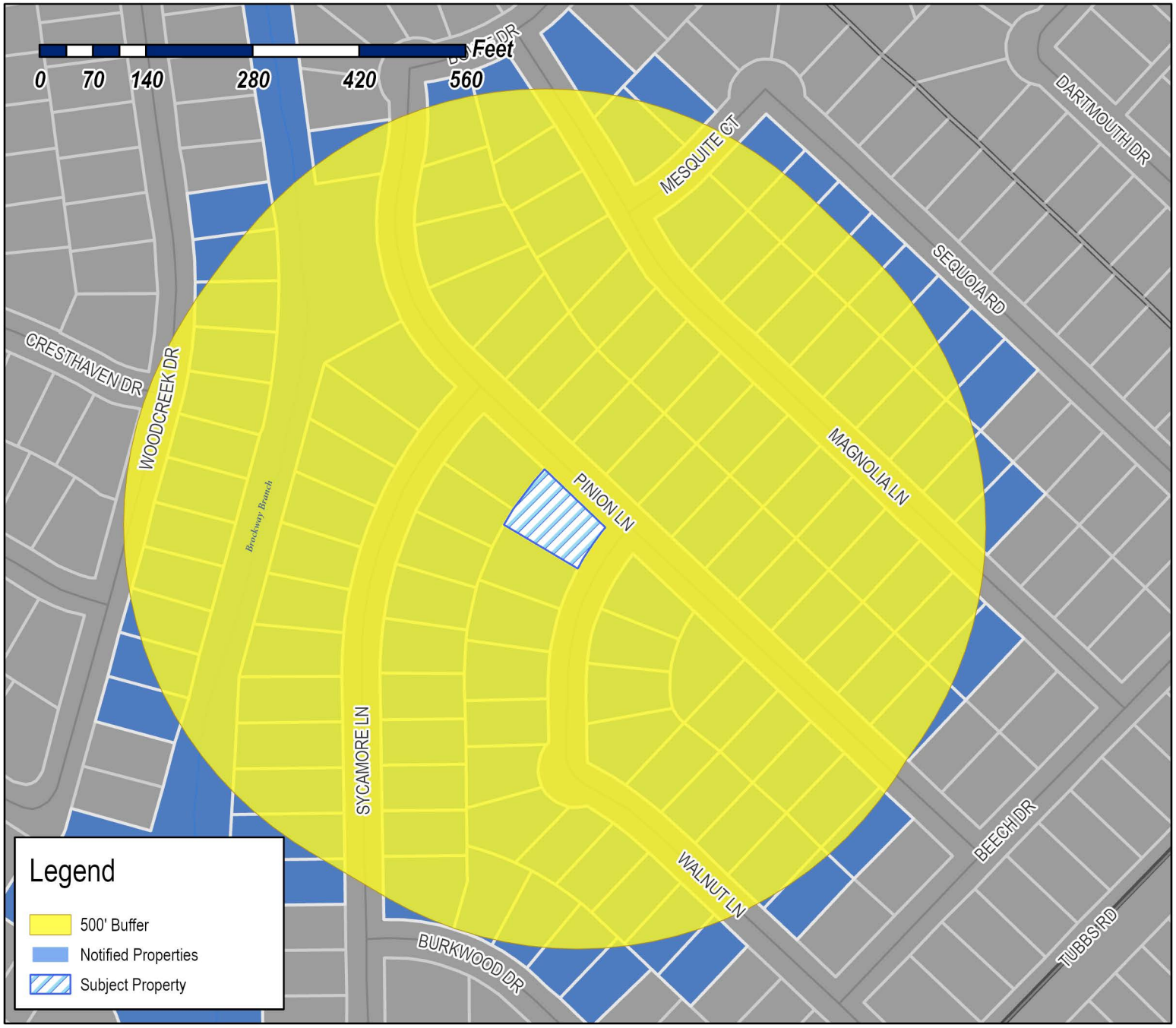


Date Saved: 7/19/2024
For Questions on this Case Call: (972) 771-7745

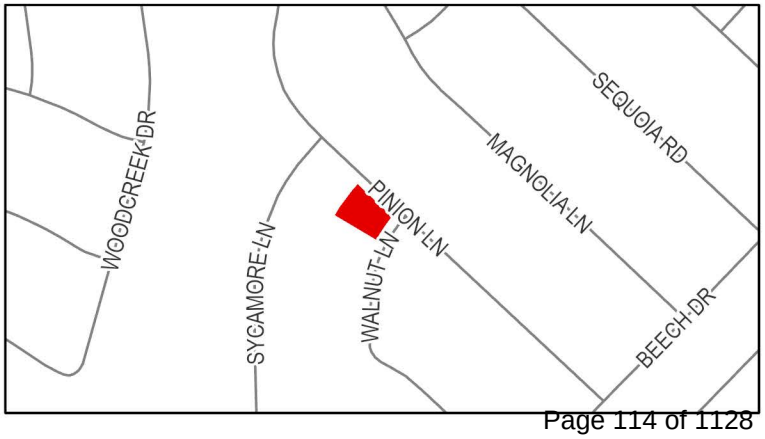
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Case Name: SUP for a Short Term Rental
Case Type: Zoning
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Case Address: 161 Walnut Lane



Date Saved: 7/19/2024
For Questions on this Case Call: (972) 771-7745

ASKREN MARJORIE BERNICE
106 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
108 WOODCREEK DR
ROCKWALL, TX

VILLA ROBERTO AND RITA
110 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
112 WALNUT LN
ROCKWALL, TX

RESIDENT
112 WOODCREEK DR
ROCKWALL, TX

DOHERTY BAILEE
113 PINION LANE
ROCKWALL, TX 75032

DOMINGUEZ OSCAR TORREZ
114 WOODCREEK DRIVE
ROCKWALL, TX 75032

BEKTESHI BUJAR AND FATLUME
116 PINION LN
ROCKWALL, TX 75032

CROSS DARRELL LEE & PRISSY
116 WALNUT LN
ROCKWALL, TX 75032

SANDLIN MELANIE B
116 WOODCREEK DR
ROCKWALL, TX 75032

GAMINO RYAN
117 MAGNOLIA LANE
ROCKWALL, TX 75032

THOMAS JIMMY B & FLOR L
117 PINION LN
ROCKWALL, TX 75032

ZEPEDA FELIBERTO J & GUADALUPE
117 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
118 WOODCREEK DR
ROCKWALL, TX

YAMAZAKI RYO
11TH FLOOR, 10-1, GINZA 6-CHOME, CHUO-KU
TOKYO, 104-0061, JAPAN,

RESIDENT
120 PINION LN
ROCKWALL, TX

FILIC VINKO & VERONIKA
120 WALNUT LN
ROCKWALL, TX 75032

NANNIS JOEL DAVID & ERIKA D
120 WOODCREEK DR
ROCKWALL, TX 75032

US REO LLC SERIES M
1200 JUPITER ROAD SUITE #940414
PLANO, TX 75094

RESIDENT
121 PINION LN
ROCKWALL, TX

RESIDENT
121 WALNUT LN
ROCKWALL, TX

RUIZ LETICIA AND
121 MAGNOLIA LANE
ROCKWALL, TX 75032

BAKER SARAH L
122 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
124 WOODCREEK DR
ROCKWALL, TX

HEAKE PRISCILLA A
124 BOWIE DR
ROCKWALL, TX 75032

ALAM ISHTIAQ & PARISA HOOSAIN
124 MAGNOLIA LANE
ROCKWALL, TX 75032

O'FARRIELL FREDDY E & JUDY L
124 PINION LN
ROCKWALL, TX 75032

PAULOS BINIAM
124 WALNUT LANE
ROCKWALL, TX 75032

BROWN GREGORY A
125 MAGNOLIA LN
ROCKWALL, TX 75032

LADNIER DALE L & JULIA M
125 PINION LN
ROCKWALL, TX 75032

ROSALES SILVIA BLANCO AND
125 WALNUT LANE
ROCKWALL, TX 75032

CERVERA DANIEL A
12513 NE 130TH WAY APT C104
KIRKLAND, WA 98034

SANFORD LARRY J & HOLLY
126 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
128 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
128 PINION LN
ROCKWALL, TX

RESIDENT
128 WALNUT LN
ROCKWALL, TX

GROVES JASON R & KRISTI L
128 BOWIE DR
ROCKWALL, TX 75032

DEMARS ROBERT DEAN AND LAURA M
128 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
129 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
129 PINION LN
ROCKWALL, TX

RESIDENT
129 WALNUT LN
ROCKWALL, TX

KUPERMAN IGOR
129F BENJAMIN COURT
PHILADELPHIA, PA 19114

RESIDENT
132 MAGNOLIA LN
ROCKWALL, TX

ESCOBAR CARLOS AGUILAR
132 PINION LANE
ROCKWALL, TX 75032

WATERS KEESTON AND KAYLA
132 WALNUT LANE
ROCKWALL, TX 75032

RESIDENT
133 PINION LN
ROCKWALL, TX

RESIDENT
133 SEQUOIA RD
ROCKWALL, TX

HOLT LEANNA M
133 MAGNOLIA LN
ROCKWALL, TX 75032

GAVRILESCU GHEORGHE & JEANINA
133 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
134 BOWIE DR
ROCKWALL, TX

RESIDENT
135 MESQUITE CT
ROCKWALL, TX

RESIDENT
136 PINION LN
ROCKWALL, TX

PORTER KRISTEN
136 MAGNOLIA LN
ROCKWALL, TX 75032

PETERSON CHARLES E & WANDA J
136 WALNUT LANE
ROCKWALL, TX 75032

RESIDENT
137 SEQUOIA RD
ROCKWALL, TX

DELA CRUZ VICTOR J AND RADHA JUNE AND
137 M AGNOLIA LN
ROCKWALL, TX 75032

WILSON KAREN
137 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
139 MESQUITE CT
ROCKWALL, TX

RESIDENT
140 MAGNOLIA LN
ROCKWALL, TX

SIMPSON CHERYL HUNT
140 PINION LANE
ROCKWALL, TX 75032

MESSENGER MICHELLE
140 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
141 SEQUOIA RD
ROCKWALL, TX

RESIDENT
141 WALNUT LN
ROCKWALL, TX

GUERRERA SALLY & RICHARD T
141 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
144 PINION LN
ROCKWALL, TX

MURPHREE APRIL L
144 MAGNOLIA LN
ROCKWALL, TX 75032

MALDONADO BENITO
144 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
145 SEQUOIA RD
ROCKWALL, TX

ALLEN JEFFREY C & JENNIFER S
145 MAGNOLIA LN
ROCKWALL, TX 75032

WITT JANIS L
145 WALNUT LN
ROCKWALL, TX 75032

ROVILLOS JOHN ISRAEL AMANDE AND GRACE HALIMA
148 MAGNOLIA LANE
ROCKWALL, TX 75032

GREEN ELISA A
148 PINION LN
ROCKWALL, TX 75032

LACY TAMARA J AND EBOW K
149 MAGNOLIA LN
ROCKWALL, TX 75032

MENO ROLAND A & WAYNETTE M
149 SEQUOIA RD
ROCKWALL, TX 75032

BOJARSKI JULIA B AND
149 WALNUT LANE
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

RESIDENT
152 PINION LN
ROCKWALL, TX

GARDNER EDWIN & DIANNE
152 MAGNOLIA
ROCKWALL, TX 75032

RESIDENT
153 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
153 SEQUOIA RD
ROCKWALL, TX

HARRELSON WILLIAM AND SARA
153 WALNUT LN
ROCKWALL, TX 75032

CARLSON KEVIN R & NATALIE L
1553 VZ COUNTY ROAD 1213
CANTON, TX 75103

GRYZIECKI CHASE
1553 VZCR 1213
CANTON, TX 75103

CARSON MICHELE L
156 MAGNOLIA LN
ROCKWALL, TX 75032

BURK JOHN AARON
156 PINION LN
ROCKWALL, TX 75032

RESIDENT
157 MAGNOLIA LN
ROCKWALL, TX

RESIDENT
157 SEQUOIA RD
ROCKWALL, TX

PARKER REBECCA D
157 WALNUT LN
ROCKWALL, TX 75032

ABUNDIS ROBERTO AND YADIRA
160 MAGNOLIA LANE
ROCKWALL, TX 75087

MCGINNIS LEVIN L
160 PINION LN
ROCKWALL, TX 75032

PEARSON MARILYN
1606 WILLOW CREST DR
RICHARDSON, TX 75081

WATSON JAMES S & MICHELENE M
161 MAGNOLIA LN
ROCKWALL, TX 75032

SIPES RICKY W
161 SEQUOIA ROAD
ROCKWALL, TX 75032

MAYFIELD KARI JLAYNE
161 WALNUT LANE
ROCKWALL, TX 75032

GERRY KRISTOPHER ALEXANDER
164 PINION LANE
ROCKWALL, TX 75032

WHITE JUSTIN D
165 MAGNOLIA LN
ROCKWALL, TX 75032

MARONEY RHONDA
168 PINION LANE
ROCKWALL, TX 75032

PRODAHL DALE A & KAREN S
1685 PLUMMER DR
ROCKWALL, TX 75087

CONFIDENTIAL
169 MAGNOLIA LN
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC
1717 MAIN STREET SUITE 2000
DALLAS, TX 75201

RESIDENT
172 PINION LN
ROCKWALL, TX

MORROW APRIL
173 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
176 PINION LN
ROCKWALL, TX

GARCIA VINCENT & ANA T GARCIA
177 PINION LN
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

GAITAN ALICIA S
202 BURKWOOD DRIVE
ROCKWALL, TX 75032

KANADY ELLEN
206 BURKWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
210 BURKWOOD DR
ROCKWALL, TX

HAMBRICK TIA T
214 BURKWOOD DR
ROCKWALL, TX 75032

BRISCO OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

AMH 2014-1 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

HARGRAVE DAVID G TRUSTEE
2400 LEGEND DR
HEATH, TX 75032

JIA LI AND BIN SHUAI
2414 W TIMBERCREEK COURT
WICHITA, KS 67204

TYLER MATTHEW
2683 POTTER ST
EUGENE, OR 97405

BUDLONG GARY C & PEGGY B P
2920 WINAM AVE
HONOLULU, HI 96816

POPLAR HILLS LLC SERIES C- 140 MAGNOLIA DR
30 WINDSOR DRIVE
ROCKWALL, TX 75032

FALLS TERRI & DAVID
309 ROOKERY CT
MARCO ISLAND, FL 34145

MAHONEY PATRICK & DAWN
3685 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3690 SYCAMORE LN
ROCKWALL, TX

RESIDENT
3693 SYCAMORE LN
ROCKWALL, TX

MALY ALENA TRUSTEE
3699 SYCAMORE LN
ROCKWALL, TX 75032

WOOD MARY ELIZABETH
3700 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3703 SYCAMORE LN
ROCKWALL, TX

MAYFIELD DANIEL
3704 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3707 SYCAMORE LN
ROCKWALL, TX

MILEY VICKI
3708 SYCAMORE LN
ROCKWALL, TN 75032

RESIDENT
3711 SYCAMORE LN
ROCKWALL, TX

NEVILLE BARBARA AND JEFFREY RAMOS
3712 SYCAMORE LN
ROCKWALL, TX 75032

FORTYGIN DAVID & ANNA NAKUL
3715 SYCAMORE LN
ROCKWALL, TX 75032

WILLIAMS SHEREE
3716 SYCAMORE LANE
ROCKWALL, TX 75032

ABICHE EPHREM AND
3719 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3720 SYCAMORE LN
ROCKWALL, TX

DODSON AMANDA & BRANDON
3721 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3724 SYCAMORE LN
ROCKWALL, TX

LIBERIS CRYSTAL A
3725 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3728 SYCAMORE LN
ROCKWALL, TX

RESIDENT
3729 SYCAMORE LN
ROCKWALL, TX

ATKINS CATHERINE COOKE
3732 SYCAMORE LANE
ROCKWALL, TX 75032

SCHOBY DARLENE D
3733 SYCAMORE LN
ROCKWALL, TX 75032

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

CRAWFORD FRANK STEVENSON
45 TOWNHOUSE LN
CORPUS CHRISTI, TX 78412

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

KOLESNIK LLC
502 COVEY TRL
ROCKWALL, TX 75087

PETERS DAVID
518 SESAME DR
MESQUITE, TX 75149

PATRICIA HAMMOND FAMILY TRUST
551 HERITAGE CT
CANTON, TX 75103

PHAM HIEN T AND NGOC DUNG T NGUYEN
572 ENGLAND STREET
FATE, TX 75189

IIF SFR LP
58 S RIVER DR STE 150
TEMPE, AZ 85288

KENDRICK MICHAEL AND MICHELLE
7157 HAVENWOOD DR
CASTLE PINES, CO 80108

MORGENSTERN KEN & ROWENA
8006 WILMINGTON DR
ROWLETT, TX 75089

REZAEIZADEH MASOUD & ZAHRA MEHDIZADEH
8409 NAVIGATION DR
ROWLETT, TX 75088

BEST JAMES
870 W INTERSTATE 30 SUITE 100
GARLAND, TX 75043

CCAA INVESTMENT I, LP
909 W BELT LINE RD
CEDAR HILL, TX 75104

XIONG HUI
M/R
, TX

SEVEN POINTS BORROWER, LLC
P.O. BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 6 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 7 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

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:

Z2024-034: SUP for a Short-Term Rental at 161 Walnut Lane
Hold a public hearing to discuss and consider a request by Kari J'Layne Mayfield for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, 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, August 13, 2024 at 6:00 PM,* and the City Council will hold a public hearing on *Monday, August 19, 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:

Bethany Ross
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 *Monday, August 19, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2024-034: SUP for Short-Term Rental at 161 Walnut Lane

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Ross, Bethany

From: Guevara, Angelica
Sent: Tuesday, July 23, 2024 3:11 PM
To: Ross, Bethany
Subject: FW: AirBnb house at 161 Walnut Ln

From: vm <[redacted]@yahoo.com>
Sent: Tuesday, July 23, 2024 2:08 PM
To: Guevara, Angelica <AGuevara@Rockwall.com>
Subject: AirBnb house at 161 Walnut Ln

Hello Angelica, thanks for the information you gave me over the phone in regards to the rezoning permit for the property at 161 Walnut Ln in Rockwall Texas 75032. The owner is still running an airbnb rental without a permit given by you guys. I will send you proof for today I just took from this week. This 2 cars you see are renting for this week. She normally has different rentals weekly. I also have videos of the huge parties that happen at her house. This has been happening for years. Please let me know if this is helpful. Enough proof at least for today to show that she is not obeying the new rules in the Rockwall area she should not be renting out without a permit until she has been approved. Please let me know if you have received my email. Thanks, [redacted]

Ross, Bethany

From: Guevara, Angelica
Sent: Tuesday, July 23, 2024 3:11 PM
To: Ross, Bethany
Subject: FW: Airbnb 161 Walnut Ln

From: vm <v[redacted]>
Sent: Tuesday, July 23, 2024 2:11 PM
To: Guevara, Angelica <AGuevara@Rockwall.com>
Subject: Airbnb 161 Walnut Ln

More pictures. The dark one if you look close you'll see the block party the people rented have out there.

Here you will see the Renter with back pack and the second picture that truck belongs to the homeower.

Yahoo Mail: Search, Organize, Conquer

On Tue, Jul 23, 2024 at 2:40 PM, Guevara, Angelica <AGuevara@Rockwall.com> wrote:

Hey there!

I received the pictures and will make sure to send them to the case manager. Thank you for providing these. Just a reminder, if you are not able to attend the August 13th meeting then please provide a letter stating everything you were mentioning over the phone. If you have any questions then please let me know.

Thank you,

Angelica

From: vm <[redacted]>
Sent: Tuesday, July 23, 2024 2:14 PM
To: Guevara, Angelica <AGuevara@Rockwall.com>
Subject: More evidence at 161 Walnut Ln

I looked back further back, and the people renting for the week were there when you guys were putting up the sign

Ross, Bethany

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:23 PM
To: Ross, Bethany
Subject: Fwd: Airbnb at 161 Walnut Ln

Sent from my iPhone

Begin forwarded message:

From: vm <[redacted]@[redacted]>
Date: July 24, 2024 at 3:18:45 PM CDT
To: "Guevara, Angelica" <AGuevara@rockwall.com>
Subject: Airbnb at 161 Walnut Ln
Reply-To: vm <[redacted]@[redacted]>



Hello Angelica, the guest at 161 Walnut Ln are still there. They are having groceries delivered. Could you please pass this picture on to the right person. Thanks

Yahoo Mail: Search, Organize, Conquer

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<20240724_151403.png>

Ross, Bethany

From: vm <[redacted]@yahoo.com>
Sent: Tuesday, August 13, 2024 12:35 PM
To: Planning
Subject: I oppose to the short term rental at 161 Walnut Ln.

My Name is Vanessa Maldonado. My husband and I have live at 144 Walnut Ln since 2002. We love our neighborhood but since the owner at 161 moved in, it's been a nightmare. She moved in with 2 more divorced women such as herself. And the owner and one of the other ladies they both had a daughter each. Since they moved in its been nothing but parties all the time. I approached the homeowner once and begged her to please leave a spot open in front of our home. At that time I had my mom with hospice. Her words to me were. It's the street anyone can park on it. I moved to this neighborhood because it was very peaceful. Not anymore. There is always going on at that house. The roommates would have many male friends come over. Including the homeower. Some times some of the guys park along our fence on Pinion Ln an spy on the ladies they were seeing, especially when they were dropped of by another man. Then that's where the fights would start out there. Then she started doing Short term rentals. And that has turned into a nightmare. Way to many parties, cars all around her corner. And mine. Trash left all over our lawn. Parties then would be taken out to the street in front of our house. It would turn into cars just all parked on the street, with music loud, lots of yelling. Like a block party. One day she was taking to a neighborhood and she was telling him that I had called the police on them. Which I did. They were asked to keep it down. I approached the lady and showed her videos and she told our neighbor that he should have called her to let her know. Our neighbor said the same thing I did to her. It's your place. You have cameras. You know what's going on. You just choose not to see. One day there was a school bus pull up with over 30 people plus the ones already at her short rental place. Again it got out of hand. Everything you see the house cleaning lady, you wonder how this next rental will be like. It's a relief when its only a few people and are quiet. I totally respect people trying to make a living, but it's our neighborhood. We now feel that a house across the street has been moved and a hotel was moved in. No more peace. Now we simply just pray to God who ever comes next is nice, and quiet. There are several Seniors citizens living in our area, and we just wish we could be in peace. Not worry about what if there is a big fight out there and gun shots come through out homes. Please, we ask that you guys do not approve this Short term leasing in our property. Please let us enjoy our homes. We also work very hard to have what we do. We do not bother people. We bought our home in a corner to enjoy the privacy. I love working on our lawn and once the sun goes down I sit and enjoy admiring our home, lawn. But it's been years since I can't stay out there to much anymore. It's very uncomfortable when you see pulling up all the time different people. We are in our 60s. We just want our neighborhood back. We moved to Rockwall for that reason. The quietness of the neighborhood. I wish I could send more proof especially videos to let you guys see what all we go through but I'm not very good in sending them. I have sent a scren shot and sent it to you guys a few weeks ago showing you thr street party at her house. Thanks, Vanessa Maldonado

Yahoo Mail: Search, Organize, Conquer

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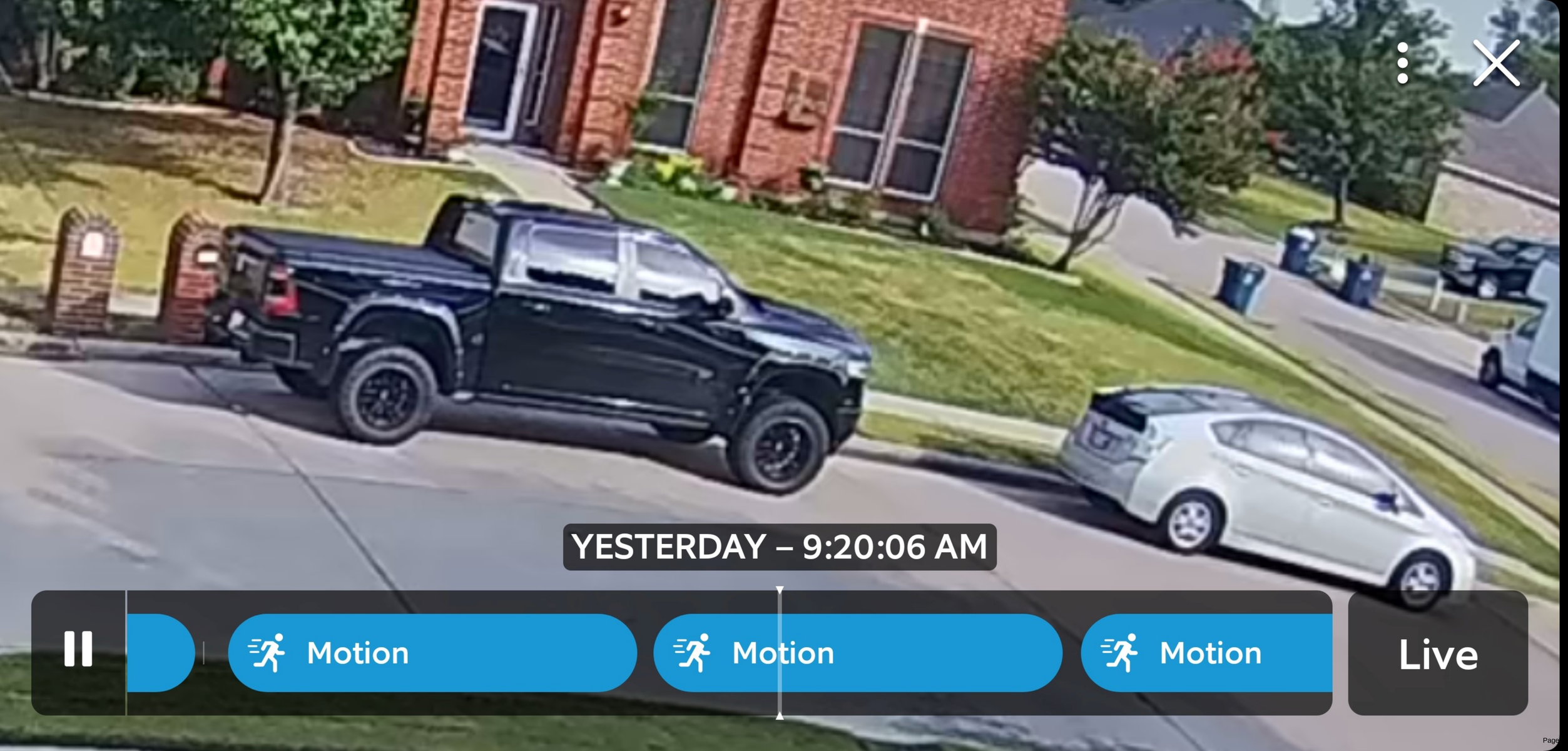

WALNUT
PINION
STOP
HAMMERHEAD




WALNUT
100
LN
PINION
STOP






YESTERDAY – 9:20:06 AM
Motion
Motion
Motion
Live

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-034

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There are already enough issues with the long term rentals allowed within this subdivision.

Respondent Information

Please provide your information.

First Name *

Laura

Last Name *

DeMars

Address *

128 Woodcreek Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Google Forms

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Z2024-034

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Patrick

Last Name *

Mahoney

Address *

3685 Sycamore Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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Z2024-034

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Robert

Last Name *

Demars

Address *

128 Woodcreek Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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Z2024-034

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We are trying to get our neighborhood back filled with owners who care. Enough investors and rentals. No no no

Respondent Information

Please provide your information.

First Name *

Shane

Last Name *

Edmunds

Address *

156 Magnolia Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

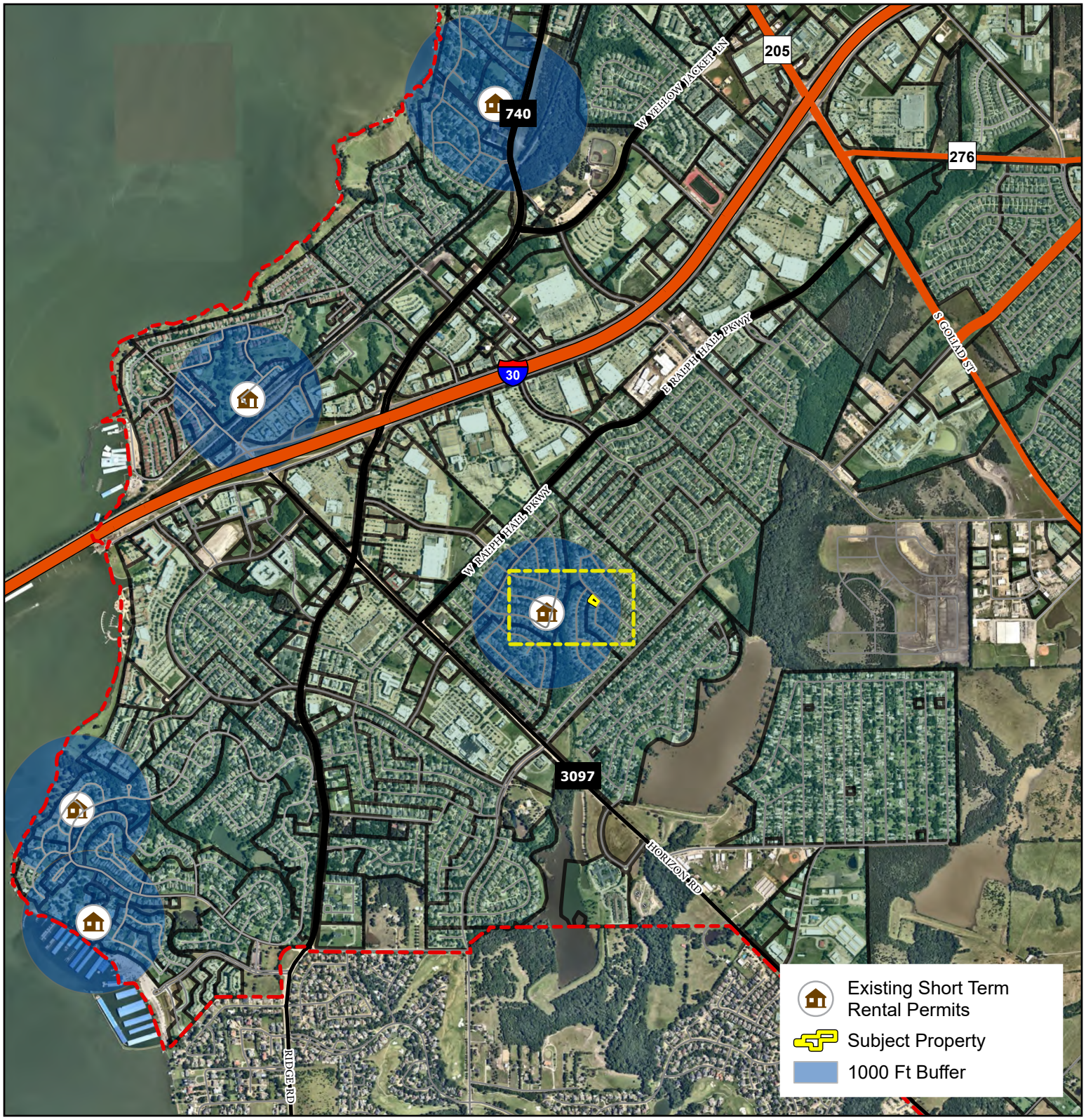
- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

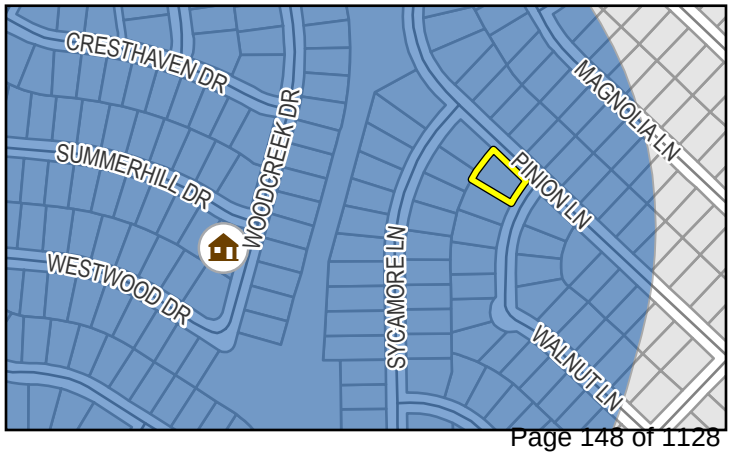
- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

This content is neither created nor endorsed by Google.

Google Forms



Case Number: Z2024-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 13 (PD-13)
Case Address: 161 Walnut Lane



Date Saved: 7/22/2024
For Questions on this Case Call (972) 771-7745

Private Oasis w/ a Pool & Gameroom

Share Save



Entire home in Rockwall, Texas
12 guests · 4 bedrooms · 4 beds · 2.5 baths
★ 4.68 · 65 reviews

Hosted by JLayne
5 years hosting

Dedicated workspace
A common area with wifi that's well-suited for working.

Self check-in
Check yourself in with the lockbox.

Free cancellation for 48 hours
Get a full refund if you change your mind.

Open floor plan with space for everyone. Enjoy a nice cocktail from the bar while relaxing by the pool. Outdoor kitchen with Bose speakers makes for an exceptional outdoor experience. New Gameroom area with pool table and dart board.
Master bedroom offers dual sided adjustable bed with fireplace that can be enjoyed from the large jetted tub or walk in shower space. All secondary rooms are located upstairs including a junior master with on suite. ...

Show more >

$420 night

CHECK-IN	CHECKOUT
8/9/2024	8/14/2024

GUESTS
1 guest

Reserve

You won't be charged yet

$420 x 5 nights	$2,100
Cleaning fee	$150
Airbnb service fee	$318
Total before taxes	**$2,568**

Report this listing

Where you'll sleep

1 / 2



Bedroom 1
1 king bed



Bedroom 2
1 queen bed

What this place offers

- Kitchen
- Wifi
- Dedicated workspace
- Free parking on premises
- Pool
- Pets allowed
- TV
- Washer
- Dryer
- Exterior security cameras on property

Show all 48 amenities

5 nights in Rockwall

Aug 9, 2024 - Aug 14, 2024

August 2024

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2024

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Clear dates

★ 4.68 · 65 reviews

Overall rating	Cleanliness	Accuracy	Check-in	Communication	Location	Value
5 4 3 2 1	4.7	4.8	4.9	4.9	4.8	4.7



Jaime
Rifle, Colorado

★★★★★ · **2 weeks ago** · Stayed with kids
A great place to stay for over the weekend! A beautiful and a fun pool for everyone to enjoy!

Show more

Danella
Capitan, New Mexico

★★★★★ · **June 2024** · Stayed with a pet
Beautiful home and we enjoyed our stay! Thank you!!



Mari
1 month on Airbnb

★★★★★ · **June 2024** · Stayed a few nights
This place was a great Oasis for family. Every need was met and for What was needed. Instructions were Provided to make everything easier to find and to follow. I would definitely Stay there again for a weekend get away!!👍

Show more



Dwana
Katy, Texas

★★★★★ · **May 2024** · Stayed with kids
Great all the way around



Cynthia Ann
1 year on Airbnb

★★★★★ · **March 2024** · Stayed about a week
JLayne's lovely home was a welcome retreat for my daughter and I during our home construction. It was cozy and comfortable and felt like home. JLayne was a perfect host and I highly recommend it.

Show more



LaVonda
8 years on Airbnb

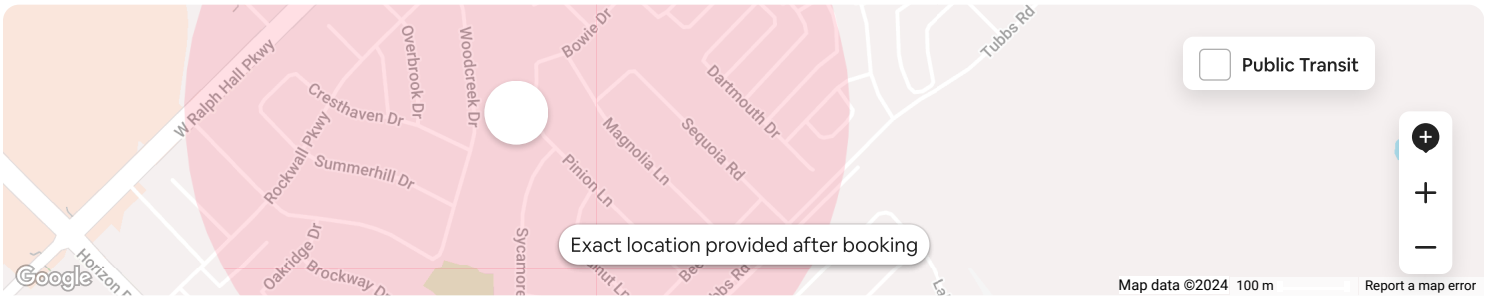
★★★☆☆ · **November 2023** · Stayed a few nights
The place was well-decorated, but dusty in areas. The master bedding smelled nice. It was noticeable. Light was out in the master shower . NO HOT TUB! No instructions on the fireplace. We called for instructions, told the host we did not need a visit. Host came over anyway. Did not appreciate the disregard of our wishes. Faucet handles on the jetted tub and shower both fell off. Cold water on the jetted tub does not work. A pool table and dart...

Show more

Show all 65 reviews

Where you'll be

Rockwall, Texas, United States



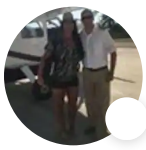
We verified that this listing's location is accurate. Learn more

Neighborhood highlights

The Harbor:
Lake Ray Hubbard
Fishing...

Show more ›

Meet your Host



JLayne
Host

97
Reviews

4.73★
Rating

5
Years hosting

My work: Realtor

Speaks English

I am a Realtor in Rockwall area and have a grown daughter who lives in Austin currently. I have two homes that I Air BnB.

Show more ›

Host details

Response rate: 100%
Responds within an hour

Message Host

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

Check-in after 3:00 PM

Checkout before 11:00 AM

12 guests maximum

Show more >

Safety & property

Exterior security cameras on property

Pool/hot tub without a gate or lock

Carbon monoxide alarm

Show more >

Cancellation policy

Free cancellation for 48 hours. Cancel before Aug 2 for a partial refund.

Review this Host's full policy for details.

Show more >

Airbnb > United States > Texas > Rockwall County > Rockwall

Explore other options in and around Rockwall

Fort Worth
Vacation rentals

Arlington
Vacation rentals

Plano
Vacation rentals

Frisco
Vacation rentals

Irving
Vacation rentals

Log Cabin
Vacation rentals

Denton
Vacation rentals

McKinney
Vacation rentals

San Antonio
Vacation rentals

Other types of stays on Airbnb

Rockwall vacation rentals

Rockwall monthly stays

Lake house vacation rentals in Rockwall

House vacation rentals in Texas

Vacation rentals with a pool in Texas

Lake house vacation rentals in Texas

Pet-friendly vacation rentals in Texas

Mansion vacation rentals in Texas

House vacation rentals in United States

Support

Help Center

AirCover

Anti-discrimination

Disability support

Cancellation options

Report neighborhood concern

Hosting

Airbnb your home

AirCover for Hosts

Hosting resources

Community forum

Hosting responsibly

Airbnb-friendly apartments

Join a free Hosting class

Airbnb

Newsroom

New features

Careers

Investors

Gift cards

Airbnb.org emergency stays

English (US) $ USD

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SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

KJM I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

KJM I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

KJM I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

KJM I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

KJM I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address 1161 Walnut Lane; Rockwall 75032 Zoning
Subdivision Windmill Ridge Lot Block
General Location Horizon & Tubbs

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☐ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name Kaci J'Layne Mayfield Phone 972.814.4807
Mailing Address 1161 Walnut Lane City Rockwall State TX Zip Code 75032
Email jlaynemayfield@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☒ Same as Property Owner

Name Phone
Mailing Address City State Zip Code
Email

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☐ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☐ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☐ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☐ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.000.
- ☐ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☐ *ADVERTISING*. All advertising for the *Short-Term Rental – including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☐ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☐ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☐ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☐ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☐ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☐ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☐ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☐ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☐ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

Good morning, thank you for taking the time to review my request for a special permit, allowing me to have and maintain my short term rental.

I understand there was a deadline for submitting before July 1. However, the first week of May we found out that my sweet young niece had a very aggressive form of breast cancer. She has two young children, one boy that just turned one years old and a four year-old daughter. As you can imagine, the family was devastated and we all tried to Pitchin and help with food and caring for the kids, as well as helping her get to doctor visits and such. Not to mention the debilitating depression that comes with receiving such horrific news.

By the time I got back home and got back to clearing off things that needed to be accomplished I realized I had missed the deadline. I immediately called the city finding out what steps needed to be done and was told that it would be best if I spoke with Ryan, who was at that point on vacation due to the Fourth of July holiday. I waited until Monday and immediately went to speak to Ryan face-to-face. I was told that at that point there wasn't much more I could do other than to request a special use permit.

I was one of the very first Airbnbs in Rockwall and have an excellent rating as a super host. I do not allow parties and I am very diligent about checking in with my neighbors to make sure that everything has gone well and to let them know that if there's ever an issue to please contact me. My neighbor across the street has never been friendly with me and has definitely called the police several times on every other resident in the neighborhood. However, she has even seemed to be OK with the fact that I am doing the Airbnb and we have developed a great relationship , she appreciates the fact that I keep my house looking immaculate inside and out.

I am hoping that you will show a little grace and understand that I put family first above all else and that I will hopefully not be penalized for my lack of attention in this matter .

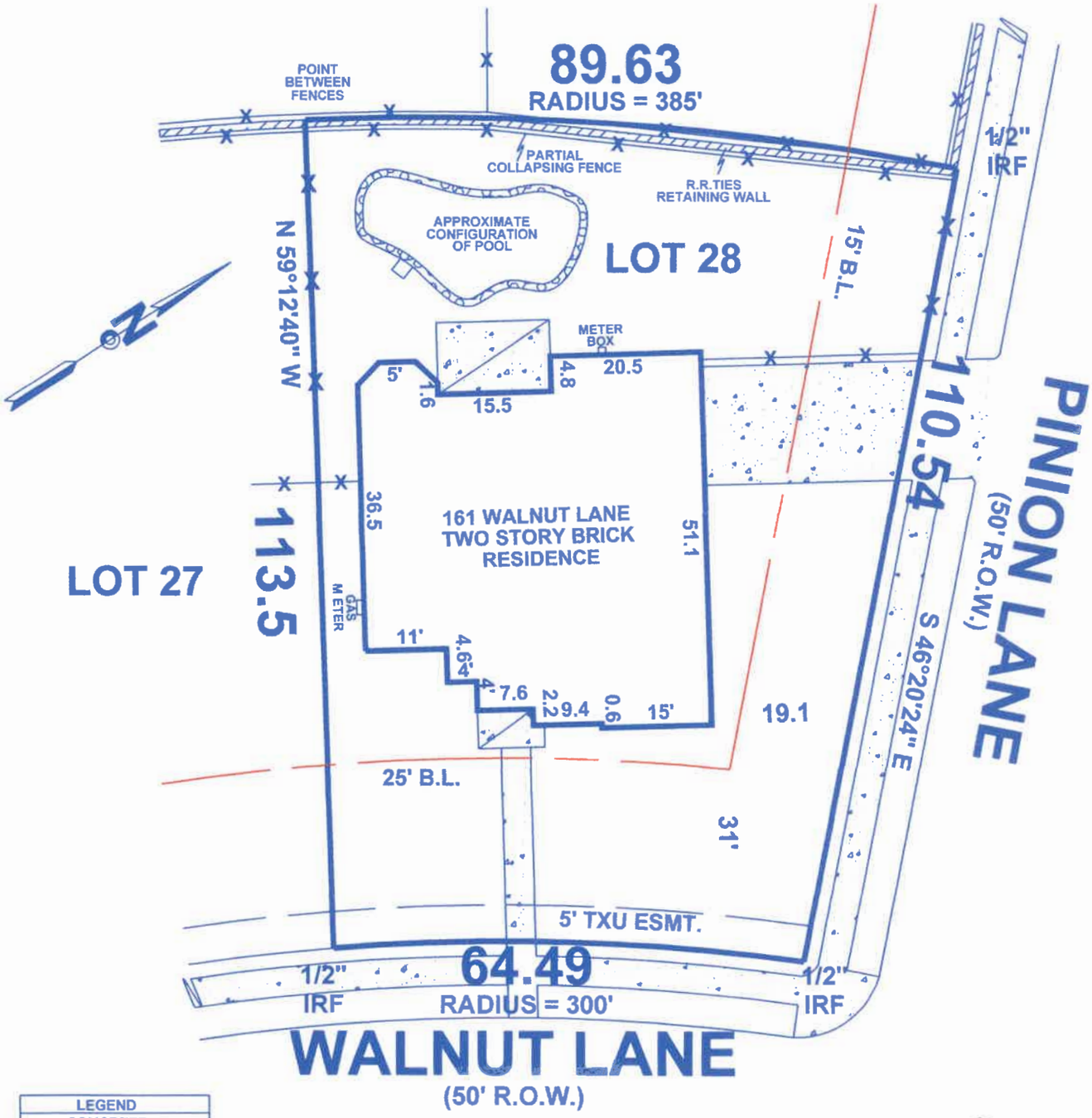
Please see the attached photos of my exterior and the quote for commercial insurance. Please let me know if there are any additional item needed before the July 30th meeting.

STADIA
LAND SURVEYING INC.

10 / 24 / 11

No. 161 WALNUT LANE in the city of ROCKWALL, ROCKWALL COUNTY, Texas.

Lot No. 28, Block No. A of WINDMILL RIDGE ESTATES NO. IV-B, an addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the REPLAT thereof recorded in CABINET E, SLIDE 139-140, PLAT records ROCKWALL County, Texas.



LEGEND
CONCRETE
FENCING
B.L. - BUILDING LINE
U.E. - UTILITY EASEMENT
IRF - IRON ROD FOUND
IRS - IRON ROD SET
R.O.W.- RIGHT OF WAY

NOTE: THE FOLLOWING EASEMENTS RECORDED IN VOL. 54, PG. 512, VOL. 147, PG. 914, VOL. 166, PG. 225, VOL. 198, PG. 909, VOL. 209, PG. 326, VOL. 64, PG. 313, VOL. 133, PG. 3, VOL. 195, PG. 698, VOL. 136, PG. 78, VOL. 2499, PG. 136 & VOL. 1005, PG. 235, R.P.R.R.C.T.; DOES NOT TO MY KNOWLEDGE AND BELIEF AFFECT THIS LOT.

STATE OF TEXAS
REGISTERED
JIMMY E. POGUE
5592
PROFESSIONAL
LAND SURVEYOR

SURVEY ONLY VALID WITH ORIGINAL SEAL AND SIGNATURE

THE PLAT HEREON IS A REPRESENTATION OF THE PROPERTY, AS DETERMINED BY ON THE GROUND SURVEY, THE LINES AND DIMENSIONS OF SAID PROPERTY BEING AS INDICATED BY THE PLAT; THE SIZE, LOCATION AND TYPE OF ABOVE GROUND BUILDINGS AND ABOVE GROUND IMPROVEMENTS ARE AS SHOWN, ALL ABOVE GROUND IMPROVEMENTS BEING WITHIN THE BOUNDARIES OF THE PROPERTY AS SHOWN.

EXCEPT AS SHOWN ON SURVEY, THERE ARE NO ABOVE GROUND ENCROACHMENTS OR ABOVE GROUND PROTRUSIONS.

Scale 1" = 20'

Date 10 / 24 / 11

JOB No: 0632-11

This survey was performed EXCLUSIVELY for and in connection with the transaction described in GF. No. 2681803-1 of LENDING EDGE MORTGAGE Title Company. Use of this survey for any other purpose or by any other parties shall be strictly prohibited as this survey is a copyright owned by STADIA LAND SURVEYING, Inc. , and all other uses are forbidden, without prior written consent of STADIA LAND SURVEYING, Inc. ©

JIMMY E. POGUE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5592

STADIA LAND SURVEYING, INC.
P.O. BOX 1886
RED OAK, TEXAS 75154
PHONE (972) 617 - 9988
FAX: (972) 617 - 6809
stadiasurveying@sbcglobal.net

Allstate | Personalized Insurance Proposal℠

Summary | Coverage | Agency

161 Walnut Ln, Rockwall, TX 75032

Term	Estimated Premium
12 months	**$4,469.64**

Coverage	Premium
Burglary Selected	Included
Vandalism Selected	Included
Dwelling Protection $449,236	$4,433.64
Liability Protection $500,000 per occurrence	$36.00
Premises Medical Protection	Included

mypproposal.allstate.com






TEXAS
SJG-9397


161

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 13 (PD-13) [*ORDINANCE NO. 94-41*] AND 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) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.1980-ACRE PARCEL OF LAND IDENTIFIED AS LOT 28, BLOCK A, WINDMILL RIDGE ESTATES, PHASE 4B, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED 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 from Kari J'Layne Mayfield for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental* on a 0.1980-acre parcel of land identified as Lot 28, Block A, Windmill Ridge Estates, Phase 4B, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District land uses, addressed as 161 Walnut Lane, and being more specifically depicted and described 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*] and Planned Development District 13 (PD-13) [*Ordinance No. 94-41*] 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) allowing *a Non-Owner-Occupied Short-Term Rental* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of 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 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and

DRAFT 08.15.2024

Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; Planned Development District 13 (PD-13) [*Ordinance No.94-41*]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

(1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.

(2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

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 compliance to the following:

(1) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party 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

DRAFT ORDINANCE 08.19.2024

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 3rd DAY OF SEPTEMBER, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

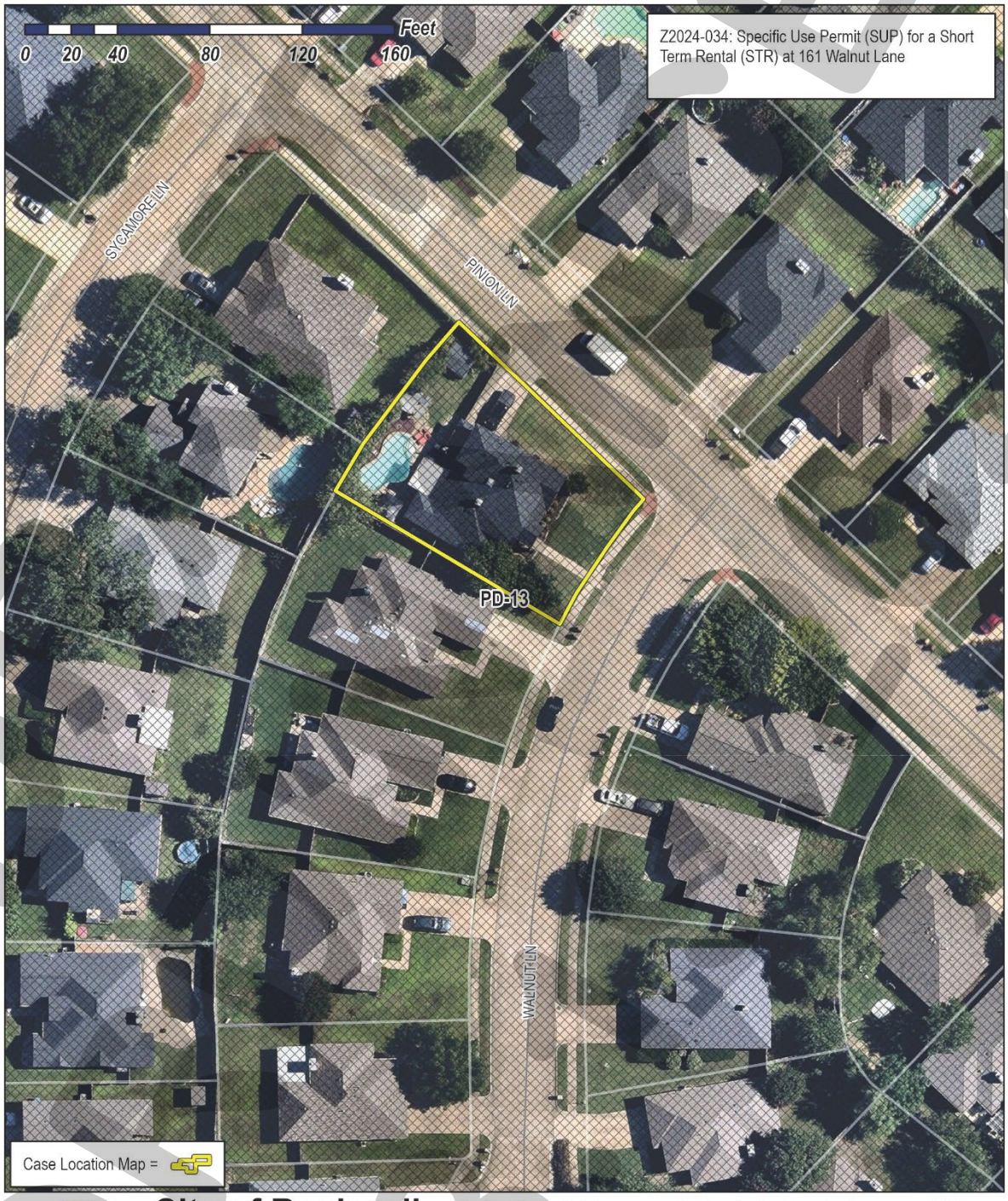
1st Reading: *August 19, 2024*

2nd Reading: *September 3, 2024*

DRAFT ORDINANCE 08.19.2024

Exhibit 'A'
Zoning Exhibit

Address: *161 Walnut Lane*
Legal Description: *Lot 28, Block A, Windmill Ridge Estates*



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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Exhibit 'B':
Short-Term Rental Permit Application

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

KJM I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.

KJM I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.

KJM I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.

KJM I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.

KJM I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- *as the owner of the subject property* -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

REGISTRATION TYPE

☒ New Registration | ☐ Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024? ☐ Yes | ☐ No

PROPERTY INFORMATION [PLEASE PRINT]

Address 161 Walnut Lane; Rockwall 75032 Zoning
Subdivision Windmill Ridge Lot Block
General Location Horizon & Tubbs

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☐ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name Kai J'Layne Mayfield Phone 972.814.4807
Mailing Address 161 Walnut Lane City Rockwall State TX Zip Code 75032
Email jaynemayfield@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☒ Same as Property Owner

Name Phone
Mailing Address City State Zip Code
Email

DRAFT 08.19.2024

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall
Neighborhood Improvement Services (NIS) Department
385 S. Goliad Street
Rockwall, Texas 75087

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☐ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☐ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☐ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☐ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.000.
- ☐ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☐ *ADVERTISING*. All advertising for the *Short-Term Rental – including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☐ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☐ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☐ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☐ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☐ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☐ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☐ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☐ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☐ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☐ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *MY COMMISSION EXPIRES*

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

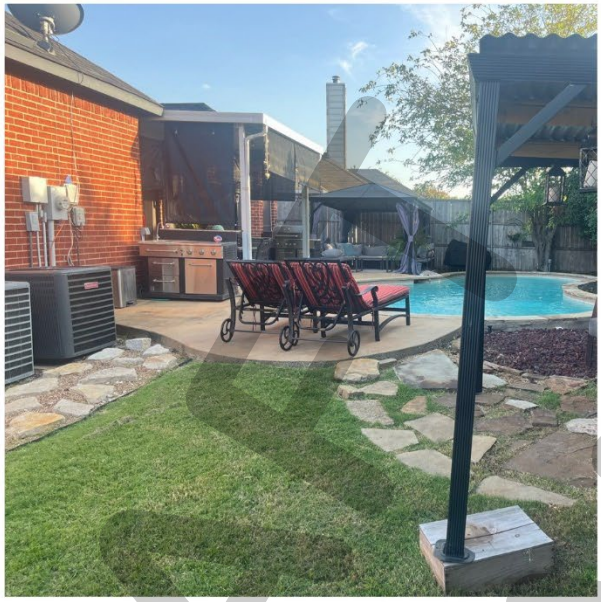
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS *MY COMMISSION EXPIRES*

DRAFT
08.19.2024

Exhibit 'C':
Short-Term Rental Photographs









DRAFT
ORDINANCE
08.19.2024

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	August 19, 2024
SUBJECT:	Z2024-032; Amendment to Planned Development District 13 (PD-13)

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]*), Lakeside Village/Turtle Cove Subdivisions (*i.e. Planned Development District 2 [PD-2]*), and the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*).

Planned Development District 13 (PD-13) -- *also known as the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church* -- was originally adopted in 1981, and currently consists of 15 pages of regulations within three (3) regulating ordinances. The Planned Development District also consists of approximately 31 development cases. The proposed draft ordinance consolidates these regulating ordinances 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 Windmill Ridge Estates Subdivision or for the Our Savior Lutheran Church.

This being a zoning case, staff sent out 1,186 notices to all property owners and occupants within Planned Development District 13 (PD-13), and within 500-feet of the Planned Development District's boundaries. In addition, staff notified the Lyden Park, Fox Chase, and Rainbow Lakes Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of Planned Development District 13 (PD-13). Included with the notice was a link to the City's website -- *which had all of the zoning documents associated with the case (i.e. the old Planned Development District 13 [PD-13] ordinances and the proposed draft ordinance)* --, and included with the notice was a letter explaining the purpose of the zoning amendment. To date, staff has received four (4) responses from three (3) property owners all of which were in favor of the proposed amendment. Staff has included all of these responses in the attached packet.

To assist the City Council in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 13 (PD-13), a timeline and summary of each development case associated with Planned Development District 13 (PD-13), and staff's proposed draft ordinance for comparison purposes. In accordance with the requirements of the Unified Development Code (UDC), staff brought the proposed zoning amendment to the Planning and Zoning Commission, and -- *on August 13, 2024* -- the Planning and Zoning Commission approved a motion to recommend approval by a vote of 5-0 (*with Commissioners Conway and Thompson absent*). Should the City Council have any questions, staff will be available at the *August 19, 2024* City Council meeting.

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

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

DATE: July 16, 2024

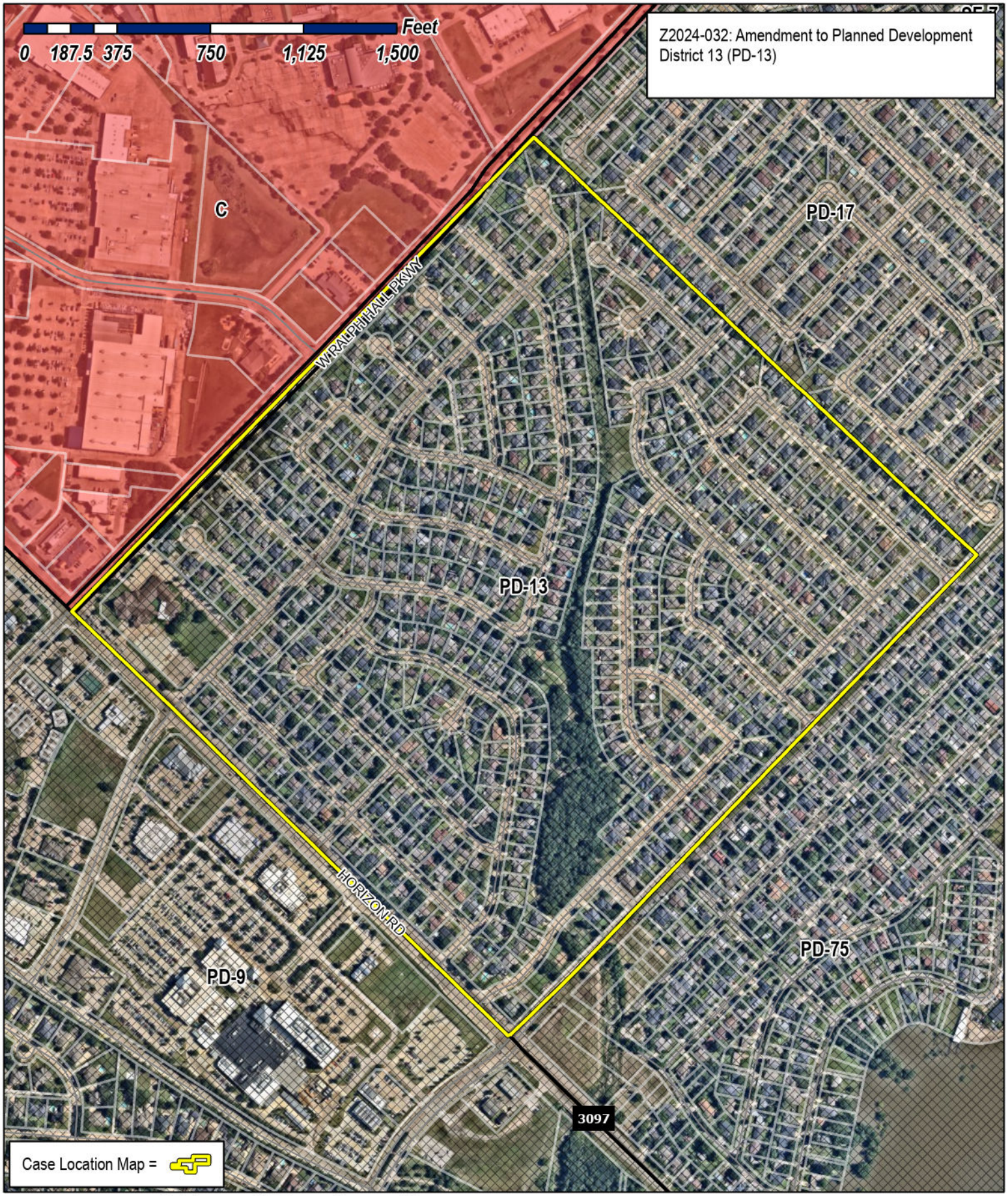
SUBJECT: Development Cases for Planned Development District 13 (PD-13)

Planned Development District 13 (PD-13) -- *also known as the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church* -- was originally adopted in 1981, and currently consists of 15 pages of regulations within three (3) regulating ordinances. The following is a timeline and summary of the ~31 development cases associated with this Planned Development District:

RED: EXPIRED ORDINANCES
BLUE: SUPERSEDED ORDINANCES
GREEN: PARTIALLY SUPERSEDED ORDINANCES
ORANGE: ORDINANCES

- *NOVEMBER 7, 1960 (ORDINANCE NO. 60-03)*: A portion of the subject property was annexed into the City of Rockwall.
- *AUGUST 2, 1976 (ORDINANCE NO. 76-11)*: The remainder of the subject property was annexed into the City of Rockwall.
- *1980:* At some point in 1980, the Our Savior Lutheran Church was constructed.
- *AUGUST 2, 1976 (ORDINANCE NO. 76-12; PZ1976-004)*: *Zoning Change* from an Agricultural (AG) District to Single-Family 4 (SF-4) District for a 149.97-acre tract of land (*i.e. the Windmill Ridge Estates Subdivision*). [*SUPERSEDED BY ORDINANCE NO. 81-05*]
- *FEBRUARY 2, 1981 (ORDINANCE NO. 81-05; PZ1980-011-01)*: *Zoning Change* from Single-Family 4 (SF-4) District to Planned Development District 13 (PD-13) was approved by the City Council. This established the zoning for the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church. [*PARTIALLY SUPERSEDED/AMENDED BY ORDINANCE NO. 84-43 & 94-41*]
- *NOVEMBER 24, 1981 (PZ1981-018-01)*: *Zoning Change* to amend Planned Development District 13 (PD-13) [*Ordinance No. 81-05*] was withdrawn.
- *AUGUST 1, 1982 (NO CASE FILE; VOLUME 15, SLIDE 26)*: *Final Plat* for Windmill Ridge Estates, Phase 1A was filed with Rockwall County on August 1, 1982 and created 54 single-family residential lots.
- *1983 (PZ1983-73-01; CASE FILE MISSING)*: The case file is missing, but the case log indicates that the case was concerning fencing for the Windmill Ridge Estates Subdivision.
- *FEBRUARY 6, 1984 (PZ1984-005-01 & PZ1984-005-02)*: *Final Plat* and *Concept Plan* for Windmill Ridge Estates, Phase 1B was approved by the City Council.
- *MARCH 1, 1984 (PZ1984-020-01)*: *Final Plat* for Windmill Ridge Estates, Phase 1B was withdrawn by the applicant.
- *MARCH 5, 1984 (PZ1984-029-01 & PZ1984-029-02)*: *Preliminary Plat* and *Concept Plan* for Windmill Ridge Estates, Phase 2A was approved by the City Council.
- *APRIL 2, 1984 (PZ1984-041-01)*: *Final Plat* for Windmill Ridge Estates, Phase 2A was approved by the City Council. This was filed with Rockwall County on October 15, 1984 and created 82 single-family residential lots.
- *SEPTEMBER 10, 1984 (ORDINANCE NO. 84-43; PZ1984-079-01)*: Amended *Ordinance No. 81-05* to allow a *Temporary Mobile Classroom Building* for a period of two (2) years. Also, adopted a concept plan for the Our Savior Lutheran Church. [*EXPIRED; NO LONGER APPLICABLE*]
- *FEBRUARY 18, 1985 (PZ1984-132-01)*: *Preliminary Plat* for Windmill Ridge Estates, Phase 3A was approved by the City Council.
- *OCTOBER 15, 1985 (PZ1985-068-01)*: *Final Plat* for Windmill Ridge Estates, Phase 3A was approved by the City Council. This was filed with Rockwall County on February 18, 1986 and created 112 single-family residential lots.

- *JULY 20, 1987 (PZ1987-046-01)*: Front yard fence for 117 and 119 Windmill Ridge Drive was approved by the City Council on July 20, 1987 allowing a split rail fence not to exceed 36-inches in height. This was for the two (2) model homes for Centennial Homes, Inc. located on Lots 1 & 2, Block B, Windmill Ridge Estates No. 1A.
- *JANUARY 7, 1994 (PZ1993-038-01)*: *Zoning Change* to amend Planned Development District 13 (PD-13) was withdrawn on January 7, 1994.
- *JANUARY 17, 1994 (PZ1993-038-02)*: *Preliminary Plat* for Windmill Ridge Estates, Phase 3B was approved by the City Council.
- *APRIL 18, 1994 (PZ1993-038-03 or PZ1994-08B-01 & PZ1994-08B-02)*: *Final Plat* and *Preliminary Plat* for Windmill Ridge Estates, Phase 3B was approved by the City Council. The *Final Plat* was filed with Rockwall County on September 12, 1994 and created 79 single-family residential lots.
- *JANUARY 9, 1995 (ORDINANCE NO. 94-41; PZ1994-040-01)*: *Zoning Change* amending Planned Development District 13 (PD-13) to change the existing zoning from allowing *Duplex* and General Retail (GR) District land uses to Single-Family 6 (SF-6) District allowing a minimum lot size of 6,600 SF and an average lot size of 7,000 SF.
- *JUNE 3, 1996 (PZ1996-036-01)*: *Preliminary Plat* for Windmill Ridge Estates, Phases 4 & 4B was approved by the City Council.
- *MARCH 17, 1997 (PZ1996-074-01)*: *Final Plat* for Windmill Ridge Estates, Phase 4 was approved by the City Council.
- *JUNE 16, 1997 (PZ1997-033-01)*: *Final Plat* for Windmill Ridge Estates, Phase 4 was reapproved by the City Council. This was filed with Rockwall County on September 22, 1997 and created 78 single-family residential lots.
- *JUNE 18, 2001 (PZ2000-085-01)*: *Final Plat* for Windmill Ridge Estates, Phase 4B was approved by the City Council. This was filed with Rockwall County on December 3, 2001 and created 166 single-family residential lots.
- *APRIL 16, 2001 (PZ2001-030-01, PZ2001-030-02, PZ2001-030-03, & PZ2001-030-04)*: The City Council approved a *Final Plat* for the Our Savior Lutheran Church establishing it as Lot 1, Block 1, Our Savior Lutheran Church Addition. This was filed with Rockwall County on May 15, 2001. The City Council also approved a *Site Plan*, *Building Elevations*, and *Landscape Plan* for the Our Savior Lutheran Church.
- *JANUARY 3, 2012 (SP2011-012)*: An *Administrative Site Plan* was approved for Our Savior Lutheran Church.
- *JULY 31, 2012 (MIS2012-008)*: *Miscellaneous Case* for the removal of trees on the Our Savior Lutheran Church was approved by the Planning and Zoning Commission.
- *JUNE 7, 2021 (P2021-025)*: The City Council approved a *Replat* for the Our Savior Lutheran Church changing the legal description from Lot 1, Block 1, Our Savior Lutheran Church Addition to Lot 2, Block 1, Our Savior Lutheran Church Addition.



City of Rockwall

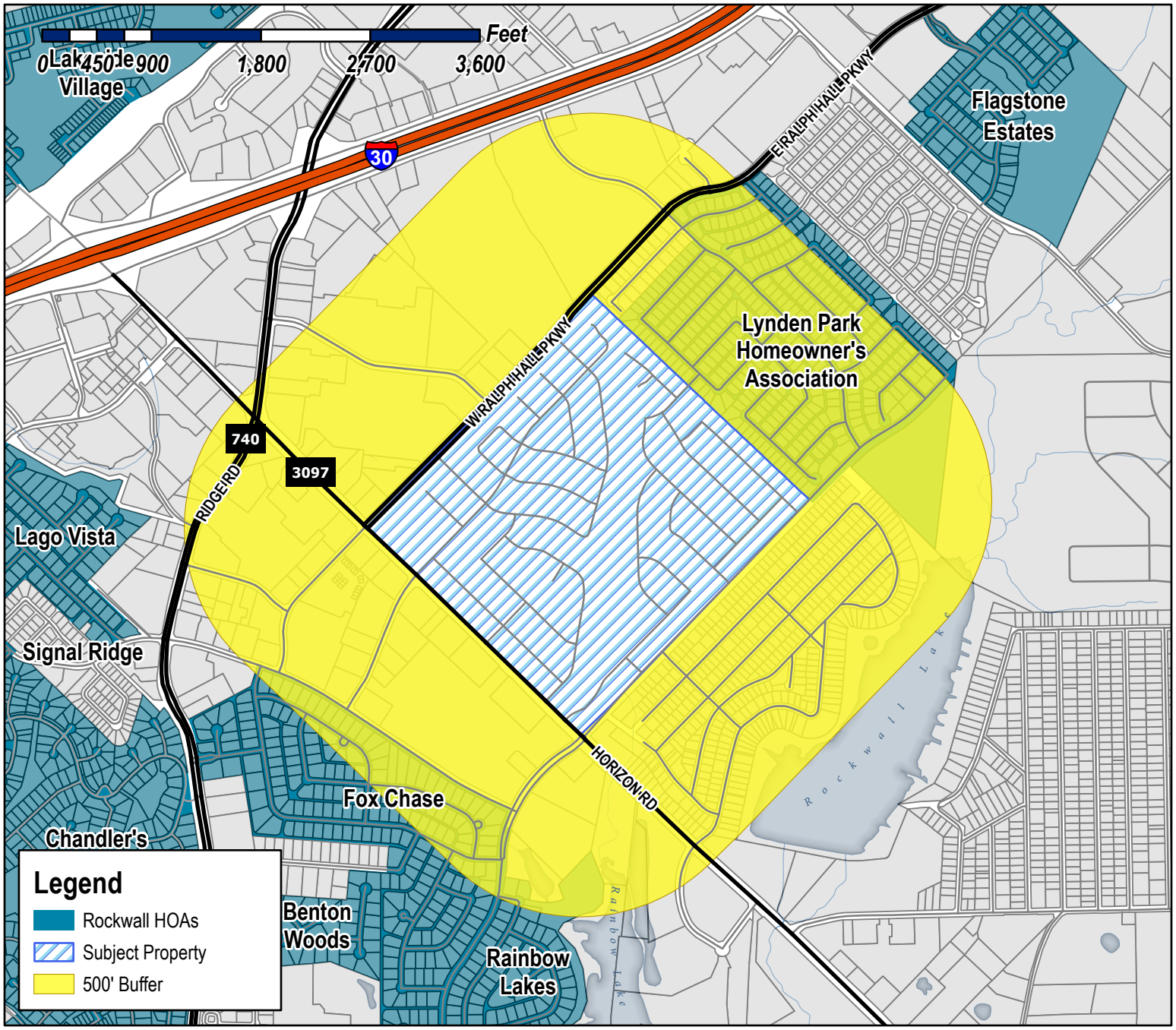
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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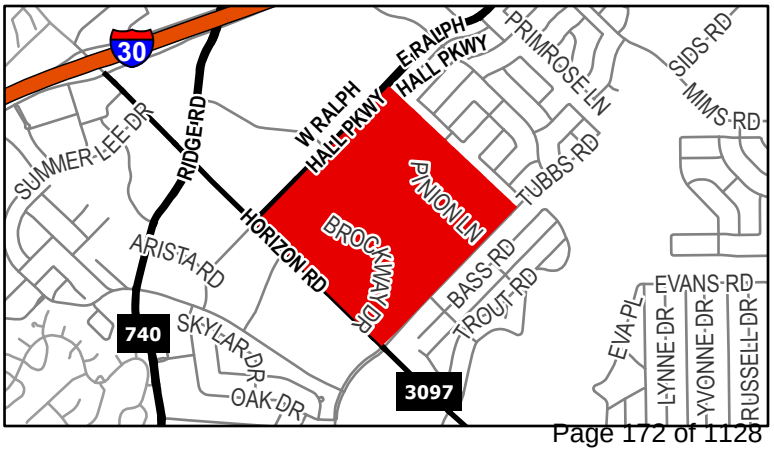
City of Rockwall

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Case Number: Z2024-032
Case Name: Amendment to Planned Development District 13 (PD-13)
Case Type: Zoning
Zoning: Planned Development 13 (PD-13)
Case Address: Windmill Ridge Estates Subdivision



Date Saved: 7/18/2024
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:06 PM
Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany
Subject: Neighborhood Notification Email [Z2024-032]
Attachments: Public Notice (P&Z) (07.23.2024).pdf; HOA Map (07.23.2024).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, July 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 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.

Z2024-032: Zoning Change Amending Planned Development District 13 (PD-13)
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 13 (PD-13) [*Ordinance No.'s 81-05, 84-43, & 94-41*] for the purpose of consolidating the regulating ordinances for a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District and Neighborhood Services (NS) District land uses, generally located in between W. Ralph Hall Parkway, Horizon Road [*FM-3097*], and Tubbs Road, and take any action necessary.

Thank you,

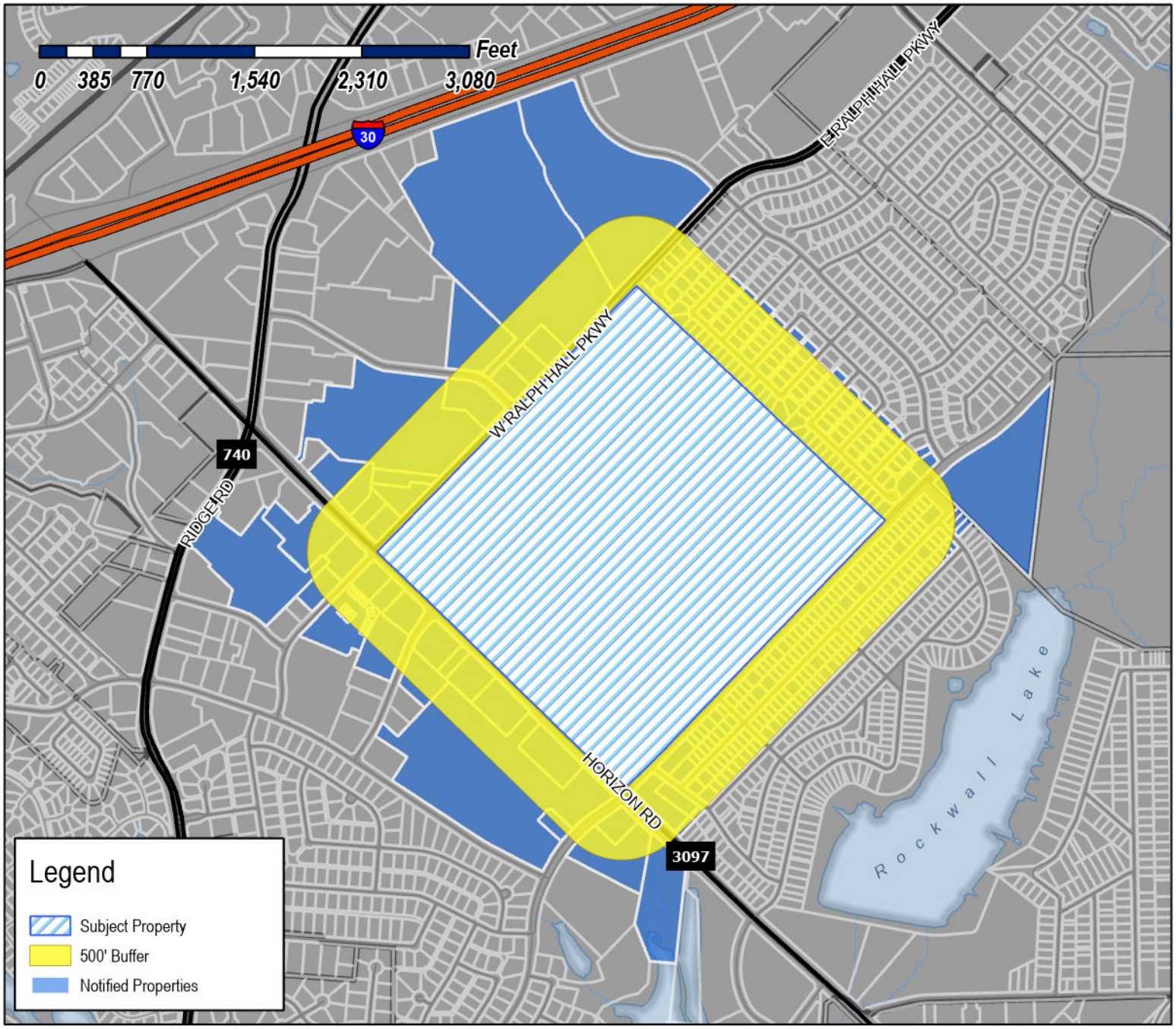
Angelica Guevara

Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

City of Rockwall

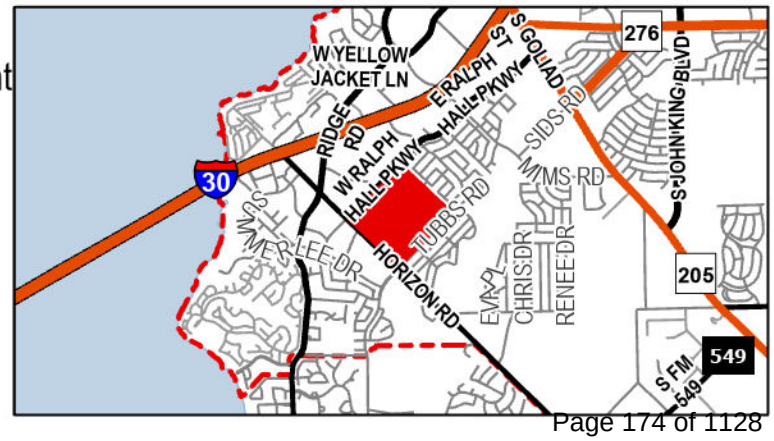
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2024-032
Case Name: Amendment to Planned Development District 13 (PD-13)
Case Type: Zoning
Zoning: Planned Development 13 (PD-13)
Case Address: Windmill Ridge Estates Subdivision

Date Saved: 7/17/2024
For Questions on this Case Call: (972) 771-7745



2023 S H ADAMS REVOCABLE TRUST
SHAWN LINDSEY ADAMS & HOLLI GAIL ADAMS - TRUSTEES
1 MANOR CT
HEATH, TX 75032

RESIDENT
100 SEQUOIA RD
ROCKWALL, TX 75032

LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

RESIDENT
101 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
101 MAPLERIDGE DR
ROCKWALL, TX 75032

SHOCKLEY URIAH B
101 OAKRIDGE DR
ROCKWALL, TX 75032

FREENEY MARIA
101 WALNUT LN
ROCKWALL, TX 75032

MOULTON JENNIFER DEE
101 WINDMILL RIDGE DR
ROCKWALL, TX 75032

TORNO NATHAN B AND SARAH A
1014 MERRIBROOK LN
ALLEN, TX 75002

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

ISYA LIMITED PARTNERSHIP
1018 MOUNT AUBURN
DALLAS, TX 75223

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

VU NGOC TRI AND
LE THI THU AND DAVID VU
102 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WHITE TIMOTHY AND TERRY
102 WOODCREEK DRIVE
ROCKWALL, TX 75032

LOPEZ JULLO A
1025 NORIAS DRIVE
FORNEY, TX 75126

HVCSG LLC
1027 WOODBRIDGE PLACE
HEATH, TX 75032

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
103 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
103 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARNELL TOMMY AND PATTI
103 BROCKWAY DRIVE
ROCKWALL, TX 75032

ROMEO HOMES TEXAS LLC
103 FOULK ROAD, SUITE 900
WILMINGTON, DE 19803

TRISTAN DAVID
103 OAKRIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
104 WOODCREEK DR
ROCKWALL, TX 75032

TREJO NICOLAS & MINDY
104 MAPLERIDGE DR
ROCKWALL, TX 75032

YORK WILLIAM
104 SEQUOIA RD
ROCKWALL, TX 75032

ROOKER ESTELLAMARIE & OBIE
104 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SILVA MANUEL AVALOS
1041 E FM 552
ROCKWALL, TX 75087

KELLY NIKKI J
1041 HAMPTON BAY DR
ROCKWALL, TX 75087

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105 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
105 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
105 OAKRIDGE DR
ROCKWALL, TX 75032

RESIDENT
105 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
105 WINDMILL RIDGE DR
ROCKWALL, TX 75032

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

RYDER LIVING TRUST
105 MULBERRY LANE
ROCKWALL, TX 75032

LI JIAN & MARSHAL LI
1055 BAYSHORE DR
ROCKWALL, TX 75087

RESIDENT
106 MAPLERIDGE DR
ROCKWALL, TX 75032

ALLEN DONNA A
106 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ASKREN MARJORIE BERNICE
106 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
107 OAKRIDGE DR
ROCKWALL, TX 75032

ORTIZ ADAN AND ANA
107 BROCKWAY DR
ROCKWALL, TX 75032

VALDEZ EULOGIO & JESUSA A
107 MAPLERIDGE DR
ROCKWALL, TX 75032

SAUDER WILLIAM MICHAEL TRAN
107 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
108 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
108 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
108 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
108 WOODCREEK DR
ROCKWALL, TX 75032

RITCHIE SHIRLEY
108 MAPLERIDGE DR
ROCKWALL, TX 75032

ZIMMERMAN ALFRED
108 PINION LN
ROCKWALL, TX 75032

MENJIVAR ALEXANDER & OLGA MARICELA
108 WALNUT LANE
ROCKWALL, TX 75032

GEIST JOANN
108 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
109 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
109 WINDMILL RIDGE DR
ROCKWALL, TX 75032

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109 DUNFORD DR
HEATH, TX 75032

HO JIMMY AND
LENA B LE
109 MAGNOLIA LANE
ROCKWALL, TX 75032

BARTHALT JULIE AND JOHN JR
109 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

CASTANEDA JOY AND JULITO
109 OAKRIDGE DRIVE
ROCKWALL, TX 75032

STAMPS LUKE MATTHEW
109 PINON LANE
ROCKWALL, TX 75032

MILEK MAGDALENA
109 SEQUOIA ROAD
ROCKWALL, TX 75032

WITHROW DEBRA LYNN
109 WALNUT LN
ROCKWALL, TX 75032

WHITE CURTIS C
10902 BARBAROSA DR
DALLAS, TX 75228

GAITAN JOSE EFRAIN
110 MAPLERIDGE DR
ROCKWALL, TX 75032

EKWURUKE ROSE
110 SEELY RD AMEN COR
LONDO SW179QU,

CROWTHER CHAD ETHAN
110 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

VILLA ROBERTO AND RITA
110 WOODCREEK DR
ROCKWALL, TX 75032

JOHNSON DAVID M & KIMBERLY D
1107 EDGEWOOD DR
GREENVILLE, TX 75402

RESIDENT
111 OAKRIDGE DR
ROCKWALL, TX 75032

RESIDENT
111 WINDMILL RIDGE DR
ROCKWALL, TX 75032

KERR NICHOLAS H &
THOMAS C KERR
111 BROCKWAY DR
ROCKWALL, TX 75032

LONG DAMON & HEIDI
111 MAPLERIDGE DR
ROCKWALL, TX 75032

FROST BANK
111 W HOUSTON STREET
SAN ANTONIO, TX 78205

MODERN PYRAMIDS INC
1111 BELTLINE RD STE #100
GARLAND, TX 75040

RESIDENT
112 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
112 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
112 MAYWOOD DR
ROCKWALL, TX 75032

RESIDENT
112 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
112 WOODCREEK DR
ROCKWALL, TX 75032

SHEA MARY ANN
112 PINION LN
ROCKWALL, TX 75032

LAZANAS KOSTAS AND HOLLY MURDOCK
112 SEQUOIA RD
ROCKWALL, TX 75032

UNRUH CASSIDY A
112 WINDMILL RIDGE RD
ROCKWALL, TX 75032

MUNOZ LOURDES
1120 SILVERTHORN CT
MESQUITE, TX 75150

RESIDENT
113 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
113 WALNUT LN
ROCKWALL, TX 75032

RESIDENT
113 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HEFFERNAN JOHN R
113 BROCKWAY DR
ROCKWALL, TX 75032

OLIVER JOEL PATRICK
113 MAGNOLIA LANE
ROCKWALL, TX 75032

WILLIAMS GEORGE CRAIG
113 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

GONZALEZ VICTOR M
113 MAYWOOD
ROCKWALL, TX 75032

MATLOCK CRAIG ALAN
113 OAKRIDGE DRIVE
ROCKWALL, TX 75032

DOHERTY BAILEE
113 PINION LANE
ROCKWALL, TX 75032

VERELL THOMAS H JR
113 SEQUOIA RD
ROCKWALL, TX 75032

CSH PROPERTY ONE, LLC
1131 W WARNER RD STE 102
TEMPE, AZ 85284

RESIDENT
114 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
114 MAYWOOD DR
ROCKWALL, TX 75032

RESIDENT
114 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
114 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LECLERC ANDRE
114 LANSHIRE DR
ROCKWALL, TX 75032

DOMINGUEZ OSCAR TORREZ
114 WOODCREEK DRIVE
ROCKWALL, TX 75032

RESIDENT
115 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
115 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
115 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
115 MAYWOOD DR
ROCKWALL, TX 75032

RESIDENT
115 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
115 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LO CHAYRA & JUDY LAM
115 RUTHERFORD DR
ROCKWALL, TX 75032

ERVIN PROPERTIES LLC
1155 W WALL STREET SUITE 101
GRAPEVINE, TX 76051

RESIDENT
116 BASS RD
ROCKWALL, TX 75032

RESIDENT
116 MAYWOOD DR
ROCKWALL, TX 75032

RESIDENT
116 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WATERS TONJA LYNN
116 MAGNOLIA LN
ROCKWALL, TX 75087

WYONT RONALD M
116 MAPLERIDGE DR
ROCKWALL, TX 75032

BEKTESHI BUJAR AND FATLUME
116 PINION LN
ROCKWALL, TX 75032

LO TIENKHAM
116 RUTHERFORD DR
ROCKWALL, TX 75032

WALLER DARLENE
116 SEQUOIA ROAD
ROCKWALL, TX 75032

CROSS DARRELL LEE & PRISSY
116 WALNUT LN
ROCKWALL, TX 75032

SANDLIN MELANIE B
116 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
117 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
117 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
117 SEQUOIA RD
ROCKWALL, TX 75032

GAMINO RYAN
117 MAGNOLIA LANE
ROCKWALL, TX 75032

LIMON MARIA ARACELY AND NORBERTO
117 MAYWOOD
ROCKWALL, TX 75032

THOMAS JIMMY B & FLOR L
117 PINION LN
ROCKWALL, TX 75032

CLARK ERIC DWAYNE & PATRICIA D
117 RUTHERFORD DR
ROCKWALL, TX 75032

ZEPEDA FELIBERTO J & GUADALUPE
117 WALNUT LN
ROCKWALL, TX 75032

VILLARREAL SELINA NICOLE
117 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
118 MAYWOOD DR
ROCKWALL, TX 75032

RESIDENT
118 WOODCREEK DR
ROCKWALL, TX 75032

VAN HEYST DAUAN N & RANDALL
118 LANSHIRE DR
ROCKWALL, TX 75032

BROWN ALLENDOR
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ROCKWALL, TX 75032

PORTILLO LINDA FRANCES
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ROCKWALL, TX 75032

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119 SOUTHLAKE DR
ROCKWALL, TX 75032

RESIDENT
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ROCKWALL, TX 75032

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119 BROCKWAY DR
ROCKWALL, TX 75032

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119 LANDSHIRE DRIVE
ROCKWALL, TX 75032

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119 MAYWOOD
ROCKWALL, TX 75032

SOUMIE NAHNAH P
119 RUTHERFORD DR
ROCKWALL, TX 75032

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TOKYO, 104-0061, JAPAN,

YAMAZAKI RYO
C/O OPEN HOUSE CO., LTD
11TH FLOOR, 10-1, GINZA 6-CHOME, CHUO-KU
TOKYO, 104-0061, JAPAN,

ITO MAKOTO
C/O OPEN HOUSE CO LTD
11TH FLOOR, 10-1, GINZA 6-CHOME, CHUO-KU
TOKYO, 104-0061, JAPAN,

RS RENTAL II LLC
ATTN: AVENUE ONE
11TH FLOOR, 31 HUDSON YARDS
NEW YORK, NY 10001

YOUNG PRESTON & EMILIE
12 GOFF STREET
DALEVILLE, AL 36322

RESIDENT
120 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
120 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
120 PINION LN
ROCKWALL, TX 75032

RESIDENT
120 SEQUOIA RD
ROCKWALL, TX 75032

SAMMIS FLEETWOOD & MELONIE
120 MAYWOOD
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

SFR TEXAS ACQUISITIONS 2022 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

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

FILIC VINKO & VERONIKA
120 WALNUT LN
ROCKWALL, TX 75032

GONZALEZ ANTONIO & MARIA
120 WINDMILL RIDGE DR
ROCKWALL, TX 75032

NANNIS JOEL DAVID & ERIKA D
120 WOODCREEK DR
ROCKWALL, TX 75032

US REO LLC SERIES M
1200 JUPITER ROAD SUITE #940414
PLANO, TX 75094

US REO LLC SERIES M
1200 JUPITER ROAD SUITE #940414
PLANO, TX 75094

SMITH BRIAN L
1209 NORTHWEST HWY
GARLAND, TX 75041

RESIDENT
121 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
121 MAYWOOD DR
ROCKWALL, TX 75032

RESIDENT
121 PINION LN
ROCKWALL, TX 75032

RESIDENT
121 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
121 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
121 WALNUT LN
ROCKWALL, TX 75032

RUBIO MANUEL JESSE
121 BOWIE DR
ROCKWALL, TX 75032

UKPAI OGBEYALU
121 LANSHIRE DR
ROCKWALL, TX 75032

RUIZ LETICIA AND
JULIO MUNOZ
121 MAGNOLIA LANE
ROCKWALL, TX 75032

BELT JACKIE
121 MULBERRY LN
ROCKWALL, TX 75032

SLAMA RAMEZ
122 BROCKWAY DR
ROCKWALL, TX 75032

HOUSER MICKEY AND
JENNIFFER MALABOSA
122 LANSHIRE DRIVE
ROCKWALL, TX 75032

CORUJO JAMES AND JANISS
122 MAYWOOD DR
ROCKWALL, TX 75032

BAKER SARAH L
122 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
123 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
123 WOODCREEK DR
ROCKWALL, TX 75032

COZART MICHAEL
123 LANSHIRE DR
ROCKWALL, TX 75032

MAREZ SARAH E AND MICHAEL E
123 MAYWOOD DRIVE
ROCKWALL, TX 75032

JACKSON DALE E
123 RUTHERFORD DR
ROCKWALL, TX 75032

MYLES BOBBY J JR
123 SOUTHLAKE DR
ROCKWALL, TX 75032

RESIDENT
124 WOODCREEK DR
ROCKWALL, TX 75032

HEAKE PRISCILLA A
124 BOWIE DR
ROCKWALL, TX 75032

FUNDERBURK RONNIE AND
MARISA GARZA
124 BROCKWAY DR
ROCKWALL, TX 75032

CUELLAR JOEL A & MARTHA C
124 LANSHIRE DR
ROCKWALL, TX 75032

ALAM ISHTIAQ & PARISA HOOSAIN
124 MAGNOLIA LANE
ROCKWALL, TX 75032

O'FARRIELL FREDDY E & JUDY L
124 PINION LN
ROCKWALL, TX 75032

WELCH JERL R & ANNE E
124 SCEPTRE DR
ROCKWALL, TX 75032

SANCHEZ JAYLYN MARIE
124 SEQUOIA ROAD
ROCKWALL, TX 75032

PAULOS BINIAM
124 WALNUT LANE
ROCKWALL, TX 75032

ORTIZ NINFA ACUNA
1244 CR 2278
QUINLAN, TX 75474

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125 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
125 WOODCREEK DR
ROCKWALL, TX 75032

RODRIGUEZ RUBEN & LUCY
125 BERKLEY DR
ROCKWALL, TX 75032

ELKINS THOMAS
125 BLANCHARD DR
ROCKWALL, TX 75032

THOMSON DANIEL H
125 BOWIE DR
ROCKWALL, TX 75032

FISHER CHARLES F JR
125 LANSHIRE DR
ROCKWALL, TX 75032

BROWN GREGORY A
125 MAGNOLIA LN
ROCKWALL, TX 75032

LADNIER DALE L & JULIA M
125 PINION LN
ROCKWALL, TX 75032

RASA GABRIEL N & MARIA C
125 SEQUOIA RD
ROCKWALL, TX 75032

ROSALES SILVIA BLANCO AND
JOSE R PALACIOS MARTINEZ
125 WALNUT LANE
ROCKWALL, TX 75032

CERVERA DANIEL A
12513 NE 130TH WAY APT C104
KIRKLAND, WA 98034

NABI NABIULLAH AND SIMIN
126 BERKLEY DRIVE
ROCKWALL, TX 75032

GREGORY ROBERT
126 BROCKWAY DR
ROCKWALL, TX 75032

ABEITA JOHN A & DEBORAH C
126 OVERBROOK DR
ROCKWALL, TX 75032

WILLIAMS HAROLD J JR
126 WEMBLEY WAY
ROCKWALL, TX 75032

SANFORD LARRY J & HOLLY
126 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
127 BROCKWAY DR
ROCKWALL, TX 75032

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

FAY TERRENCE R & RENEE L
127 LANSHIRE DR
ROCKWALL, TX 75032

HERNANDEZ ERIKA
127 MULBERRY LN
ROCKWALL, TX 75032

YANG BEE
127 WEMBLEY WAY
ROCKWALL, TX 75032

KEEGAN PATRICIA G
127 WOODCREEK
ROCKWALL, TX 75032

RESIDENT
128 BASS RD
ROCKWALL, TX 75032

RESIDENT
128 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
128 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
128 OVERBROOK DR
ROCKWALL, TX 75032

RESIDENT
128 PINION LN
ROCKWALL, TX 75032

RESIDENT
128 SEQUOIA RD
ROCKWALL, TX 75032

GROVES JASON R & KRISTI L
128 BOWIE DR
ROCKWALL, TX 75032

DEMARS ROBERT DEAN AND LAURA M
128 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
129 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
129 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
129 WALNUT LN
ROCKWALL, TX 75032

AL BANNA WALID AHMAD
129 BLANCHARD DR
ROCKWALL, TX 75032

DIAZ ANGELO VINCENZO DEVIVO
129 BOWIE DRIVE
ROCKWALL, TX 75032

WHITMARSH BARBARA E
129 BROCKWAY DR
ROCKWALL, TX 75032

HERNANDEZ TERRI
129 SEQUOIA RD
ROCKWALL, TX 75032

GILBERT CATHERINE YVETTE
129 SOUTHWOOD DR
ROCKWALL, TX 75032

SEARS MARY E
129 WOODCREEK DR
ROCKWALL, TX 75032

KUPERMAN IGOR
129F BENJAMIN COURT
PHILADELPHIA, PA 19114

RESIDENT
130 BROCKWAY DR
ROCKWALL, TX 75032

SKYLES BRENDA RENEE AND RICHARD ERIC HYATT
130 BERKLEY DR
ROCKWALL, TX 75032

PEMBERTON DAVID S & SABRINA
130 BLANCHARD DRIVE
ROCKWALL, TX 75032

LOGG DANIEL J
130 OVERBROOK DR
ROCKWALL, TX 75032

GIST JESSE JR AND
JANAE E BARNES
130 PERCH RD
ROCKWALL, TX 75032

MATSON MICHAEL THOMAS
130 SOUTHWOOD
ROCKWALL, TX 75032

HAMEED BASIL AND
TALA ABUSAAD
130 WEMBLEY WAY
ROCKWALL, TX 75032

TURCOTTE LESLIE
130 WOODCREEK DR
ROCKWALL, TX 75032

WADLEY MARLIS
13005 W 15TH DR
GOLDEN, CO 80401

RESIDENT
131 MULBERRY LN
ROCKWALL, TX 75032

THURMAN JAMES EARL AND RETTA POWELL
131 BROCKWAY DR
ROCKWALL, TX 75032

LOPEZ ROBERTO A
131 OVERBROOK DR
ROCKWALL, TX 75032

BANKS LIDIA ELIZABETH & DARREL JAMES
131 SOUTHLAKE DRIVE
ROCKWALL, TX 75032

ABBAS RAZA AND
SAIRA HUSSAIN
131 WEMBLEY WAY
ROCKWALL, TX 75032

ROLDAN JOSE L & MARTHA L
131 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
132 MAGNOLIA LN
ROCKWALL, TX 75032

RESIDENT
132 OVERBROOK DR
ROCKWALL, TX 75032

RESIDENT
132 WOODCREEK DR
ROCKWALL, TX 75032

GUERRERO JUAN JAIME
132 ELMRIDGE CIR
ROCKWALL, TX 75032

ESCOBAR CARLOS AGUILAR
132 PINION LANE
ROCKWALL, TX 75032

COKELEZ KENAN
132 SEQUOIA ROAD
ROCKWALL, TX 75032

WATERS KEESTON AND KAYLA
132 WALNUT LANE
ROCKWALL, TX 75032

PROPERTY RENAISSANCE INVESTMENTS LLC
1321 UPLAND DR UNIT 6293
HOUSTON, TX 77043

RESIDENT
133 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
133 BOWIE DR
ROCKWALL, TX 75032

RESIDENT
133 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
133 SEQUOIA RD
ROCKWALL, TX 75032

UDOFIA UKO
133 BLANCHARD DR
ROCKWALL, TX 75032

HOLT LEANNA M
133 MAGNOLIA LN
ROCKWALL, TX 75032

STAFFORD DAVID E
133 OVERBROOK DR
ROCKWALL, TX 75032

COLET FAUSTO
133 SOUTHWOOD DR
ROCKWALL, TX 75032

GAVRILESCU GHEORGHE & JEANINA
133 WALNUT LN
ROCKWALL, TX 75032

DUPREY GUIN & MELISSA
133 WOODCREEK DR
ROCKWALL, TX 75032

SIMS BENJAMIN D
1335 CHAMPIONS DR
ROCKWALL, TX 75087

RESIDENT
134 BOWIE DR
ROCKWALL, TX 75032

RESIDENT
134 WOODCREEK DR
ROCKWALL, TX 75032

NAIDOO VINCENT PAUL & SCHENNEL PEREIRA &
PONAMAL NAIDOO
134 BERKLEY DR
ROCKWALL, TX 75032

BIRDSONG SERENA AND
BILLY COCHARD
134 BLANCHARD DR
ROCKWALL, TX 75032

WAGNER AUSTEN AND TONYA
134 ELMRIDGE CIR
ROCKWALL, TX 75032

KLESMIT DESTINY
134 OVERBROOK DRIVE
ROCKWALL, TX 75087

RUBERT GARY E
134 SOUTHWOOD DR
ROCKWALL, TX 75032

ABMAS TROY S & ERICA A
134 WEMBLEY WAY
ROCKWALL, TX 75032

RESIDENT
135 MESQUITE CT
ROCKWALL, TX 75032

RESIDENT
135 WEMBLEY WAY
ROCKWALL, TX 75032

ALLEN RODNEY AND REBECCA
135 BROCKWAY DR
ROCKWALL, TX 75032

RHODES TREVOR
135 WOODCREEK DRIVE
ROCKWALL, TX 75032

YANG SHAYING
13574 BALINT LN
FRISCO, TX 75035

RESIDENT
136 PINION LN
ROCKWALL, TX 75032

RESIDENT
136 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
136 WOODCREEK DR
ROCKWALL, TX 75032

BOWERMAN DAWN J & TONY
136 ELMRIDGE CIR
ROCKWALL, TX 75032

PORTER KRISTEN
136 MAGNOLIA LN
ROCKWALL, TX 75032

SKYLES ERIK
136 OVERBROOK DRIVE
ROCKWALL, TX 75032

PETERSON CHARLES E & WANDA J
136 WALNUT LANE
ROCKWALL, TX 75032

GSI PORTFOLIO LLC
13601 PRESTON RD STE W-810
DALLAS, TX 75240

RESIDENT
137 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
137 BOWIE DR
ROCKWALL, TX 75032

RESIDENT
137 SEQUOIA RD
ROCKWALL, TX 75032

WESTERVELT BARBARA
137 BERKLEY DR
ROCKWALL, TX 75032

NEVELS EDWARD LEE
137 BROCKWAY
ROCKWALL, TX 75032

DELA CRUZ VICTOR J AND RADHA JUNE AND
VINCENT DAVID DELA CRUZ AND VICTOR
JOSHUA DELA CRUZ
137 M AGNOLIA LN
ROCKWALL, TX 75032

HALL SHAWN M
137 OVERBROOK DR
ROCKWALL, TX 75032

ELBANNA AHMAD A
137 SOUTHWOOD DR
ROCKWALL, TX 75032

WILSON KAREN
137 WALNUT LN
ROCKWALL, TX 75032

LEE JAMES A & EVA
137 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
138 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
138 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
138 BOWIE DR
ROCKWALL, TX 75032

RESIDENT
138 WOODCREEK DR
ROCKWALL, TX 75032

HASHIM RAFID
138 ELMRIDGE CIRCLE
ROCKWALL, TX 75032

COLTHARP LIVING TRUST
138 OVERBROOK DR
ROCKWALL, TX 75032

CONTRERAS JOSE H
138 SOUTHWOOD
ROCKWALL, TX 75032

RESIDENT
139 MESQUITE CT
ROCKWALL, TX 75032

SALVATO SUSAN
139 BROCKWAY DR
ROCKWALL, TX 75032

YOUNG SCOTT ALLEN & VETRICA LANITA YOUNG
139 SOUTHLAKE DR
ROCKWALL, TX 75032

BECKER DAKOTA B AND ANGELA
139 WEMBLEY WAY
ROCKWALL, TX 75032

MILO JOSEPH MIRANDA
139 WOODCREEK DRIVE
ROCKWALL, TX 75032

RESIDENT
140 MAGNOLIA LN
ROCKWALL, TX 75032

BREWER DOUGLAS D
140 ELMRIDGE CIRCLE
ROCKWALL, TX 75032

TRAVIS JARED AND BRENDA
140 OVERBROOK DR
ROCKWALL, TX 75032

SIMPSON CHERYL HUNT
140 PINION LANE
ROCKWALL, TX 75032

PETE MICHAEL A & SHANNAN D
140 SEQUOIA RD
ROCKWALL, TX 75032

MESSENGER MICHELLE
140 WALNUT LN
ROCKWALL, TX 75032

TEAGUE KENNETH T & TAMERA J
140 WOODCREEK DR
ROCKWALL, TX 75032

YIM STEVE K AND ELLA K
1407 LANDSFORD DR
ALLEN, TX 75013

TUTTLE LEON & BILLIE JEAN
1408 DHAKA DR
ROCKWALL, TX 75087

RESIDENT
141 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
141 SOUTHWOOD DR
ROCKWALL, TX 75032

RESIDENT
141 WALNUT LN
ROCKWALL, TX 75032

SANCHEZ NANCY C AND VIDAL SANCHEZ-CRUZ
141 BASS RD
ROCKWALL, TX 75032

DEDNER WANDA G
141 BERKLEY DR
ROCKWALL, TX 75032

MORGAN PAULA
141 BLANCHARD DR
ROCKWALL, TX 75032

BRUTON PHILLIP R
141 BROCKWAY DR
ROCKWALL, TX 75032

JAMSHIDI MIKE M & JOELLEN
141 CRESTHAVEN DR
ROCKWALL, TX 75032

GUERRERA SALLY & RICHARD T
141 MAGNOLIA LN
ROCKWALL, TX 75032

MORAN ANTHONY L & ANDREA PIA SANTANA GUILLEN
141 SUMMERHILL DRIVE
ROCKWALL, TX 75032

STEINHOFF NICOLE M
141 WESTWOOD DR
ROCKWALL, TX 75032

SVOBODA GREGORY THOMAS & MARGARET J
141 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
142 BASS RD
ROCKWALL, TX 75032

RESIDENT
142 BOWIE DR
ROCKWALL, TX 75032

RESIDENT
142 ELMRIDGE CIR
ROCKWALL, TX 75032

RESIDENT
142 PERCH RD
ROCKWALL, TX 75032

RESIDENT
142 SOUTHWOOD DR
ROCKWALL, TX 75032

JOSEPH STEPHEN K & JESSY
142 BERKLEY DR
ROCKWALL, TX 75032

CONFIDENTIAL
142 BLANCHARD DRIVE
ROCKWALL, TX 75032

HALL GREGORY S & GINGER L
142 SUMMERHILL DR
ROCKWALL, TX 75032

TEANG SAROEUN AND CHANTHEA CHIN
142 WEMBLEY WAY
ROCKWALL, TX 75032

SKYLES CHARLES W & CONNIE
142 WESTWOOD DR
ROCKWALL, TX 75032

NGUYEN VINH AND GINA
14264 FAITH DR
FRISCO, TX 75035

RESIDENT
143 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
143 MESQUITE CT
ROCKWALL, TX 75032

RESIDENT
143 WOODCREEK DR
ROCKWALL, TX 75032

BRUNT SCOTT JR
143 CRESTHAVEN DR
ROCKWALL, TX 75032

NAVA ANDRES ANTONIO AND
MARIA G BARRERA
143 SOUTHLAKE DR
ROCKWALL, TX 75032

CARLTON LEWIS
HELEN D KIMM
143 SUMMERHILL DR
ROCKWALL, TX 75032

MCDOWELL ROBERT & KELLI
143 WEMBLEY WAY
ROCKWALL, TX 75032

AINGE KYLE L AND RYLEE L
143 WESTWOOD DRIVE
ROCKWALL, TX 75032

MCG SFR PROPERTY OWNER 1B LLC
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

MCH SFR PROPERTY OWNER 3 LLC
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

RESIDENT
144 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
144 PINION LN
ROCKWALL, TX 75032

RESIDENT
144 SUMMERHILL DR
ROCKWALL, TX 75032

DUNHAM DONNA LEE
144 ELMRIDGE CIR
ROCKWALL, TX 75032

MURPHREE APRIL L
144 MAGNOLIA LN
ROCKWALL, TX 75032

WATSON LANCE & LAUREN
144 OXFORD DR
ROCKWALL, TX 75032

SEDLAK AMANDA MARIE
144 SEQUOIA ROAD
ROCKWALL, TX 75032

MALDONADO BENITO
144 WALNUT LN
ROCKWALL, TX 75032

MORCHOWER JANICE LYNN
144 WESTWOOD DRIVE
ROCKWALL, TX 75032

BAILEY BLAKE C AND LAINE E
144 WOODCREEK DRIVE
ROCKWALL, TX 75032

RESIDENT
145 SEQUOIA RD
ROCKWALL, TX 75032

THOMAS MAKIA S
145 BERKLEY DR
ROCKWALL, TX 75032

TATUM LANCE
145 BLANCHARD DR
ROCKWALL, TX 75032

ROSS EMMA R
145 BROCKWAY DR
ROCKWALL, TX 75032

HAYNES MARSHA
145 CRESTHAVEN DR
ROCKWALL, TX 75032

ALLEN JEFFREY C & JENNIFER S
145 MAGNOLIA LN
ROCKWALL, TX 75032

MEDRANO CIPRIANO & PATRICIA
145 SOUTHWOOD DR
ROCKWALL, TX 75032

WITT JANIS L
145 WALNUT LN
ROCKWALL, TX 75032

KAHLE CHERYL J
145 WESTWOOD DR
ROCKWALL, TX 75032

RESIDENT
146 BOWIE DR
ROCKWALL, TX 75032

RESIDENT
146 SOUTHWOOD DR
ROCKWALL, TX 75032

RESIDENT
146 SUMMERHILL DR
ROCKWALL, TX 75032

GONZALEZ GRACIELA & ROLANDO
146 BERKLEY DR
ROCKWALL, TX 75032

MURPHY AUDREY LENEE ANDREWS
146 BLANCHARD DR
ROCKWALL, TX 75032

ANTONY ROSE M
146 ELMRIDGE CIR
ROCKWALL, TX 75032

MARTINEZ HERBER A AND
ANA G AGUILAR SORIANO
146 WEMBLEY WAY
ROCKWALL, TX 75032

WALLER ALVIN JR AND LOLA
146 WESTWOOD DR
ROCKWALL, TX 75032

CLARK SUSAN
146 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
147 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
147 MESQUITE CT
ROCKWALL, TX 75032

RESIDENT
147 SOUTHLAKE DR
ROCKWALL, TX 75032

RESIDENT
147 WESTWOOD DR
ROCKWALL, TX 75032

MONK MARIAN A
147 CRESTHAVEN DR
ROCKWALL, TX 75032

HYDE REBEKAH
147 WEMBLEY WAY
ROCKWALL, TX 75032

RESIDENT
148 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
148 SEQUOIA RD
ROCKWALL, TX 75032

DAVIS KORY TYLER
148 BROCKWAY DRIVE
ROCKWALL, TX 75032

ROVILLOS JOHN ISRAEL AMANDE AND GRACE
HALIMA
148 MAGNOLIA LANE
ROCKWALL, TX 75032

GREEN ELISA A
148 PINION LN
ROCKWALL, TX 75032

DAVILA CHRISTA AND AARON
148 SUMMERHILL DR
ROCKWALL, TX 75032

HERBST PHILLIP CARSON
148 WESTWOOD DR
ROCKWALL, TX 75032

HAWKINS COURTNEY AND JIMMIE
148 WOODCREEK DR
ROCKWALL, TX 75032

FREAUF SEAN ROSS & LAUREN
149 BROCKWAY DRIVE
ROCKWALL, TX 75032

BRAND STEPHANIE & ROBERT
149 CRESTHAVEN DR
ROCKWALL, TX 75032

LACY TAMARA J AND EBOW K
149 MAGNOLIA LN
ROCKWALL, TX 75032

MENO ROLAND A & WAYNETTE M
149 SEQUOIA RD
ROCKWALL, TX 75032

TAHA MOHAMED E
149 SOUTHWOOD DR
ROCKWALL, TX 75032

COBURN ROBERT A JR & CLAUDIA
149 SUMMERHILL DR
ROCKWALL, TX 75032

BOJARSKI JULIA B AND
RANDALL CASEY COVELLI
149 WALNUT LANE
ROCKWALL, TX 75032

KUPOVICS ARANKA
149 WESTWOOD DR
ROCKWALL, TX 75032

STOKES AARON
15 KERIMORE COURT
HEATH, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL CT
HEATH, TX 75032

RESIDENT
150 BOWIE DR
ROCKWALL, TX 75032

RESIDENT
150 BOWIE DR
ROCKWALL, TX 75032

RESIDENT
150 SOUTHWOOD DR
ROCKWALL, TX 75032

RESIDENT
150 SUMMERHILL DR
ROCKWALL, TX 75032

BOYD SONIA B AND
MACEO R PRICE JR
150 BLANCHARD DRIVE
ROCKWALL, TX 75032

WALKER CAROL B
150 BROCKWAY DR
ROCKWALL, TX 75032

ALLEN VIRGINIA D
150 MULBERRY LN
ROCKWALL, TX 75032

GUYN STEVEN B ETUX
150 WESTWOOD DR
ROCKWALL, TX 75032

BURCHFIEL FAMILY SEPTEMBER 2002
REVOCABLE TRUST AND
RICHARD LARSON AND TRACI LARSON
1500 E. DANA PLACE
ORANGE, CA 92866

RESIDENT
151 BASS RD
ROCKWALL, TX 75032

RESIDENT
151 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
151 SUMMERHILL DR
ROCKWALL, TX 75032

RESIDENT
151 WESTWOOD DR
ROCKWALL, TX 75032

STEWART DONNA J
151 CRESTHAVEN DR
ROCKWALL, TX 75087

SILVA LIVING TRUST
CARLOS PERALES SILVA & MARIAN MARSH
SILVA, CO-TRUSTEES
151 SOUTHLAKE DR
ROCKWALL, TX 75032

RESIDENT
152 BASS RD
ROCKWALL, TX 75032

RESIDENT
152 PINION LN
ROCKWALL, TX 75032

RESIDENT
152 SUMMERHILL DR
ROCKWALL, TX 75032

LIECHTY STEVEN L & CINDY L
152 BROCKWAY DR
ROCKWALL, TX 75032

GARDNER EDWIN & DIANNE
152 MAGNOLIA
ROCKWALL, TX 75032

PEREZ JOSE D & MARIA M
152 PERCH RD
ROCKWALL, TX 75032

TUNNELL DAVID AND PENNY
152 SEQUOIA ROAD
ROCKWALL, TX 75032

POSTON SANDRA C
152 WESTWOOD DR
ROCKWALL, TX 75032

ARGONAUT RENTALS SERIES B LLC
1521 FAIRFIELD DR
PLANO, TX 75074

AID PROPERTIES LLC
15213 CESENA RD
ROGERS, AR 72756

WILSON FAMILY TRUST
15297 BOHLMAN RD
SARATOGA, CA 95070

RESIDENT
153 CRESTHAVEN DR
ROCKWALL, TX 75032

RESIDENT
153 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
153 SUMMERHILL DR
ROCKWALL, TX 75032

RESIDENT
153 WESTWOOD DR
ROCKWALL, TX 75032

THOMPSON ZACHARY SKY
153 BROCKWAY DR
ROCKWALL, TX 75032

JAMES LENNY D
153 SOUTHWOOD DRIVE
ROCKWALL, TX 75032

HARRELSON WILLIAM AND SARA
153 WALNUT LN
ROCKWALL, TX 75032

SERNA EMERARDO
154 BROCKWAY DRIVE
ROCKWALL, TX 75032

GAMEZ SERGIO ZAPATA & ARACELI ARELLANO
154 SUMMERHILL DR
ROCKWALL, TX 75032

KROGMAN DIANE LYNN
154 WESTWOOD DR
ROCKWALL, TX 75032

RESIDENT
155 CRESTHAVEN DR
ROCKWALL, TX 75032

SEAHOLM TIMOTHY ETUX
155 BROCKWAY DR
ROCKWALL, TX 75032

PROVENCIO DAVID L & LILLIAN P
155 SOUTHLAKE DR
ROCKWALL, TX 75032

GELINO JASON & TRESSA
155 SUMMERHILL DR
ROCKWALL, TX 75032

MORRISON JAMES B & SUSAN KAYE AND
MITCHELL B MORRISON
155 WESTWOOD DR
ROCKWALL, TX 75032

CARLSON KEVIN R & NATALIE L
1553 VZ COUNTY ROAD 1213
CANTON, TX 75103

GRYZIECKI CHASE
1553 VZCR 1213
CANTON, TX 75103

HUNT CYNTHIA L
156 BROCKWAY DR
ROCKWALL, TX 75032

CARSON MICHELE L
156 MAGNOLIA LN
ROCKWALL, TX 75032

BURK JOHN AARON
156 PINION LN
ROCKWALL, TX 75032

SHAH VIREN
156 SEQUOIA
ROCKWALL, TX 75032

PRUITT HAROLD LEE
156 SUMMERHILL DRIVE
ROCKWALL, TX 75032

WHITFIELD BONNIE D
156 WESTWOOD DR
ROCKWALL, TX 75032

SU AMANDA C AND
MATTHEW G CROSS
1567 POETS WAY
ALLEN, TX 75002

RESIDENT
157 SEQUOIA RD
ROCKWALL, TX 75032

TAYLOR MARTHA
157 BROCKWAY DR
ROCKWALL, TX 75032

MARICH TRACY M
157 CRESTHAVEN DR
ROCKWALL, TX 75032

GUSTAFSON RICHARD K & MARGARET
157 SUMMERHILL DR
ROCKWALL, TX 75032

PARKER REBECCA D
157 WALNUT LN
ROCKWALL, TX 75032

WILLIAMS LISA D
157 WESTWOOD DR
ROCKWALL, TX 75032

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

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

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

SFR JV-1 2019-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

RESIDENT
158 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
158 WESTWOOD DR
ROCKWALL, TX 75032

MOURI VALLI R
158 SUMMERHILL DR
ROCKWALL, TX 75032

RESIDENT
159 CRESTHAVEN DR
ROCKWALL, TX 75032

RESIDENT
159 SUMMERHILL DR
ROCKWALL, TX 75032

JUST HILDA R ENHANCED LIFE ESTATE AND
KRISTINA MARIE WOLOV AND WILLIAM BRYAN
JUST
159 SOUTHLAKE DR
ROCKWALL, TX 75032

BOYLE HEBRON VICTORIA
16 GUMBLE CT
HILLSBOROUGH, NJ 8844

SC ROCKWALL LLC
16 VILLAGE LN STE 250
COLLEYVILLE, TX 76034

RESIDENT
160 SUMMERHILL DR
ROCKWALL, TX 75032

RESIDENT
160 SUMMERHILL DR
ROCKWALL, TX 75032

RESIDENT
160 WESTWOOD DR
ROCKWALL, TX 75032

ABUNDIS ROBERTO AND YADIRA
160 MAGNOLIA LANE
ROCKWALL, TX 75087

MCGINNIS LEVIN L
160 PINION LN
ROCKWALL, TX 75032

MENCHACA JENNIFER
160 SEQUOIA RD
ROCKWALL, TX 75032

PEARSON MARILYN
1606 WILLOW CREST DR
RICHARDSON, TX 75081

RESIDENT
161 CRESTHAVEN DR
ROCKWALL, TX 75032

RESIDENT
161 SUMMERHILL DR
ROCKWALL, TX 75032

WATSON JAMES S & MICHELENE M
161 MAGNOLIA LN
ROCKWALL, TX 75032

KAO GEN FANG
161 PINE DR
PORT TOWNSEND, WA 98368

SIPES RICKY W
161 SEQUOIA ROAD
ROCKWALL, TX 75032

MAYFIELD KARI JLAYNE
161 WALNUT LANE
ROCKWALL, TX 75032

RESIDENT
162 WESTWOOD DR
ROCKWALL, TX 75032

TURNER JEREMEY SCOTT AND MAGGIE WHITE
162 CRESTHAVEN DRIVE
ROCKWALL, TX 75032

RODRIGUEZ SONIA M AND RODRIGO
162 SUMMERHILL DR
ROCKWALL, TX 75032

RESIDENT
163 SOUTHLAKE DR
ROCKWALL, TX 75032

AGUILLON ARTEMISA
163 BASS RD
ROCKWALL, TX 75032

AGUILLON ARTEMISA
163 BASS RD
ROCKWALL, TX 75032

AGUILLON ARTEMISA
163 BASS RD
ROCKWALL, TX 75032

RAMOS MARTHA A
163 SUMMERHILL DR
ROCKWALL, TX 75032

RESIDENT
164 WESTWOOD DR
ROCKWALL, TX 75032

GERRY KRISTOPHER ALEXANDER
164 PINION LANE
ROCKWALL, TX 75032

SUAREZ MARIA J & BETSY M
164 SEQUOIA RD
ROCKWALL, TX 75032

WHITE JUSTIN D
165 MAGNOLIA LN
ROCKWALL, TX 75032

WILKINSON DONNA G & DAVID E
16670 E ANNA CADE RD
ROCKWALL, TX 75087

RESIDENT
167 SOUTHLAKE DR
ROCKWALL, TX 75032

RESIDENT
167 SOUTHLAKE DR
ROCKWALL, TX 75032

PEDRAZA FRANCISCO JAVIER AND
LUZ MARIA GARCIA
168 PERCH RD
ROCKWALL, TX 75032

MARONEY RHONDA
168 PINION LANE
ROCKWALL, TX 75032

LE THAO M AND
THAI PHAM
168 SEQUOIA ROAD
ROCKWALL, TX 75032

PRODAHL DALE A & KAREN S
1685 PLUMMER DR
ROCKWALL, TX 75087

CONFIDENTIAL
169 MAGNOLIA LN
ROCKWALL, TX 75032

MUNOZ BIANCA & JONATHAN MEADOWS
1701 E HEBRON PKWY APT 2104
CARROLLTON, TX 75010

YU JINWEN
1701 PAYNE ST APT 2006
DALLAS, TX 75201

MILLS GLEN EDWARD AND SUZAN EILLENE
171 SOUTHLAKE DR
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC
1717 MAIN STREET SUITE 2000
DALLAS, TX 75201

RESIDENT
172 BASS RD
ROCKWALL, TX 75032

RESIDENT
172 PINION LN
ROCKWALL, TX 75032

MORROW APRIL
173 MAGNOLIA LN
ROCKWALL, TX 75032

LIMANS 024 LLC
17416 SW 35TH CT
MIRAMAR, FL 33029

AGUILLON JOSE SANTOS ETUX
175 BASS RD
ROCKWALL, TX 75032

SHORT CHAD & KAYDEE
175 SOUTHLAKE DR
ROCKWALL, TX 75032

RESIDENT
176 PINION LN
ROCKWALL, TX 75032

GARCIA VINCENT & ANA T GARCIA
177 PINION LN
ROCKWALL, TX 75032

DETWEILER RICHARD P AND SHANGTING
17839 BENCHMARK DR.
DALLAS, TX 75252

RODRIGUEZ GREGORIO & MARIA
180 PERCH RD
ROCKWALL, TX 75032

RESIDENT
181 PINION LN
ROCKWALL, TX 75032

WU WEIMIN
1811 MARSHALL DRIVE
ALLEN, TX 75013

GIRASOLES HOME BUYERS LLC
1812 CRESTHAVEN DR
PANTEGO, TX 76013

MYHOMESTEAD PARTNERS LLC
1821 N LAKE FOREST, #700-382
MCKINNEY, TX 75071

RESIDENT
183 BASS RD
ROCKWALL, TX 75032

GUINAN DANIEL J & MELING M
185 PINION LN
ROCKWALL, TX 75087

FKH SFR PROPCO J LP
1850 PARKWY PL STE 900
MARIETTA, GA 30067

TAMEZ JAVIER A & CLARA
188 BASS RD
ROCKWALL, TX 75032

TAMEZ JAVIER A & CLARA I
188 BASS ROAD
ROCKWALL, TX 75032

OLIVAS MARIA D CONSUELO RAZCON
189 PERCH RD
ROCKWALL, TX 75032

FAIR TRAVIS
1905 GLENBROOK MEADOWS DR
GARLAND, TX 75040

SMITH CAMERON AND HEATHER
192 PERCH RD
ROCKWALL, TX 75032

FAEC HOLDINGS (ROCKWALL) LLC
C/O HCP INC
1920 MAIN ST SUITE 1200
IRVINE, CA 92614

RESIDENT
193 BASS RD
ROCKWALL, TX 75032

RIDGEWAY RYAN A & HARRIS H JORGENSEN
1935 WIND HILL RD
ROCKWALL, TX 75087

RESIDENT
194 SUNFISH
ROCKWALL, TX 75032

MCCURLEY FRED W & KAY O'REAR
1941 W FM 550
ROCKWALL, TX 75032

RS RENTAL III-A LLC
ATTN: AVENUE ONE
199 LAFAYETTE ST APT 7A
NEW YORK, NY 10012

DAVIS BLAKE C AND KATHRYN E
2 PINTAIL PT
HEATH, TX 75032

MASSEY WAYNE O ETUX
200 MAPLERIDGE DR
ROCKWALL, TX 75032

MILLENNIUM TRUST COMPANY LLC
CUSTODIAN FBO MARY JO SHELTON
2001 SPRING ROAD SUITE 700
OAK BROOK, IL 60523

RESIDENT
201 BASS RD
ROCKWALL, TX 75032

RESIDENT
201 PARKWAY CT
ROCKWALL, TX 75032

RESIDENT
201 WOODCREEK DR
ROCKWALL, TX 75032

COCUZZI MARC WILLIAM
201 AUTUMN CT
ROCKWALL, TX 75032

COLLINS MARIANNE R
201 MAPLERIDGE DR
ROCKWALL, TX 75032

HODGES MITCHELL AHREN
201 OVERBROOK COURT
ROCKWALL, TX 75032

REED BRANDON
201 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
202 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
202 OVERBROOK CT
ROCKWALL, TX 75032

RESIDENT
202 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
202 WOODCREEK DR
ROCKWALL, TX 75032

BALA ARIANIT AND SERVETE
202 AUTUMN CT
ROCKWALL, TX 75032

GAITAN ALICIA S
202 BURKWOOD DRIVE
ROCKWALL, TX 75032

LEWIS CLIFFORD CONNOR
202 MAPLE RIDGE
ROCKWALL, TX 75032

RESIDENT
203 MAPLERIDGE DR
ROCKWALL, TX 75032

LIU HAIBO
203 FAIRFIELD LANE
HILLSBOROUGH, NJ 8844

BJORNSON ALLEN AND MADELINE
203 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 PARKWAY CT
ROCKWALL, TX 75032

RESIDENT
204 PERCH RD
ROCKWALL, TX 75032

RESIDENT
204 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
205 MAPLERIDGE DR
ROCKWALL, TX 75032

RODRIGUEZ JOSE L JR
205 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 WINDMILL RIDGE DR
ROCKWALL, TX 75032

KANADY ELLEN
206 BURKWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
207 AUTUMN CT
ROCKWALL, TX 75032

RESIDENT
207 OVERBROOK CT
ROCKWALL, TX 75032

RESIDENT
207 PARKWAY CT
ROCKWALL, TX 75032

RESIDENT
207 TEXAS AVE
ROCKWALL, TX 75032

RESIDENT
207 WOODCREEK DR
ROCKWALL, TX 75032

WATERS DAVID
207 CRESTBROOK DR
ROCKWALL, TX 75087

LARUE PATRICIA
207 MAPLERIDGE DR
ROCKWALL, TX 75023

DOTSON SANDRA & WALTER NEEL
207 S BUFFALO ST
CANTON, TX 75103

MENDOZA-GARCIA FAVIOLA RUBI
207 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
208 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
208 OVERBROOK CT
ROCKWALL, TX 75032

KUPOVICS THOMAS J & VIVIAN
208 AUTUMN CT
ROCKWALL, TX 75032

MAKELKE JOHN L & LORIE A
208 DARTMOUTH DR
ROCKWALL, TX 75032

SLAYTON TODD
208 MULBERRY LN
ROCKWALL, TX 75032

LOPEZ JOSE & MARIA
208 TEXAS AVE
ROCKWALL, TX 75032

GONZALEZ MARIA A
208 WINDMILL RIDGE DR
ROCKWALL, TX 75032

JOHN PRAKASH S AND BINDU K JAMES
208 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
209 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ARCILA MARIA GABRIELA MORALES AND
JOSE R MORALES ANGULO
209 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

TAJI ARASH AND
ANITA WHATLEY
209 MULBERRY LANE
ROCKWALL, TX 75032

RESIDENT
210 BASS RD
ROCKWALL, TX 75032

RESIDENT
210 DARTMOUTH DR
ROCKWALL, TX 75032

GRUPO ACUORTE INC
210 GLENWOOD DRIVE
MURPHY, TX 75094

RODRIGUEZ ALICIA
210 MAPLERIDGE DR
ROCKWALL, TX 75032

CONFIDENTIAL
210 PARKWAY CT
ROCKWALL, TX 75087

CROSS RICK D & KIMBERLY
210 RAINBOW CIR
ROCKWALL, TX 75032

DEPE 31 LLC
210 W MAIN STREET SUITE 130
GUN BARREL CITY, TX 75156

NIEMEYER RYAN
210 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LUBY DIANE S
2109 TWILIGHT PT
HEATH, TX 75032

RESIDENT
211 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
211 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HUGHES RONALD J & MELANIE D
211 BURKWOOD DR
ROCKWALL, TX 75032

BRASWELL NIDA
211 DARTMOUTH DRIVE
ROCKWALL, TX 75032

HOSSNER BRUNETTE CAMILLE & ERIC
211 PKWY CT
ROCKWALL, TX 75032

RESIDENT
212 MAPLERIDGE DR
ROCKWALL, TX 75032

PACHECO ARTURO
212 DARTMOUTH DR
ROCKWALL, TX 75032

GERANT NANCY
212 MULBERRY LN
ROCKWALL, TX 75032

ROSSMAN CONNIE
212 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
213 DARTMOUTH DR
ROCKWALL, TX 75032

RESIDENT
213 OVERBROOK CT
ROCKWALL, TX 75032

RESIDENT
213 WOODCREEK DR
ROCKWALL, TX 75032

ROMERO RAFEL & NORA
213 AUTUMN CT
ROCKWALL, TX 75032

HERNANDEZ JOSE
213 MAPLERIDGE DR
ROCKWALL, TX 75032

TRAN DOAN DINH AND
TUYEN NGUYEN
213 MULBERRY LN
ROCKWALL, TX 75032

CLEM CHRISTOPHER AND NANCY AND
HOLLY CLEM
213 WINDMILL RIDGE
ROCKWALL, TX 75032

RESIDENT
214 AUTUMN CT
ROCKWALL, TX 75032

RESIDENT
214 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
214 OVERBROOK CT
ROCKWALL, TX 75032

RESIDENT
214 PARKWAY CT
ROCKWALL, TX 75032

HINCE MARCELLA A REVOCABLE LIVING TRUST
214 BASS RD
ROCKWALL, TX 75032

HAMBRICK TIA T
214 BURKWOOD DR
ROCKWALL, TX 75032

GENTZEL DUSTIN L & SHANA M
214 FREEDOM CT
ROCKWALL, TX 75032

RAMIREZ ARACELI & GABRIEL
214 PERCH RD
ROCKWALL, TX 75032

YOUNG DANIEL JOSEPH
214 STANFORD CT
HEATH, TX 75032

LADUKE KENNETH L
214 WOODCREEK DR
ROCKWALL, TX 75032

RESIDENT
215 DARTMOUTH DR
ROCKWALL, TX 75032

MORRIS KATE E
215 MAPLERIDGE DR
ROCKWALL, TX 75032

DODGE MAJOR N III
215 PARKWAY COURT
ROCKWALL, TX 75032

SMITH JACOB
215 WINDMILL RIDGE
ROCKWALL, TX 75032

DANIELS PATSY R
216 MULBERRY LANE
ROCKWALL, TX 75032

HOPFAUF RICK
216 SUNFISH RD
ROCKWALL, TX 75032

RODRIGUEZ SUZANNA
216 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
217 DARTMOUTH DR
ROCKWALL, TX 75032

RESIDENT
217 MULBERRY LN
ROCKWALL, TX 75032

HALL TIMOTHY D & BRENDA K
217 MAPLERIDGE DR
ROCKWALL, TX 75032

TURNER CYNTHIA J
217 WINDMILL RIDGE
ROCKWALL, TX 75032

ZHU LIN
21711 MOUNT EDEN RD
SARATOGA, CA 95070

SILVIA PETER W
218 AUTUMN COURT
ROCKWALL, TX 75032

THE VANAMBURGH CORPORATION
218 PARKWAY COURT
ROCKWALL, TX 75032

REYNA FRANCISCO & DOLORES
218 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
219 AUTUMN CT
ROCKWALL, TX 75032

RESIDENT
219 BURKWOOD DR
ROCKWALL, TX 75032

RESIDENT
219 DARTMOUTH DR
ROCKWALL, TX 75032

SPRING KARISSA M
219 OVERBROOK CT
ROCKWALL, TX 75032

BROWN REBECCA H &
ELMER E HILL
219 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
220 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
220 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LE BUU VAN
220 COTTON WOOD CT
ROCKWALL, TX 75032

CARDOSO IVAN ALEXIS GALLARDO AND
STEPHANIE B CURIEL GALLARDO
220 OVERBROOK COURT
ROCKWALL, TX 75032

BARNES BRANDON
220 WOODCREEK DR
ROCKWALL, TX 75032

ARMANI KATYANA AND
DEVON SMITH
2204 SPRING MILLS RD
MESQUITE, TX 75181

TRUEBLOOD GERALD JENKINS
2209 COUNTRY CLUB DRIVE
PLANO, TX 75074

RESIDENT
221 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
221 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SHAFFER LAURA H &
WILLIAM B WATTS
221 DARTMOUTH DR
ROCKWALL, TX 75032

RESIDENT
222 WINDMILL RIDGE DR
ROCKWALL, TX 75032

NGUYEN TYLER VO AND
MANDY MAI DINH
222 BURKWOOD DRIVE
ROCKWALL, TX 75032

SMITH WALTER M JR
222 ROBINS LANE
SEAGOVILLE, TX 75159

RESIDENT
223 BURKWOOD DR
ROCKWALL, TX 75032

RESIDENT
223 DARTMOUTH DR
ROCKWALL, TX 75032

RESIDENT
223 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
224 COTTON WOOD CT
ROCKWALL, TX 75032

RESIDENT
224 MULBERRY LN
ROCKWALL, TX 75032

PHILLIPS JEFFREY & JENNIFER
224 MAPLE CT
ROCKWALL, TX 75032

LUU NGHIA H AND
JULIE THURSTON
224 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
225 DARTMOUTH DR
ROCKWALL, TX 75032

RESIDENT
225 MAPLE CT
ROCKWALL, TX 75032

CLARY PATRICIA A
226 BURKWOOD DR
ROCKWALL, TX 75032

TURNER RICHARD D AND JANET L TURNER AND
ANDREW M TURNER
226 ROCKWALL PARKWAY
ROCKWALL, TX 75032

RIPP THOMAS V DR & HAZEL T
2266 LAFAYETTE LNDG
HEATH, TX 75032

YV ROCKWALL REALTY HOLDINGS LLC
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

ROSSING RYAN B AND KENDRA L LIGHT-
227 BURKWOOD DR
ROCKWALL, TX 75032

ARELLANO-CRUZ PAULA M AND FELIX
227 DARTMOUTH DR
ROCKWALL, TX 75032

TATE ANTHONY R
227 LUMSDEN CIR W APT 101
COLLIERVILLE, TN 38017

RESIDENT
228 COTTON WOOD CT
ROCKWALL, TX 75032

RESIDENT
228 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
228 ROCKWALL PKWY
ROCKWALL, TX 75032

CONNIE S BRICKER
228 MAPLE COURT
ROCKWALL, TX 75032

AUSTIN TAMIKA S
229 DARTMOUTH DR
ROCKWALL, TX 75032

HA PETER
229 MAPLE CT
ROCKWALL, TX 75032

REIMER TROY A & LISA C
23 KESWICK CT
HEATH, TX 75032

SHIPMAN KATHLEEN (MERRI)
230 ROCKWALL PKWY
ROCKWALL, TX 75032

K AND L INTERESTS INC
2308 VERSAILLES CT
HEATH, TX 75032

RESIDENT
231 TUBBS RD
ROCKWALL, TX 75032

RODRIGUEZ ROGELIO
231 DARTMOUTH DR
ROCKWALL, TX 75032

DICKINSON JIMMY AND BARBARA
2317 FAIRWAY CIR
ROCKWALL, TX 75032

RESIDENT
232 COTTON WOOD CT
ROCKWALL, TX 75032

RESIDENT
232 MAPLE CT
ROCKWALL, TX 75032

ONOFREI CONSTANTIN
232 MULBERRY LANE
ROCKWALL, TX 75032

BIANCHI VINCENT MICHAEL AND HEATHER DAWN
232 ROCKWALL PKWY
ROCKWALL, TX 75032

BRISCO OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

RESIDENT
233 DARTMOUTH DR
ROCKWALL, TX 75032

SHARP ANTHONY W & ELIZABETH A
233 MAPLE CT
ROCKWALL, TX 75032

CASA STEGER LLC
2331 GUS THOMASSON ROAD SUITE 126
DALLAS, TX 75228

RESIDENT
234 ROCKWALL PKWY
ROCKWALL, TX 75032

MORGAN MARTHA
234 PERCH
ROCKWALL, TX 75032

DAVIS DONNA B
235 DARTMOUTH DR
ROCKWALL, TX 75032

SAGUM CHRISTOPHER AND MONICA
2351 BRITTAN AVE
SAN CARLOS, CA 94070

RESIDENT
236 MAPLE CT
ROCKWALL, TX 75032

STARNES KERRY D
236 COTTON WOOD CT
ROCKWALL, TX 75032

WREN-BITNER GWEN
236 MULBERRY LN
ROCKWALL, TX 75032

HARRIS MINDY LYNN
236 ROCKWALL PKWY
ROCKWALL, TX 75032

RESIDENT
237 MAPLE CT
ROCKWALL, TX 75032

KIWALE THEREZIA
237 DARTMOUTH DRIVE
ROCKWALL, TX 75032

SCHAEFFER PAUL RUSSELL
238 ROCKWALL PKWY
ROCKWALL, TX 75032

RESIDENT
239 TUBBS RD
ROCKWALL, TX 75032

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

GAMEZ BRIGIDO & MARIA NATALIA
240 BASS RD
ROCKWALL, TX 75032

CLEVERINGA TRACY
240 COTTONWOOD CT
ROCKWALL, TX 75032

LOCKLEY LEONA KINES
240 MULBERRY LN
ROCKWALL, TX 75032

HARGRAVE DAVID G TRUSTEE
GEORGE H HARGRAVE JR 1994 TRUST
2400 LEGEND DR
HEATH, TX 75032

JIA LI AND BIN SHUAI
2414 W TIMBERCREEK COURT
WICHITA, KS 67204

RESIDENT
244 MULBERRY LN
ROCKWALL, TX 75032

FREDERICKSON W ALLAN
244 COTTON WOOD CT
ROCKWALL, TX 75032

SERIES 305 WINTER PARK, A PROTECTED SERIES WITHIN
DFRW INVESTMENT HOLDING LLC
2443 FILLMORE ST #380-3288
SAN FRANCISCO, CA 94115

RESIDENT
248 MULBERRY LN
ROCKWALL, TX 75032

HLAVATY SCOTT & JILL
248 COTTON WOOD COURT
ROCKWALL, TX 75032

RESIDENT
249 TUBBS RD
ROCKWALL, TX 75032

ASTUMIAN SARA LYNN
250 COUNTY ROAD 2504
MINEOLA, TX 75773

ACOSTA JUVENTINO & MARIA
251 BASS RD
ROCKWALL, TX 75032

KERBO JERRY AND
JEREMY KERBO
251 COTTON WOOD CT
ROCKWALL, TX 75032

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
252 COTTON WOOD CT
ROCKWALL, TX 75032

RESIDENT
252 PERCH RD
ROCKWALL, TX 75032

ANGUIANO NICHOLE E
252 MULBERRY LANE
ROCKWALL, TX 75032

THREE STARS INVESTMENT GROUP INC
2524 RIVER OAKS LN
MESQUITE, TX 75150

RESIDENT
2525 HORIZON RD
ROCKWALL, TX 75032

C M GUIDRY REVOCABLE TRUST
CHRISTOPHER MARK GUIDRY- TRUSTEE
2540 WINCREST DRIVE
ROCKWALL, TX 75032

NEVAREZ J DEL CARMEN & MARTINA
256 BASS RD
ROCKWALL, TX 75032

HEVIAYVACA DANIEL DAVID AND PAOLA LYEAN
256 COTTONWOOD COURT
ROCKWALL, TX 75032

LIU TERESA
256 EAST 10TH STREET #3F
NEW YORK, NY 10009

RESIDENT
2581 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
260 BEECH DR
ROCKWALL, TX 75032

RAMIREZ EVARISTO & SANDRA
260 COTTON WOOD CT
ROCKWALL, TX 75032

RESIDENT
261 TEXAS AVE
ROCKWALL, TX 75032

CHANTACA MAURICIO & IRMA
261 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
264 BASS RD
ROCKWALL, TX 75032

RESIDENT
264 BEECH DR
ROCKWALL, TX 75032

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
268 BEECH DR
ROCKWALL, TX 75032

TYLER MATTHEW
2683 POTTER ST
EUGENE, OR 97405

KLALIB ABDULRHNAN
2686 JERRY WAY STREET
LANCASTER, TX 75134

CHAVEZ JOSE I & NINFA
269 BASS RD
ROCKWALL, TX 75032

DB MIM I LLC
27 N WACKER DR PMB 435
CHICAGO, IL 60606

CHAVEZ JUAN & JUANA M
270 PERCH RD
ROCKWALL, TX 75032

CRUZ MARIA E AND
JAMIL HASSON
271 BASS RD
ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS II LLC
2711 N HASKELL STE 1800
DALLAS, TX 75204

CLARK ASHLEY MICHELLE
272 BEECH DRIVE
ROCKWALL, TX 75032

CHEVEZ ANTONIO E
272 PERCH RD
ROCKWALL, TX 75032

CHEVEZ ERNESTO
2731 DOWELL RD
ROCKWALL, TX 75032

MORENO JOSE AND
ELIDA BERENICE ADRIAN
274 BASS RD
ROCKWALL, TX 75032

RESIDENT
276 BEECH DR
ROCKWALL, TX 75032

RAMIREZ FELIPE ETUX
279 BASS RD
ROCKWALL, TX 75032

RESIDENT
280 BEECH DR
ROCKWALL, TX 75032

RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

HERNANDEZ JOSE
282 PERCH RD
ROCKWALL, TX 75032

RESIDENT
284 BEECH DR
ROCKWALL, TX 75032

LU TIANSHI
2840 CLEAR CREEK DRIVE
ROCKWALL, TX 75032

HUSSAIN MIR MUSTAFA & BUSHRA
2844 DEER RIDGE DR
ROCKWALL, TX 75032

MARTINEZ JOSE & ANA
285 TUBBS RD
ROCKWALL, TX 75032

T & B FAMILY LIMITED PARTNERSHIP
2879 LAGO VISTA DR
ROCKWALL, TX 75032

OCAMPO ASHLEY AND EDWIN
288 BEACH DR
ROCKWALL, TX 75032

CARRILLO MIGUEL M SR
291 BASS RD
ROCKWALL, TX 75032

TOVAR LAURA
2916 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
292 BASS RD
ROCKWALL, TX 75032

RESIDENT
292 BEECH DR
ROCKWALL, TX 75032

BUDLONG GARY C & PEGGY B P
LIVING TRUST
2920 WINAM AVE
HONOLULU, HI 96816

RESIDENT
2931 RIDGE RD
ROCKWALL, TX 75032

BAKER DON
2931 RIDGE RD STE 101-220
ROCKWALL, TX 75032

BAKER DON AND KELLEY
2931 RIDGE ROAD SUITE 101 # 220
ROCKWALL, TX 75032

RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

WHITE DAVID THOMAS
294 PERCH RD
ROCKWALL, TX 75032

STOKES LEVIN E & MISUZU
2951 RISING TIDE DR
FRISCO, TX 75034

TRAN LISA TRAM
296 BEECH DR
ROCKWALL, TX 75032

RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

CTR GROUP LLC
3 GERMANY DR SUITE 4-4477
WILMINGTON, DE 19804

POPLAR HILLS LLC SERIES C- 140 MAGNOLIA DR
30 WINDSOR DRIVE
ROCKWALL, TX 75032

SMITH ROBERT D
300 BEECH DR
ROCKWALL, TX 75032

RESIDENT
3000 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANGELIC LUTHERAN CHURCH OF ROCKWALL
C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

EEEM ENTERPRISES LLC
3009 N SPRING CT
GARLAND, TX 75044

TEDDER JORAM AND TIERA SINCLARI
301 BASS RD
ROCKWALL, TX 75032

SUTTON DANIEL & DEBORAH
301 CRESTHAVEN DR
ROCKWALL, TX 75032

POTTS DANNY & VONDA
301 STONEBRIDGE DR.
ROCKWALL, TX 75087

MAY DIANNE
301 SUMMERHILL DR
ROCKWALL, TX 75032

ROSS CHARLES LAVERNE JR AND RAISSA V
301 WESTWOOD DRIVE
ROCKWALL, TX 75032

FAULKNER SCOTT
301 WINTER PARK
ROCKWALL, TX 75032

RESIDENT
302 WESTWOOD DR
ROCKWALL, TX 75032

MILLER BRYAN L
302 SUMMERHILL DR
ROCKWALL, TX 75032

PARTRIDGE DELENIA L
302 WINTER PARK
ROCKWALL, TX 75032

ORIGINAL CAPITAL HOLDINGS LLC AND
RAY SPERRING
3021 RIDGE RD #A66
ROCKWALL, TX 75032

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

WHEELER KEITH P AND TINA KAREN MCMILLAN
303 FEATHERSTONE
ROCKWALL, TX 75087

HAYES GABRIELLE LOHELANI
303 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
304 BEECH DR
ROCKWALL, TX 75032

CARLTON PAMELA RHEA
304 CRESTHAVEN DR
ROCKWALL, TX 75032

ANDERSON TROY
3049 S COYOTE CANYON
MESA, AZ 85212

RESIDENT
305 WINTER PARK
ROCKWALL, TX 75032

BUKIN LYNNE KATHERINE
305 SUMMERHILL DR
ROCKWALL, TX 75032

BAILEY JONATHON D & GERRY L
305 WESTWOOD DR
ROCKWALL, TX 75032

RESIDENT
306 PERCH RD
ROCKWALL, TX 75032

RESIDENT
306 WINTER PARK
ROCKWALL, TX 75032

GONZALEZ JUAN MANUEL VAZQUEZ
306 WESTWOOD DRIVE
ROCKWALL, TX 75032

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

WILLIAMSON ROBERT L & CORINNE D
307 CRESTHAVEN DR
ROCKWALL, TX 75032

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

LOREY SUSAN ANN
308 SUMMERHILL DR
ROCKWALL, TX 75032

RESIDENT
309 WINTER PARK
ROCKWALL, TX 75032

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

SHEPHERD TIMOTHY ANDREW
309 SUMMERHILL DRIVE
ROCKWALL, TX 75032

RESIDENT
310 CRESTHAVEN DR
ROCKWALL, TX 75032

RESIDENT
310 WINTER PARK
ROCKWALL, TX 75032

RANANGI DHANUNJAYA
310 RIDGEWOOD DR
LEWISVILLE, TX 75067

HICKSON SAM AND BROOKE ANN
310 WESTWOOD DRIVE
ROCKWALL, TX 75032

RMC DUNHILL LLC
3100 MONTICELLO AVE STE 300
DALLAS, TX 75205

SIERRA FILEMON MARTINEZ
3111 HILLCREST DR
SAN ANTONIO, TX 78201

RESIDENT
312 BASS RD
ROCKWALL, TX 75032

RESIDENT
313 SUMMERHILL DR
ROCKWALL, TX 75032

MORTON JONNA
313 ROCKBROOK
ROCKWALL, TX 75087

SUTTON ZACKARY R AND MATALYN K
313 WESTWOOD
ROCKWALL, TX 75032

MILLS JASON E & SARAH C
313 WINTER PARK
ROCKWALL, TX 75032

RESIDENT
314 SUMMERHILL DR
ROCKWALL, TX 75032

RESIDENT
314 WESTWOOD DR
ROCKWALL, TX 75032

RESIDENT
314 WINTER PARK
ROCKWALL, TX 75032

RESIDENT
3140 HORIZON RD
ROCKWALL, TX 75032

OLIVAS ROSA LINA MEZA
315 BASS
ROCKWALL, TX 75032

JETT SHARON
315 CRESTHAVEN DR
ROCKWALL, TX 75032

GAMEZ EUSTOLIO & MARIA ELENA
315 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
3150 HORIZON RD
ROCKWALL, TX 75032

LEVINE ERIC HARRIS & MARIO MONZON CUELLAR
3155 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
316 CRESTHAVEN DR
ROCKWALL, TX 75032

RESIDENT
316 PERCH RD
ROCKWALL, TX 75032

RESIDENT
3164 HORIZON RD
ROCKWALL, TX 75032

MARTINEZ JAVIER TOSCANO
317 WESTWOOD DR
ROCKWALL, TX 75032

BELL CAROLYN
317 WINTER PARK
ROCKWALL, TX 75032

RESIDENT
318 BASS RD
ROCKWALL, TX 75032

KEATING STEVEN LOUIS
318 WESTWOOD DRIVE
ROCKWALL, TX 75032

MCKENZIE JESSICA
318 WINTER PARK
ROCKWALL, TX 75032

OLIVER GRISELDA SPECIAL NEEDS TRUST
THOMAS RICHARD OLIVER TRUSTEE
32 SPICER RD
WESTPORT, CT 6880

BRISCOE GREGORY AND TIFFANY
320 CRESTHAVEN DR
ROCKWALL, TX 75032

ROWLAND CHRISTOPHER CARROLL
3205 MARKET CENTER DR
ROCKWALL, TX 75032

PEREZ JENIEVA
3209 MARKET CENTER DR
ROCKWALL, TX 75032

LEEPER JOEY L & DEBORAH A
321 WESTWOOD DR
ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE
321 WINTER PARK
ROCKWALL, TX 75032

GARCIA FATIMA YANETH BANUELOS
322 WESTWOOD DRIVE
ROCKWALL, TX 75032

CLINE ZACHARY & KAYLA CHAIKIN
322 WINTER PARK
ROCKWALL, TX 75032

RESIDENT
324 CRESTHAVEN DR
ROCKWALL, TX 75032

CORDERO ALEJANDRA LUCIA & HENRY YOVANI
325 SUMMERHILL DRIVE
ROCKWALL, TX 75032

AGRIESTI MICHAEL
325 WESTWOOD DR
ROCKWALL, TX 75032

ESTRADA GUSTAVO
326 PERCH RD
ROCKWALL, TX 75032

SLAUGHTER COREY
326 WESTWOOD DRIVE
ROCKWALL, TX 75032

CHAFFIN LEASING LLC
327 PARTRIDGE DR
ROCKWALL, TX 75032

CCC HOME RENTALS LLC
327 TUBBS RD
ROCKWALL, TX 75032

GONZALEZ MARIA D
327 TUBBS ROAD
ROCKWALL, TX 75032

CORTEZ MANUEL
328 BASS RD
ROCKWALL, TX 75032

MELVIN ENERGY, LLC
328 CRESTHAVEN DR
ROCKWALL, TX 75032

RESIDENT
329 BASS RD
ROCKWALL, TX 75032

GARLAND REALTY LLC
3302 WHITELEY RD.
WYLIE, TX 75098

KIYA ENTERPRISES INC OF ROCKWALL
3312 HAYLEY COURT
RICHARDSON, TX 75082

RESIDENT
332 CRESTHAVEN DR
ROCKWALL, TX 75032

SOUTHTRUST BANK
C/O WELLS FARGO
333 MARKET ST 10TH FLOOR 10TH
FLMACA0109-101
SAN FRANCISCO, CA 94105

SHEWA TRUCKING LLC
336 CRESTHAVEN DRIVE
ROCKWALL, TX 75032

STATON TANYA MICHELLE
337 TUBBS RD
ROCKWALL, TX 75032

RUBIO LORENA L & ALEJANDRO
3371 STATE HIGHWAY 276
ROCKWALL, TX 75032

JIMENEZ AGUSTIN &
GUMERCINDA LIMON
340 BASS RD
ROCKWALL, TX 75032

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

CHANTACA EMILIANO & MARIA
341 BASS RD
ROCKWALL, TX 75032

MAZE SAMUEL TERRELL AND
AISHA DANNYALE FRANKLLIN
3431 ARTESIA BLVD #22
TORRANCE, CA 90504

SILVA BERTHA
346 PERCH RD
ROCKWALL, TX 75032

GAMEZ STEPHANIE GAMEZ &
LESLY JANET GAMEZ & MELANIE GUADALUPE
GAMEZ
348 PERCH RD
ROCKWALL, TX 75032

RESIDENT
349 BASS RD
ROCKWALL, TX 75032

SHV HOMES 3, LLC
3495 PIEDMONT ROAD NE BUILDING 11, SUITE
300
ATLANTA, GA 30305

RESIDENT
350 BASS RD
ROCKWALL, TX 75032

RESIDENT
3520 HORIZON
ROCKWALL, TX 75032

RESIDENT
356 PERCH RD
ROCKWALL, TX 75032

GARCIA ULISES &
TERESA RAMIREZ
357 HARRIS RD
HAYWARD, CA 94544

DRIBBEN FAMILY TRUST
RONALD MARTIN DRIBBEN AND DOLLY MARNA
DRIBBEN- COTRUSTEES
357 MARIAH BAY DR
HEATH, TX 75032

MASK GRIFFIN MELVIN JR
357 TUBBS RD
ROCKWALL, TX 75032

JIMENEZ NESTOR AND SAMIRA LORENA ROSAS
359 BASS RD
ROCKWALL, TX 75032

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75032

VELASCO GERARDO GRANADOS AND ADRIANA
ZAPATERO PUERTO
362 BASS RD
ROCKWALL, TX 75032

RESICAP TEXAS OWNER LLC
3630 PEACHTREE ROAD NE STE 1500
ATLANTA, GA 30326

RESICAP TEXAS OWNER LLC
3630 PEACHTREE ROAD NE STE 1500
ATLANTA, GA 30326

RESIDENT
367 TUBBS RD
ROCKWALL, TX 75032

MAHONEY PATRICK & DAWN
3685 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3690 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3693 SYCAMORE LN
ROCKWALL, TX 75032

MALY ALENA TRUSTEE
ALENA MALY REVOCABLE TRUST UAD 11/19/09
3699 SYCAMORE LN
ROCKWALL, TX 75032

MALDONADO CARLOS & MARIA E
370 BASS RD
ROCKWALL, TX 75032

WOOD MARY ELIZABETH
3700 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3703 SYCAMORE LN
ROCKWALL, TX 75032

MAYFIELD DANIEL
3704 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3707 SYCAMORE LN
ROCKWALL, TX 75032

MILEY VICKI
3708 SYCAMORE LN
ROCKWALL, TN 75032

NEVILLE BARBARA AND JEFFREY RAMOS
3712 SYCAMORE LN
ROCKWALL, TX 75032

FORTYGIN DAVID & ANNA NAKUL
3715 SYCAMORE LN
ROCKWALL, TX 75032

WILLIAMS SHEREE
3716 SYCAMORE LANE
ROCKWALL, TX 75032

ABICHE EPHREM AND
SELAM DEMSEW
3719 SYCAMORE LANE
ROCKWALL, TX 75032

AGUILLON PABLO & JULIA
372 PERCH RD
ROCKWALL, TX 75032

RESIDENT
3720 SYCAMORE LN
ROCKWALL, TX 75032

DODSON AMANDA & BRANDON
3721 SYCAMORE LANE
ROCKWALL, TX 75032

RESIDENT
3724 SYCAMORE LN
ROCKWALL, TX 75032

LIBERIS CRYSTAL A
3725 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3728 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3729 SYCAMORE LN
ROCKWALL, TX 75032

ATKINS CATHERINE COOKE
3732 SYCAMORE LANE
ROCKWALL, TX 75032

SCHOBY DARLENE D
3733 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
377 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
3775 FM3097
ROCKWALL, TX 75032

RESIDENT
378 BASS RD
ROCKWALL, TX 75032

ALVARADO MARGARITA S
379 BASS RD
ROCKWALL, TX 75032

RESIDENT
3801 SYCAMORE LN
ROCKWALL, TX 75032

SHANER MICHAEL
3801 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3804 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3805 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3809 SYCAMORE LN
ROCKWALL, TX 75032

SMET KEITH & LISA
3810 SYCAMORE LANE
ROCKWALL, TX 75032

GRIGGS JONAS AND JENAFER
3813 SYCAMORE DRIVE
ROCKWALL, TX 75032

CSH PROPERTY ONE LLC
3816 SYCAMORE LN
ROCKWALL, TX 75032

ONEILL MARK P & CATHRYN ANNE
3817 SYCAMORE LANE
ROCKWALL, TX 75032

CARRANZA ALEJANDRO & MARIA
382 PERCH RD
ROCKWALL, TX 75032

MANZIEL DOROTHY JAYNE
3821 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3825 SYCAMORE LN
ROCKWALL, TX 75032

RESIDENT
3826 SYCAMORE LN
ROCKWALL, TX 75032

NAHAR DENISE AND
WILFREDO GARCIA-DEJESUS
3829 SYCAMORE LN
ROCKWALL, TX 75032

ARAIZA JOSE ENRIQUE
3830 SYCAMORE LN
ROCKWALL, TX 75032

NASSIFF JOHN DANIEL
3833 SYCAMORE LN
ROCKWALL, TX 75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
387 BASS RD
ROCKWALL, TX 75032

RESIDENT
388 BASS RD
ROCKWALL, TX 75032

RESIDENT
393 TUBBS RD
ROCKWALL, TX 75032

LE THUY
394 PERCH RD
ROCKWALL, TX 75032

GUTIERREZ JAVIER
396 BASS RD
ROCKWALL, TX 75032

353 DLD LLC
404 SEIS LAGOS TRL
LUCAS, TX 75098

RESIDENT
405 TUBBS
ROCKWALL, TX 75032

RESIDENT
406 BASS RD
ROCKWALL, TX 75032

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85281

2019 HOUSES MASTER LLC
4117 BOCA BAY DR
DALLAS, TX 75244

RAVJI AAMER
412 RIDGE POINT DRIVE
HEATH, TX 75032

ALVISO HERADIO V
416 BASS ROAD
ROCKWALL, TX 75032

RESIDENT
418 PERCH RD
ROCKWALL, TX 75032

CAMACHO ALBERTO CAMACHO & JOSEFINA CARMONA DE CAMACHO
419 TUBBS RD
ROCKWALL, TX 75032

TRANSITO AND MARTHA CASTELLANOS LIVING TRUST
TRANSITO A CASTELLANOS AND MARHA L CASTELLANOS- TRUSTEES
425 BASS RD
ROCKWALL, TX 75032

RESIDENT
426 BASS RD
ROCKWALL, TX 75032

ZAPIEN LEONARDO &
ANA MARIA DOMINGUEZ
427 TUBBS RD
ROCKWALL, TX 75032

URESTI ADOLFO BLAS & CLAUDIA M
4329 FAIRVIEW AVE
DOWNERS GROVE, IL 60515

MORALES JOSE L
434 BASS RD
ROCKWALL, TX 75032

HEAVENLY HOMES INC
JUAN ANJEL DELEON
434 E LINDA LN
ROYSE CITY, TX 75189

RESIDENT
436 PERCH RD
ROCKWALL, TX 75032

JIMENEZ HERNAN ESTEBAN
437 BASS RD
ROCKWALL, TX 75032

RESIDENT
439 TUBBS RD
ROCKWALL, TX 75032

RANGEL JUAN
4427 FM 550
ROYSE CITY, TX 75187

LAKESIDE SURGERY LAND HOLDINGS LLC
4450 TUBBS RD
ROCKWALL, TX 75032

OCHOA GABRIEL AND
RAFAEL DESANTIAGO PIEDRA
446 PERCH ROAD
ROCKWALL, TX 75032

RESIDENT
449 TUBBS RD
ROCKWALL, TX 75032

CRAWFORD FRANK STEVENSON
45 TOWNHOUSE LN
CORPUS CHRISTI, TX 78412

CLARK SEAN D & KATHERINE R
450 BASS RD
ROCKWALL, TX 75032

RESIDENT
451 BASS RD
ROCKWALL, TX 75032

TRUONG LONG PHUC
4512 BLUE MESA LN
MESQUITE, TX 75150

LOZA FABIOLA ESTRADA
4518 CARMEL LN
ROWLETT, TX 75088

RESIDENT
453 BASS RD
ROCKWALL, TX 75032

MARQUEZ ANA MARIA MERCEDES GRANADOS
458 PERCH ROAD
ROCKWALL, TX 75032

RESIDENT
459 TUBBS
ROCKWALL, TX 75032

CHAN RYAN Y
4614 KOCUREK STREET
AUSTIN, TX 78723

LUNA JOSE ALFREDO LOPEZ
463 BASS RD
ROCKWALL, TX 75032

RESIDENT
464 BASS RD
ROCKWALL, TX 75032

RESIDENT
464 PERCH RD
ROCKWALL, TX 75032

RESIDENT
469 TUBBS RD
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

CHEN QINGSHENG & YAN FENG
4715 147TH PL SE
BELLEVUE, WA 98006

RESIDENT
472 PERCH RD
ROCKWALL, TX 75032

RESIDENT
473 BASS RD
ROCKWALL, TX 75032

GAMEZ CHRISTOPHER
474 BASS RD
ROCKWALL, TX 75032

MORENO NOE & ORALIA
474 BASS RD
ROCKWALL, TX 75032

CONTRERAS DAVID & ELIZABETH
474 PERCH RD
ROCKWALL, TX 75032

NEVAREZ LUIS & ALMA
476 PERCH
ROCKWALL, TX 75032

RESIDENT
478 PERCH RD
ROCKWALL, TX 75032

NOBLE JAMES & LINDA
479 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
480 PERCH RD
ROCKWALL, TX 75032

RESIDENT
481 BASS RD
ROCKWALL, TX 75032

PALOMO JULIA DEL CARMEN
482 PERCH ROAD
ROCKWALL, TX 75032

HERNANDEZ RAY R & ROSA V
484 PERCH RD
ROCKWALL, TX 75032

TORRES FROYLAN H & BRISEIDA
486 PERCH RD
ROCKWALL, TX 75032

RESIDENT
489 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
492 BASS
ROCKWALL, TX 75032

LIMON EVARISTO AND ROSALBA RENOVA
493 BASS RD
ROCKWALL, TX 75032

RENOVA ROSALBA
493 BASS RD
ROCKWALL, TX 75032

LIMON EVARISTO AND ROSALBA RENOVA
493 BASS RD
ROCKWALL, TX 75032

JACKSON LINDA
497 TUBBS RD
ROCKWALL, TX 75032

BAF 3 LLC
5001 PLAZA ON THE LAKE SUITE 200
AUSTIN, TX 78746

BAF ASSETS 6 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

SRAM PACK 1-D LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

ARMM ASSET COMPANY 2 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

BAF ASSETS 5 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

PENA-RUIZ MARISELA
502 BASS RD
ROCKWALL, TX 75032

KOLESNIK LLC
502 COVEY TRL
ROCKWALL, TX 75087

ALMARAZ MARIA M
505 BASS RD
ROCKWALL, TX 75032

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

SAITO CHIEMI
5050 QUORUM DRIVE SUITE 225
DALLAS, TX 75254

KURODA AKIRA
5050 QUORUM DRIVE #120
DALLAS, TX 75254

BECKHAM JAY
509 TUBBS RD
ROCKWALL, TX 75032

PENA JERONIMO & JUANA
510 BASS RD
ROCKWALL, TX 75032

BUCHANAN DANIEL K AND MINDY M
510 CHAPS DR
HEATH, TX 75032

LACY'S INVESTMENTS ENTERPRISES LLC
510 HIGHWATER CROSSING
ROCKWALL, TX 75032

LACY INVESTMENT ENTERPRISE LLC
510 HIGHWATER CROSSING
ROCKWALL, TX 75032

LORENZ MICHAEL P AND SABINA
513 BASS RD
ROCKWALL, TX 75032

PETERS DAVID
518 SESAME DR
MESQUITE, TX 75149

LIGHT JEFFREY A AND LEIGH ANN
519 I 30 #140
ROCKWALL, TX 75032

LIGHT JEFF
519 INTERSTATE 30 #140
ROCKWALL, TX 75032

CARRIZALEZ JOSE NINO
FLORENCIO CARRIZALEZ
520 PERCH RD
ROCKWALL, TX 75032

VELEZ YVETTE
521 ROCKWALL PKWY
ROCKWALL, TX 75032

SILVA JORGE & ELIZABETH
521 TUBBS RD
ROCKWALL, TX 75087

SINGH DAWNA & ABRAHAM RAMDULAR
523 ROCKWALL PKWY
ROCKWALL, TX 75032

RESIDENT
526 BASS RD
ROCKWALL, TX 75032

RESIDENT
529 BASS RD
ROCKWALL, TX 75032

LLOYD MUSSAH AND
ALFRED E WOLO
533 TUBBS RD
ROCKWALL, TX 75032

RICO GERARDO AND LUZ
534 BASS RD
ROCKWALL, TX 75032

RUBIO MARCELINO M &
RITA ESQUEDA ZUNIGA
535 TUBBS RD
ROCKWALL, TX 75032

TYBONE PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

JACKSON SHEILA LASHUN
542 BASS RD
ROCKWALL, TX 75032

VELAZQUEZ JORGE & JUANA
543 BASS ROAD
ROCKWALL, TX 75032

BT ORIOLE ONE LLC
5430 LYNDON B JOHNSON FWY STE 1050

RESIDENT
545 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
551 BASS RD
ROCKWALL, TX 75032

PATRICIA HAMMOND FAMILY TRUST
PATRICIA ANN HAMMOND TRUSTEE
551 HERITAGE CT
CANTON, TX 75103

HASTINGS CLAIMS SERVICE INC
5532 HUFFINES BLVD
ROYSE CITY, TX 75189

DRAKE BUSINESS PROPERTIES LTD
554 W RALPH HALL PARKWAY
ROCKWALL, TX 75032

HARRIS RICKY LYNN
555 CR 3511
SULPHUR SPRINGS, TX 75482

PRIETO GUSTAVO & ISABEL DEL ROSARIO
555 TUBBS RD
ROCKWALL, TX 75032

PIXLEY ANDREA JEAN
5560 CANADA CT
ROCKWALL, TX 75032

ESTRADA GLORIA
559 MCKINNEY TRL
FATE, TX 75087

RESIDENT
560 PERCH RD
ROCKWALL, TX 75032

GAMEZ ADELAIDO & VICENTA
560 BASS RD
ROCKWALL, TX 75032

M & M ROCKWALL PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

MACHUCA VIDAL
561 BASS RD
ROCKWALL, TX 75032

MACHUCA VIDAL
561 BASS RD
ROCKWALL, TX 75032

BELL JOSEPH ANDREW
5623 WINTON ST
DALLAS, TX 75206

RESIDENT
567 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
570 PERCH RD
ROCKWALL, TX 75032

MORENO YOLANDA & FRANCISCO
571 BASS RD
ROCKWALL, TX 75032

PHAM HIEN T AND NGOC DUNG T NGUYEN
572 ENGLAND STREET
FATE, TX 75189

READING RHEAUNA
574 BASS RD
ROCKWALL, TX 75032

RESIDENT
577 TUBBS RD
ROCKWALL, TX 75032

IIF SFR LP
58 S RIVER DR STE 150
TEMPE, AZ 85288

OQUENDO FRANCISCO J
580 PERCH RD
ROCKWALL, TX 75032

ASHLEY MARGARET PATRICIA
5808 YACHT CLUB DR
ROCKWALL, TX 75032

BAEK JOON AND KYUNGHEE K
5814 E CAMINO PINZON
ANAHEIM, CA 92807

RODRIGUEZ-RANGEL CESAR
582 BASS RD
ROCKWALL, TX 75032

RODRIGUEZ-RANGEL CESAR
582 BASS RD
ROCKWALL, TX 75032

PEREZ MARIA ELEAZAR
582 BASS ROAD
ROCKWALL, TX 75032

RESIDENT
587 TUBBS RD
ROCKWALL, TX 75032

LOERA SERGIO AUTURO & MARIA
588 PERCH RD
ROCKWALL, TX 75032

LOERA SERGIO A
588 PERCH RD
ROCKWALL, TX 75032

LOERA SERGIO A
588 PERCH RD
ROCKWALL, TX 75032

WATERS DAVID R
5900 BALCONES DR STE 100
AUSTIN, TX 78731

WATERS DAVID
5900 BALCONES DRIVE SUITE 100
AUSTIN, TX 78731

IHEW HOMES LLC
5900 BALCONES DRIVE SUITE 100
AUSTIN, TX 78731

SPT IVEY ROCKWALL MOB II LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

RESIDENT
592 PERCH RD
ROCKWALL, TX 75032

KELECIJA MIRSAD AND
OMER KELECIJA
593 BASS RD
ROCKWALL, TX 75032

RESIDENT
594 BASS RD
ROCKWALL, TX 75032

MARTINEZ CAMILO & MARIA &
ISAU MARTINEZ
597 TUBBS RD
ROCKWALL, TX 75032

ALLEN DON AND GINA R
600 LOMA VISTA
HEATH, TX 75032

LOZANO IGNACIO
601 BASS RD
ROCKWALL, TX 75032

LOZANO IGNACIO & GUADALUPE
601 BASS ROAD
ROCKWALL, TX 75032

RESIDENT
602 BASS RD
ROCKWALL, TX 75032

MIZELL GREGORY
605 COUNTRY CLUB DR
ROCKWALL, TX 75032

RESIDENT
607 TUBBS RD
ROCKWALL, TX 75032

LIU YONGBO
609 BELHAVEN DR
ALLEN, TX 75013

LIU YONGBO
609 BELHAVEN DR
ALLEN, TX 75013

CHEN XIANSONG
609 BELHAVEN DRIVE
ALLEN, TX 75013

CHEN XIANSONG
609 BELLHAVEN DR
ALLEN, TX 75013

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD STE 100
ARLINGTON, TX 76011

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD STE 100
ARLINGTON, TX 76011

BAILEY BLAKE C & LAINE E
613 DOVE HILL CIRCLE
HEATH, TX 75032

BAILEY BLAKE AND LAINE
613 DOVE HILL CIRCLE
HEATH, TX 75032

RESIDENT
615 TUBBS RD
ROCKWALL, TX 75032

MOORE ROSEMARY
622 BASS RD
ROCKWALL, TX 75032

RESIDENT
625 TUBBS RD
ROCKWALL, TX 75032

GJD REAL ESTATE LLC- 121 RUTHERFORD SERIES
637 FOREST BEND DRIVE
PLANO, TX 75025

GONZALES JORGE S & ANA RESENDIZ
639 TUBBS RD
ROCKWALL, TX 75032

AKP REALTY-DALROCK LLC
6411 ORCHID LN
DALLAS, TX 75230

BORJAS MARIO & MARIA
647 TUBBS RD
ROCKWALL, TX 75032

LEAL ROLAND RYAN AND ERIN TAYLOR
654 SHARPLEY
FATE, TX 75087

RESIDENT
655 TUBBS RD
ROCKWALL, TX 75032

NABIH PETER & MARIAM FAHIM YACOUB
FARAHAT
6606 MAPLESHADE LN APT 15A
DALLAS, TX 75252

GUEVARA LEONARDO & PATRICIA
663 TUBBS ROW
ROCKWALL, TX 75032

HLP SOUTHLAKE LLC
6704 NORTHWOOD ROAD
DALLAS, TX 75225

RESIDENT
671 TUBBS RD
ROCKWALL, TX 75032

VAN BIBBER LILIANA
677 TUBBS RD
ROCKWALL, TX 75032

SRIKUL LLC
6801 WILD RIDGE CT
PLANO, TX 75024

RESIDENT
683 TUBBS
ROCKWALL, TX 75032

MNSF T2 SPE LLC
6836 MORRISON BLVD, SUITE 320
CHARLOTTE, NC 28211

RESIDENT
689 TUBBS RD
ROCKWALL, TX 75032

LIMA INVESTMENTS LLC
6924 FOREST COVE CR
DALLAS, TX 75230

LAKE POINTE BAPTIST CHURCH
701 E INTERSTATE 30
ROCKWALL, TX 75087

LAKE POINTE BAPTIST CHURCH
701 E INTERSTATE 30
ROCKWALL, TX 75087

LAKE POINTE BAPTIST CHURCH
701 E INTERSTATE 30
ROCKWALL, TX 75087

KENDRICK MICHAEL AND MICHELLE
7157 HAVENWOOD DR
CASTLE PINES, CO 80108

RS XII DALLAS OWNER 1 LP
717 N HARWOOD STREET SUITE 2800
DALLAS, TX 75201

LONAC SLAVICA
7302 SHAWN DR
ROWLETT, TX 75088

LOPEZ IRMA SOLARES
741 E FM 550
ROCKWALL, TX 75032

RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

PCLO LLC
750 NORTH SAINT PAUL STREET SUITE 250
PMB 84053, TX 75201

RESIDENT
751 HAIL DR
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

RESIDENT
754 HAIL DR
ROCKWALL, TX 75032

RESIDENT
755 HAIL DR
ROCKWALL, TX 75032

RESIDENT
758 HAIL DR
ROCKWALL, TX 75032

RESIDENT
759 HAIL DR
ROCKWALL, TX 75032

RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

RESIDENT
762 HAIL DR
ROCKWALL, TX 75032

RESIDENT
763 HAIL DR
ROCKWALL, TX 75032

RESIDENT
766 HAIL DR
ROCKWALL, TX 75032

RESIDENT
767 HAIL DR
ROCKWALL, TX 75032

RESIDENT
770 HAIL DR
ROCKWALL, TX 75032

MARICH GARY C
7822 STONEHAVEN LN
ROWLETT, TX 75089

ALSAMMAK PROPERTIES LLC- SERIES 3
7857 CR 542
NEVADA, TX 75173

ROCKWALL HOUSING DEVELOPMENT
ATTN: TONY RIOS
787 HAIL DR
ROCKWALL, TX 75032

NGUYEN TAMMY AND
CUONG CHUNG
7910 SARAHVILLE DR
DALLAS, TX 75252

DIANOOSH SALEHI TRUST
DIANOOSH SALEHI - TRUSTEE
8 CRYSTAL GLEN
ALISO VIEJO, CA 92656

VANDERLICK TIMOTHY L
8 WIMBLEDON CT
HEATH, TX 75032

MORGENSTERN KEN & ROWENA
8006 WILMINGTON DR
ROWLETT, TX 75089

ARMSTRONG JOHN D
804 EAGLE PASS
HEATH, TX 75032

GARY DENNIS & DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

HOLLY FISHER BRITT INVESTMENTS LLC
810 ROCKWALL PKWY SUITE 2020
ROCKWALL, TX 75032

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

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

REZAEIZADEH MASOUD & ZAHRA MEHDIZADEH
8409 NAVIGATION DR
ROWLETT, TX 75088

RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

WANG YUN
8620 MILL CREEK
IRVING, TX 75063

BEST JAMES
870 W INTERSTATE 30 SUITE 100
GARLAND, TX 75043

ALBANNA NADIA
890 ETHEL MARIE DR
FAIRVIEW, TX 75069

HUTCHINS MATTHEW AND JULIE
9 LANTERN DRIVE
HEATH, TX 75032

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

NELSON SANDRA
908 BRIDLE PATH CT
HEATH, TX 75032

JOSEPH SABU & ANITAH
909 CEDAR SHORES DR
HEATH, TX 75032

CCAA INVESTMENT I, LP
909 W BELT LINE RD
CEDAR HILL, TX 75104

RESIDENT
930 W RALPH HALL PKWY
ROCKWALL, TX 75032

RESIDENT
935 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
935 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
941 STEGER TOWNE DR
ROCKWALL, TX 75032

ALLECO LLC
941 W RALPH HALL PARKWAY SUITE 101
ROCKWALL, TX 75032

REYES GALIA OLAZABAL & FRANK ALVAREZ
MOYA
945 LAKESIDE DRIVE
ROCKWALL, TX 75032

RESIDENT
947 W RALPH HALL
ROCKWALL, TX 75032

RH REALTY HOLDINGS LLC
947 W RALPH HALL PKWY SUITE 103
ROCKWALL, TX 75032

RESIDENT
955 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
957 LAKESIDE DR
ROCKWALL, TX 75032

M&K REAL ESTATE DEV LLC
959 W RALPH HALL PKWY STE 101
ROCKWALL, TX 75032

SCRITCHFIELD RICHARD AND JANE
9605 WATERVIEW PKWY
ROWLETT, TX 75089

965 RHP 103 LLC
ATTN: GARON R HORTON
965 W RALPH HALL PKWY SUITE 103
ROCKWALL, TX 75032

H4HIM LEGACY LLC-SUITE 105 SERIES
965 W RALPH HALL PKWY
ROCKWALL, TX 75032

AGUILLON JOSE L & ARTEMISA
9676 COUNTY RD 2444
ROYSE CITY, TX 75189

RESIDENT
969 LAKESIDE DR
ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS II LLC
C/O HUDSON HOME MANAGEMENT LLC
ATTN: HEATHER HAWKINS 2711 N HASKELL, SUITE 2100
DALLAS, TX 75204

TENET EQUITY FUNDING SPE I, LLC
ATTN: MIKE ZIEG 7332 E BUTHERUS DRIVE, SUITE 100
SCOTTSDALE, AZ 85260

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

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY PO BOX 52427
ATLANTA, GA 30355

ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

HIGGINS DELANNE M
P O BOX 1784
ROCKWALL, TX 75087

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

SEVEN POINTS BORROWER, LLC
P.O. BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 11 LLC
P.O. BOX 4090
SCOTTSDALE, TX 85261

CARRIE JEFF R
P.O. BOX 714
FATE, TX 75132

CHANCE MATTHEW S & AMANDA
PO BOX 1179
ROCKWALL, TX 75087

CARRIZALES ERI & LENNY
PO BOX 1244
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

RDMS PROPERTIES LLC- SERIES I (RS)
A SERIES OF RDMS PROPERTIES
PO BOX 1569
ROCKWALL, TX 75087

RSB TOKEN INVESTMENTS LLC
PO BOX 1664
ROCKWALL, TX 75087

BURKS LINDA S
PO BOX 1955
ROCKWALL, TX 75087

OGAN LOCKLIN & SHEILA
PO BOX 2304
ROCKWALL, TX 75087

S AND S FAITH FUND LLC
PO BOX 2931
GRAPEVINE, TX 76099

BURNABY TEXAS PROPERTIES LLC
PO BOX 308
WINTHROP, WA 98862

PROGRESS RESIDENTIAL BORROWER 6 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

RESIDENTIAL HOME OWNER-E 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YAMASA CO LTD., A JAPANESE CORPORATION
PO BOX 4090
SCOTTSDALE, AZ 85261

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

TRUE NORTH BORROWER TEXAS LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YANDELL TRUE & DAVID
PO BOX 477
ROCKWALL, TX 75087

KENDALL MARCIA & JOHN
PO BOX 497882
GARLAND, TX 75049

HOUZZ ROCK, LLC
PO BOX 670
ROCKWALL, TX 75087

HENDERSON NORMA
PO BOX 705
ROCKWALL, TX 75087

RADIANCE CORNER LLC
PO BOX 786
WYLIE, TX 75098

MORLAND ANGELA DAWN
PO BOX 831
MCLEAN, TX 79057

HAMILTON DIRECT LLC
PO BOX 849
ROCKWALL, TX 75087

TRAN DAVID T
PO BOX 894578
MILILANI, HI 76789

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:

Z2024-032: Zoning Change Amending Planned Development District 13 (PD-13)
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 13 (PD-13) [Ordinance No.'s 81-05, 84-43, & 94-41] for the purpose of consolidating the regulating ordinances for a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 13 (PD-13) for Single-Family 7 (SF-7) District and Neighborhood Services (NS) District land uses, generally located in between W. Ralph Hall Parkway, Horizon Road [FM-3097], and Tubbs 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, August 13, 2024 at 6:00 PM,* and the City Council will hold a public hearing on *Monday, August 19, 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 *Monday, August 19, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2024-032: Zoning Change Amending Planned Development District 13 (PD-13)

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

July 22, 2024

TO: The Residents of the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church

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

SUBJECT: Case No. Z2024-032; Amendment to Planned Development District 13 (PD-13)

Property Owners and/or Residents of the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church,

The City of Rockwall has initiated an amendment to Planned Development District 13 (PD-13) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 13 (PD-13) -- *which regulates the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church* -- consists of over 15 pages of regulations within three (3) regulating ordinances, and over 31 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 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 this Subdivision, and for City staff when reviewing permits.

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 Windmill Ridge Estates Subdivision or within 500-feet of its boundaries. The attached map is a visual representation of the subject property *(i.e. the Windmill Ridge Estates Subdivision and the Our Savior Lutheran Church*) 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 13 (PD-13) will *not* change your zoning or any development requirements associated with your property or any other properties located within the Windmill Ridge Estates Subdivision or the Our Savior Lutheran Church property. 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 the Windmill Ridge Estates Subdivision* -- 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, *August 13, 2024* at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Tuesday, *August 19, 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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-032

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Constantin

Last Name *

Onofrei

Address *

232 Mulberry Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-032

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Laura

Last Name *

DeMars

Address *

128 Woodcreek Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-032

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Robert

Last Name *

Demars

Address *

128 Woodcreek dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

This content is neither created nor endorsed by Google.

Google Forms

PLEASE RETURN THE BELOW FORM

Case No. Z2024-032: Zoning Change Amending Planned Development District 13 (PD-13)

For Ryan Miller

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: ROSS RAMSAY

Address: 211 MAPLEWOOD DR.

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 re 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 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 p change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ORDINANCE NO. 76-12

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON A TRACT OF LAND FROM "A" AGRICULTURAL DISTRICT CLASSIFICATION TO "SF-4" SINGLE-FAMILY DWELLING DISTRICT CLASSIFICATION; SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: BEING A TRACT OF LAND IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, ROCKWALL COUNTY, TEXAS, AND BEING IN THE SAME TRACT OF LAND CONVEYED TO FORNEY LAND DEVELOPMENT CORPORATION BY DEED AND RECORDED IN VOL. 70, PG. 461, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD FOR A CORNER ON THE NORTHEAST LINE OF F.M. ROAD NO. 3097; THENCE N. 44° 52' 59" E., 20.0 FEET FROM THE SOUTHEAST CORNER OF THE JAMES SMITH SURVEY, SAID POINT OF BEGINNING ALSO BEING IN THE CENTER OF A COUNTY ROAD; THENCE, N. 45° 5' 20" W. WITH THE NORTHEAST LINE OF F. M. ROAD NO. 3097, 2487.0 FEET TO AN IRON ROD FOR A CORNER ON THE SOUTHEAST LINE OF A 73.9-ACRE TRACT OF LAND CONVEYED TO EMILY SUE WHITEHEAD AND O. L. STEGER, JR., BY DEED AND RECORDED IN VOL. 87, PG. 148, DEED RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE, N. 44° 54' 44" E. WITH A FENCE LINE AND THE SOUTHEAST LINE OF SAID 73.9-ACRE TRACT 2609.01 FEET TO AN IRON ROD FOR A CORNER ON THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO J. L. PEOPLES BY DEED RECORDED IN VOL. 43, PG. 136, DEED RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE, S. 45° 53' 52" E. WITH A FENCE LINE AND SAID SOUTHWEST LINE OF THE PEOPLES TRACT 2487.0 FEET TO AN IRON ROD IN THE CENTERLINE OF COUNTY ROAD FOR A CORNER; THENCE, S. 44° 52' 59" W. WITH THE CENTER OF SAID COUNTY ROAD 2644.1 FEET TO A POINT FOR A CORNER, THE POINT OF BEGINNING CONTAINING 149.97 ACRES OF LAND, MORE OR LESS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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 a joint public hearing 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, Texas, as heretofore amended, be, and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification of "SF-4" Single-Family Dwelling District Classification:

BEING a tract of land in the James Smith Survey, Abstract No. 200, Rockwall County, Texas, and being in the same tract of land conveyed to Forney Land Development Corporation by Deed and recorded in Vol. 70, Pg. 461, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod for a corner on the Northeast line of F.M. Road No. 3097, THENCE N. 44° 52' 59" E., 20.0 feet from the Southeast corner of the James Smith Survey, said POINT OF BEGINNING also being in the center of a county road;

THENCE, N. 45° 5' 20" W., with the Northeast line of F.M. Road No. 3097, 2487.0 feet to an iron rod for a corner on the Southeast line of a 73.9-acre tract of land conveyed to Emily Sue Whitehead and O. L. Steger, Jr., by Deed and recorded in Vol. 87, Pg. 148, Deed Records of Rockwall County, Texas;

THENCE, N. 44° 54' 44" E. with a fence line and the Southeast line of said 73.9-acre tract 2609.01 feet to an iron rod for a corner on the Southwest line of a tract of land conveyed to J. L. Peoples by Deed, recorded in Vol. 43, Pg. 136, Deed Records of Rockwall County, Texas;

THENCE, S. 45° 53' 52" E. with a fence line and said Southwest line of the Peoples Tract 2487.0 feet to an iron rod in the centerline of county road for a corner;

THENCE, S. 44° 52' 59" W. with the center of said county road 2644.1 feet to a point for a corner, the POINT OF BEGINNING containing 149.97 acres of land, more or less.

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 provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

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 penalty of 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. Whereas, it appears that the above-described property requires classification as a Single-Family Dwelling District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinances, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 2 day of August, 1976.

APPROVED:

Harry L Myers
MAYOR

APPROVED AS TO FORM:

B. Robert Baker
ATTORNEY

ATTEST:

Dessie C Williams
CITY SECRETARY

ORDINANCE NO. 81-5

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO GRANT "PD" PLANNED DEVELOPMENT DISTRICT NUMBER 13 ON THE FOLLOWING DESCRIBED TRACT: BEING A TRACT OF LAND IN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, ROCKWALL COUNTY, TEXAS, AND BEING IN THE SAME TRACT OF LAND CONVEYED TO FORNEY LAND DEVELOPMENT CORPORATION BY DEED AND RECORDED IN VOL. 70, PG. 461, DEED RECORDS OF ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD FOR A CORNER ON THE NORTHEAST LINE OF F.M. ROAD NO. 3097, THENCE N. 44° 52' 59" E., 20.0 FEET FROM THE SOUTHEAST CORNER OF THE JAMES SMITH SURVEY, SAID POINT OF BEGINNING ALSO BEING IN THE CENTER OF A COUNTY ROAD; THENCE, N. 45° 5' 20" W., WITH THE NORTHEAST LINE OF F.M. ROAD NO. 3097, 2487.0 FEET TO AN IRON ROD FOR A CORNER ON THE SOUTHEAST LINE OF A 73.9-ACRE TRACT OF LAND CONVEYED TO EMILY SUE WHITEHEAD AND O. L. STEGER, JR., BY DEED AND RECORDED IN VOL. 87, PG. 148, DEED RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE, N. 44° 54' 44" WITH A FENCE LINE AND THE SOUTHEAST LINE OF SAID 73.9-ACRE TRACT 2609.01 FEET TO AN IRON ROD FOR A CORNER ON THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO J. L. PEOPLES BY DEED, RECORDED IN VOL. 43, PG. 136, DEED RECORDS OF ROCKWALL COUNTY, TEXAS; THENCE, S. 45° 53' 52" E. WITH A FENCE LINE AND SAID SOUTHWEST LINE OF THE PEOPLES TRACT 2487.0 FEET TO AN IRON ROD IN THE CENTERLINE OF COUNTY ROAD FOR A CORNER; THENCE, S. 44° 52' 59" W. WITH THE CENTER OF SAID COUNTY ROAD 2644.1 FEET TO A POINT FOR A CORNER, THE POINT OF BEGINNING CONTAINING 149.97 ACRES OF LAND, MORE OR LESS; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; 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 Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District Number 13 on the following described property:

BEING a tract of land in the James Smith Survey, Abstract No.200, Rockwall County, Texas, and being in the same tract of land conveyed to Forney Land Development Corporation by Deed and recorded in Vol. 70, Pg. 461, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at an iron rod for a corner on the Northeast line of F.M. Road No. 3097, THENCE N. 44° 52' 59" E., 20.0 feet from the Southeast corner of the James Smith Survey, said POINT OF BEGINNING also being in the center of a county road;

THENCE, N. 45° 5' 20" W., with the Northeast line of F.M. Road No. 3097, 2487.0 feet to an iron rod for a corner on the Southeast line of a 73.9-acre tract of land conveyed to Emily Sue Whitehead and O. L. Steger, Jr., by Deed and recorded in Vol. 87, Pg. 148, Deed Records of Rockwall County, Texas;

THENCE, N. 44° 54' 44" E. with a fence line and the Southeast line of said 73.9-acre tract 2609.01 feet to an iron rod for a corner on the Southwest line of a tract of land conveyed to J. L. Peoples by Deed, recorded in Vol. 43, Pg. 136, Deed Records of Rockwall County, Texas;

THENCE, S. 45° 53' 52" E. with a fence line and said Southwest line of the Peoples Tract 2487.0 feet to an iron rod in the centerline of county road for a corner;

THENCE, S. 44° 52' 59" W. with the center of said county road 2644.1 feet to a point for a corner, the POINT OF BEGINNING containing 149.97 acres of land, more or less.

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 Planned Development District Number 13 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 Number 13 to the above descrived tract of land is subject to the following special conditions:

a. The site plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Planned Development District

No. 13 and any and all such development shall be in strict accordance with such site plan.

b. 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. The following standards for the development of Planned Development District No. 13 shall be applicable in the enactment and approval of the comprehensive site plan and subsequent building or other permits, to-wit:

		Single Family	Two Family Attached
(1)	Minimum lot size	6,600 sq. ft.	7,700 sq. ft.
(2)	Minimum lot width	60 ft.	70 ft.
(3)	Minimum lot depth	110 ft.	110 ft.
(4)	Minimum front yard	25 ft.	20 ft.
(5)	Minimum side yard	5 ft.	5 ft.
(6)	Minimum rear yard	15 ft.	25 ft.

(7) Maximum lot coverage by main and accessory buildings of thirtyfive percent (35%)

(8) Minimum number of parking spaces per unit shall be two (2)

(9) Maximum height of any structure shall be two and one half (2½) stories

d. The uses allowable in the area designated as "Local Retail" on the approved site plan shall be limited to those uses allowed in the Neighborhood Services District Classification of the Comprehensive Zoning Ordinance, and to the retail sale of automotive fuel as an accessory use in conjunction with an allowed retail use.

e. The area designated as park site on the site plan, Exhibit "A", represents only a preliminary layout of future park area. The actual dimensions of area to be dedicated as a park site will be determined and approved by the City during the platting stage after the completion of a flood plain study.

f. During the platting stage of this property, the developers will dedicate the amount of right-of-way along the existing County Road on the southeast side of the tract needed, in addition to existing right-of-way, to equal 110 ft. of right-of-way.

g. The developers will construct one half (½) of the major thoroughfare (one thirty foot (30') roadway) along the southeast side of their property at the time the other streets in the development are constructed.

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.

PASSED AND APPROVED THIS 2nd day of February, 1981.

Harold Myers
Mayor

ATTEST:

City Secretary

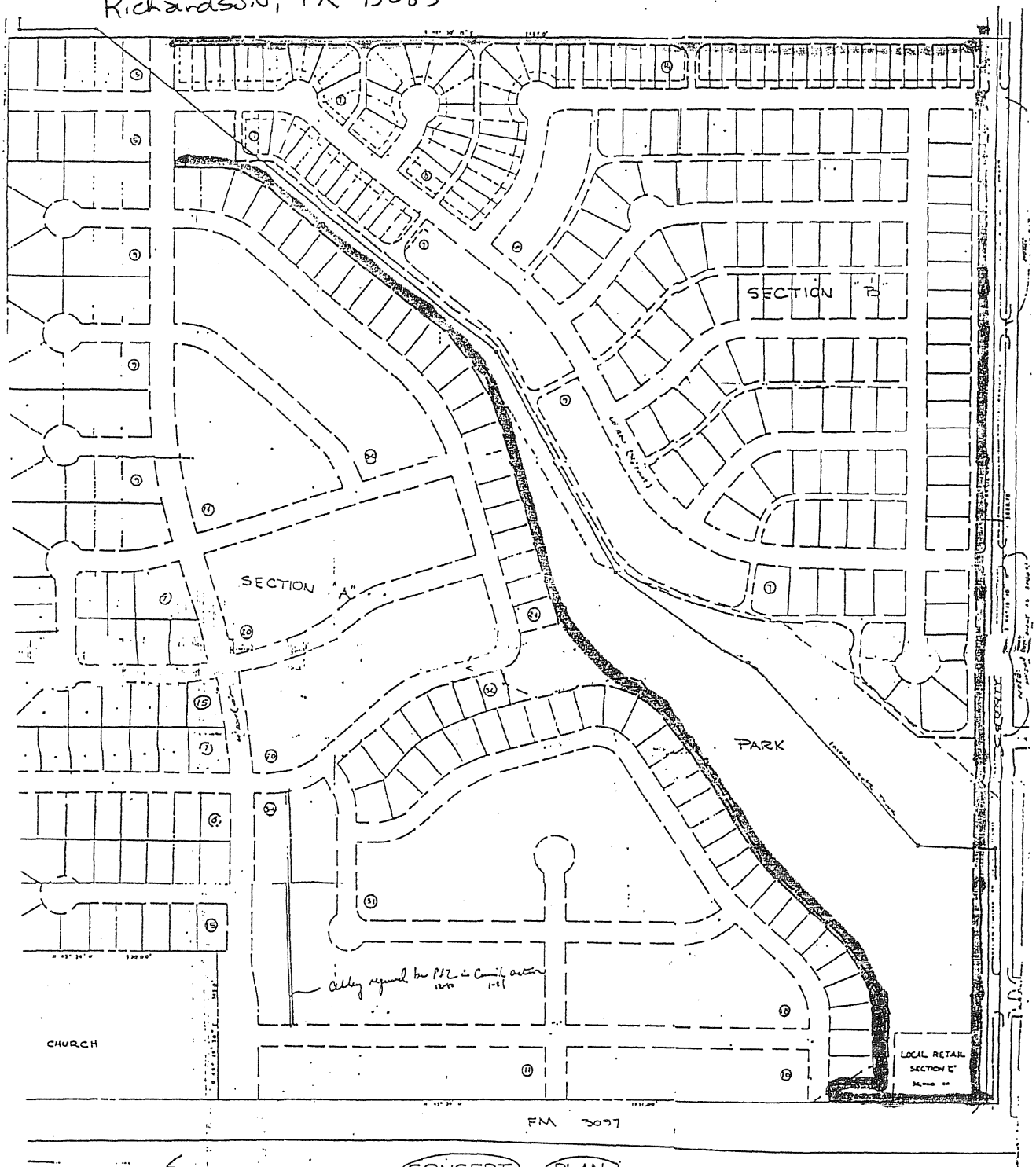
ITA RECORD OWNERSHIP:

Ab 200 J. Smith Survey

Embrey Enterprises

Box 830277

Richardson, TX 75083-0277



Ord. 81-5

CONCEPT PLAN

WINDMILL RIDGE - ROCKWALL, TEXAS

A PLANNED UNIT DEVELOPMENT

	MIN. LOT. SIZE	USE	UNITS	ACRES	DENSITY
SECTION "A"	60 x 110	SINGLE FAMILY	337	81.1	4.16
SECTION "B"	70 x 110	TWO FAMILY	344 (172 units)	41.0	
SECTION "C"		LOCAL RETAIL	NONE	0.75	
THOROUGHFARE ROW.				4.90	
PARK				17.33	
TOTALS			681	145.0	

Please note that this is an attachment to zoning ordinance not a plat

ORDINANCE NO. 84-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 81-5 OF THE CITY OF ROCKWALL AND AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND AS RELATES TO PLANNED DEVELOPMENT DISTRICT NUMBER 13; PROVIDING FOR LAND USE, AND A DEVELOPMENT PLAN FOR THAT AREA DESCRIBED AS LOT 1, BLOCK A OUR SAVIOR LUTHERAN CHURCH ADDITION; 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; 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 due 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 Ordinance No. 81-5 and the Comprehensive Zoning Ordinance of the City of Rockwall as relates to Planned Development No. 13 in the area described as Lot 1, Block A, Our Savior Lutheran Church Addition, should be amended

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

SECTION 1. That the development plan attached hereto as Exhibit "B" and made a part hereof shall control the development of the area known as Lot 1, Block A Our Savior Lutheran Church Addition of Planned Development No. 13 and shall be considered an amendment to Exhibit "A" of Ordinance No. 81-5.

SECTION 2. That Section 3, h be added to Ordinance No. 81-5 to read as follows:

"The 70 ft. by 14 ft. classroom building with metal siding is limited to a period not to exceed two (2) years from date of installation."

SECTION 3. 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 4. That the above described tract of land shall be used only in the manner and for the purposes provided in the Comprehensive

Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future.

SECTION 6. 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, as amended hereby and as may be amended in the future, 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 7. That this ordinance shall take effect and be in full force on and after its passage and the publication of the caption as the law in such cases requires.

DULY PASSED AND APPROVED this 10th day of September, 1984.

APPROVED:

Mayor

ATTEST:

City Secretary

PROPOSED ELEC SERVICE

TRANSFORMER POLE

SERVICE DROP

548

549

EXISTING TREE

FUTURE BUILDING

BORING NO. 1

REMOVE DEBRIS FROM OLD BARN & BLDG FOUNDATION

15' FROM BUILDING

Ordinance 84-43

EXISTING BUILDING

EXISTING TREE

549.75

549.0

549

550

+1'-0"

6' CONC. WALK

BORING NO. 2

EXISTING TREE

5' CONC. WALK

PARKING 45 SPACES

OPEN

FUTURE PARKING

FUTURE PARKING

124'-0"

EXISTING TREES

NEW 8" WATER

FUTURE DRIVE

30°

263±

NEW 1½" WATER METER

130'-0"

520.6'

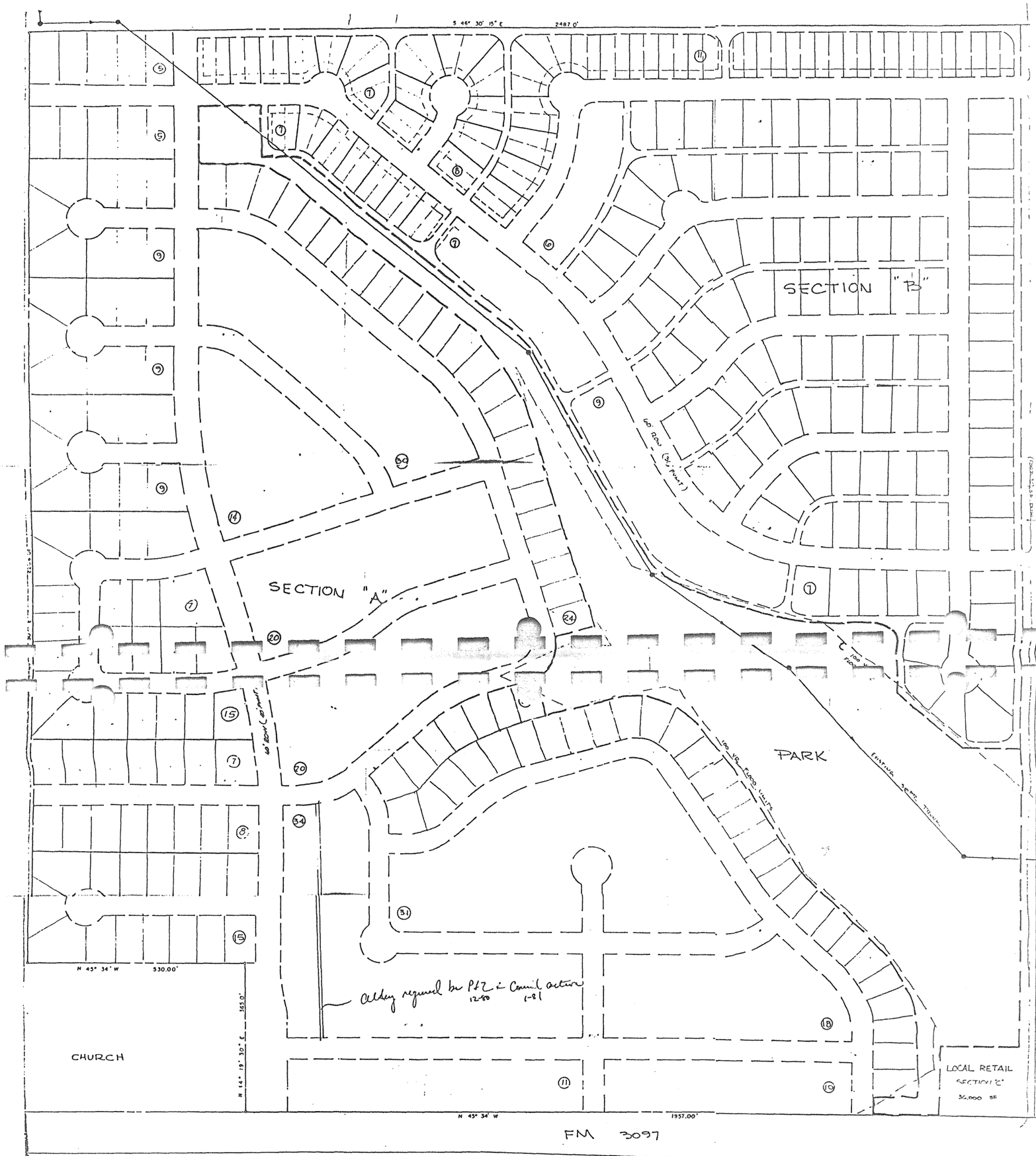
22'

EXISTING WATER MAIN

EXISTING FIRE HYDRANT

REMOVE OLD CULVERT

EXHIBIT B



Ord 81-5

CONCEPT PLAN

WINDMILL RIDGE - ROCKWALL TEXAS

A PLANNED UNIT DEVELOPMENT

	MIN. LOT SIZE	USE	UNITS	ACRES	DENSITY
SECTION "A"	60 x 110	SINGLE FAMILY	337	81.1	4.16
SECTION "B"	70 x 110	TWO FAMILY	344 (172 LOTS)	41.0	
SECTION "C"		LOCAL RETAIL	NONE	0.75	
THOROUGHFARE ROW.				4.90	
PARK				17.25	
TOTALS			681	145.0	

Ordinance No. 94-41

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 81--5 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM DUPLEX LAND USE DESIGNATION AND GENERAL RETAIL LAND USE DESIGNATION TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-13, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; 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 request for a change in land use designation under PD-13 from duplex land use designation and general retail to single family detached residential land use designation was submitted by Embrey Enterprises, Inc. on a tract of land described; 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 81-5 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. 81-5 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended so as to approve a change in the preliminary plan for "PD-13" Planned Development District No. 13, on the property described on Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 13 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. 13 to the above described tract of land is subject to the following special conditions:

A. All development of property covered by Planned Development District No. 13, 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 in accordance with the provisions of the Comprehensive Zoning Ordinance. All development of the property described on Exhibit "A", attached hereto, shall be substantially in accordance with the Concept Plan, attached hereto and made a part hereof as Exhibit "B".

B. The property described on Exhibit "A", attached hereto, shall be used for Single Family Detached residential development and shall be regulated by the area requirements set forth in the SF-7 zoning classification, as currently adopted and as may be amended in the future, except as provided for as follows:

1.	Minimum Lot Size -	6,600, with the lots averaging 7,000 sq. feet in size
2.	Minimum Front Setback -	25 feet
3.	Minimum Side Yard -	5 feet
4.	Minimum Dwelling Size -	1,400 sq. feet
5.	Maximum Building Height -	32 feet

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 19 day of December, 1994.

APPROVED:

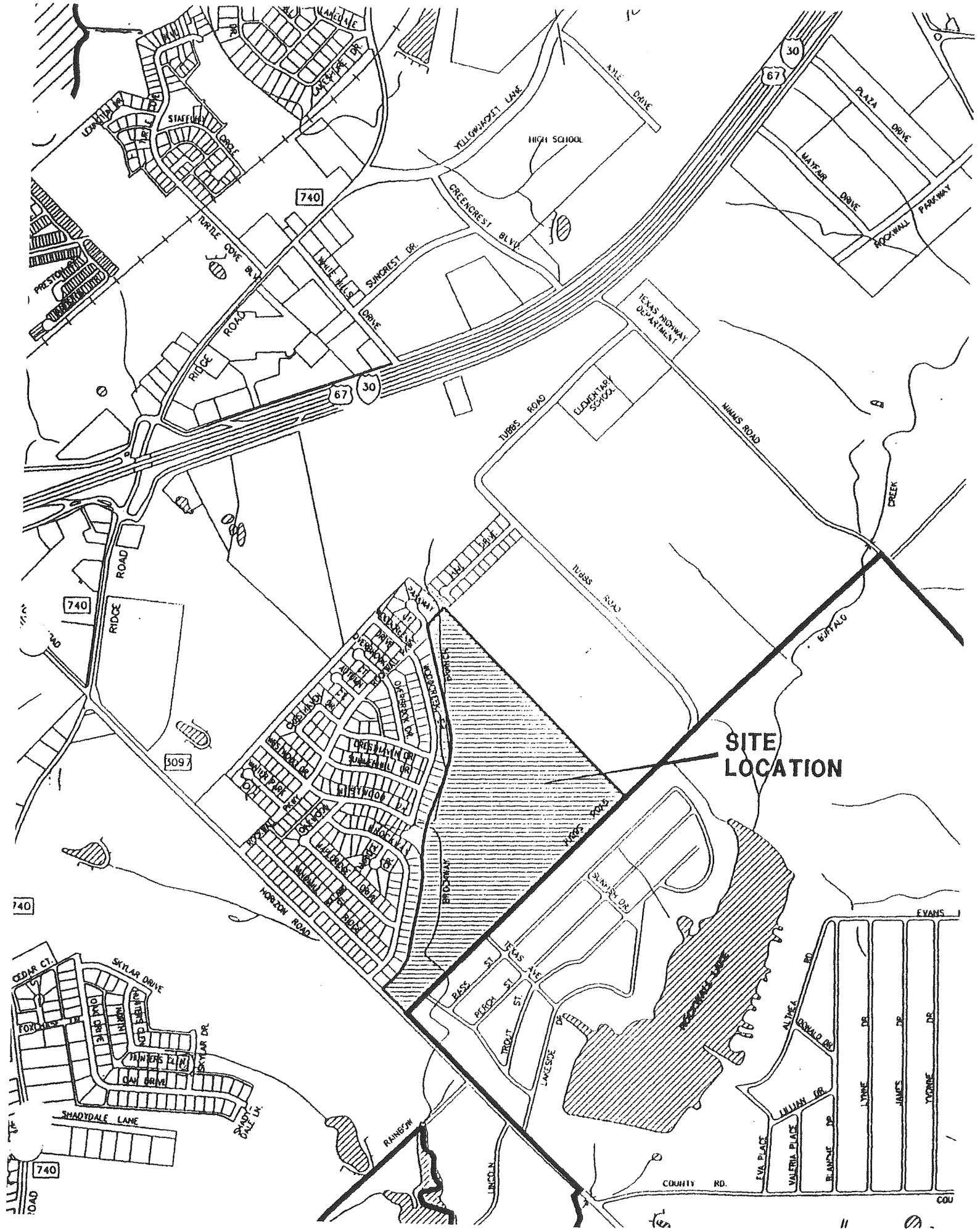
Mayor

ATTEST:

City Secretary

1st reading 12-19-94

2nd reading 1-9-95


SITE LOCATION
740
67
30
RIDGE ROAD
TURTLE COVE BLVD.
GREENCREST BLVD.
YELLOWJACKET LANE
HIGH SCHOOL
PLAZA DRIVE
WAYFAIR DRIVE
ROCKWALL PARKWAY
TEXAS HIGHWAY DEPARTMENT
ELEMENTARY SCHOOL
TUBBS ROAD
NIMMS ROAD
BUFFALO CREEK
SUNRISE DR.
HORIZON ROAD
BROADWAY
SKYLAR DRIVE
SHADYDALE LANE
RAINBOW
LINCOLN
COUNTY RD.
EVANS RD.
LAKESIDE DR.
TROUT ST.
PERCH ST.
BASS ST.
TEXAS AVE.
ROCKWALL

Windmill

FIELD NOTES

4066fld.wp31

BEING a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, the subject tract being part of the 149.97 acre tract of land conveyed by Southern Methodist University to Embrey Enterprises, Inc., Trustee according to the deed recorded in Volume 158, Page 481 of the Deed Records of Rockwall County, Texas, (DRRDCT), the subject tract being more particularly described as follows;

BEGINNING at a point located on the Northeasterly line of Farm to Market Road No. 3097 and the Southerly corner of Windmill Ridge Estates Section "A" Installment One, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 26 of the Map Records of Rockwall County, Texas (MRRCT), a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found on the Northwesterly line of Brockway Drive bears N 45° 30' 45" W, a distance of 160.22 feet;

THENCE, N 44° 26' 22" E, along the Easterly line of said Windmill Ridge Estates Section "A" Installment One, a distance of 185.46 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

THENCE, Continuing along said Windmille Ridge Estates Section "A" Installment One Easterly line and along the Easterly line of Windmill Ridge Estates No. 2A, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 156 (MRRCT) and around a tangent curve to the Left having a central angle of 35° 04' 42", a radius of 360.00 feet and a chord bearing of N 26° 54' 01" E, an arc distance of 220.40 feet to a 1/2" iron pin found at corner;

THENCE, N 09° 21' 40" E, along said Windmill Ridge Estates No. 2A, Easterly line and passing over a 3/8" iron pin found at a distance of 515.77 feet and continuing 79.77 feet, making a total distance of 595.54 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found bears S 87° 51' 13" W, a distance of 0.76 feet;

THENCE, 02° 29' 38" W, continuing along said Windmill Ridge Estates No. 2A Easterly line part of the way and along the Easterly line of Windmill Ridge Estates No. 3, an addition to the City of Rockwall according to the file plat recorded in Cabinet B, Slide 300 (MRRCT), a distance of 246.65 to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

THENCE, Along the said Windmill Ridge Estates No. 3 Easterly line, the following;

> Around a non-tangent curve to the Right having a central angle of 17° 59' 13", a radius of 400.00 feet and a chord bearing of N 06° 48' 00" E, an arc distance of 125.57 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

N 15° 27' 50" E, passing over a 3/8" iron pin found at a distance of 216.59 feet passing over another 3/8" iron pin found at a distance of 516.62 feet and continuing 120.03 feet making a total distance of 636.65 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

Around a non-tangent curve to the Left having a central angle of 23° 00' 01", a radius of 700.00 feet and a chord bearing of N 04° 00' 00" E, an arc distance of 281.00 feet to a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner;

N 07° 30' 00" W, a distance of 806.90 feet to a point on the centerline of Rockwall Parkway, a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 3/8" iron pin found bears S 39° 22' 21" W, a disatnce of 288.80 feet;

THENCE, N 44° 20' 09" E, leaving said Windmill Ridge Estates No. 3 Easterly line and along an Easterly line of that tract of land conveyed to Shepherd Place Homes, Inc., by the deed recorded in Volume 917, Page 188 (DRRCT), a distance of 202.28 feet to a point on the North easterly line of the previously mentioned Embrey Enterprises, Inc., Trustee 149.97 acre tract, a 1/2" iron pin with a red cap stamped GM RPLS 4396 set at corner, from which a 1/2" iron pin found bears N 44° 28' 37" W, a distance of 129.86 feet;

THENCE, S 46° 20' 24" E, along said Embrey Enterprises, Inc., Trustee tract Northeasterly line, a distance of 2094.49 feet to the most Easterly corner of said Embrey Enterprises, Inc., Trustee tract, said corner being located on the Northwesterly line of Tubbs Road (approximately 21.5± ROW) as dedicated by the Road & Street Dedication Plat recorded in Cabinet B, Slide 242 (MRRCT), a 1/2" iron pin set in asphalt pavement at the subject tract most Easterly corner, from which a 1" iron pipe bears N 35° 18' 04" W, a distance of 28.52 feet and a 3/8" iron pin found on the Southeasterly line of said Tubbs Road bears S 42° 33' 00" W, a distance of 667.96 feet;

THENCE, S 44° 23' 31" W, along the Southeasterly line of said Embrey Enterprises, Inc., Trustee tract and the said dedicated Tubbs Road Northwesterly line, a distance of 2645.06 feet to a point on the previously mentioned Farm to Market Road No. 3097 Northeasterly line, said point further being the most Southerly corners of the subject tract and said Embrey Enterprises, Inc., Trustee tract, a 1/2" iron pin set in asphalt pavement at corner, from which a 1/2" iron pin found at the intersection of the Southeasterly line of Tubbs Road and Northeasterly line of Farm to Market Road No. 3097 bears S 45° 30' 45" E, a distance of 20.88 feet;

THENCE, N 45° 30' 45" W, along the said Farm to Market Road No. 3097 Northeasterly line, a distance of 307.00 feet to the **PLACE OF BEGINNING** with the subject tract containing 2,869,127 square feet or 65.8661 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 13 (PD-13) 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 149.97-ACRE TRACT OF LAND SITUATED WITHIN THE JAMES SMITH SURVEY, ABSTRACT NO. 200, 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 13 (PD-13) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 81-05, 84-43, & 94-41*]; and,

WHEREAS, Planned Development District 13 (PD-13) is a 149.97-acre tract of land situated within the James Smith Survey, Abstract No. 200, 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 13 (PD-13) [*Ordinance No.'s 81-05, 84-43, & 94-41*] 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 81-05, 84-43, & 94-41*;

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*;

DRAFT ORDINANCE 08-19-2024

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 3RD DAY OF SEPTEMBER, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: August 19, 2024

2nd Reading: September 3, 2024

DRAFT ORDINANCE 08.19.2024

Exhibit 'A':
Legal Description

BEING 149.994 acres of land situated in Abstract 200, J. Smith Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Northern-most corner of Lot 10, Block O, Windmill Ridge Estates Addition, Phase 3B, RCAD # 45325, and the Eastern Right of Way line of West Ralph Hall Parkway *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,593,950.407, N7,014,437.569 Feet);*

1 ***THENCE*** South 45°-32'-31" East, along the Northern boundary line of the Windmill Ridge Estates Addition, Phases 3B and 4B, a distance of 2,491.731 feet for a corner in the Centerline of the old Tubbs Road;

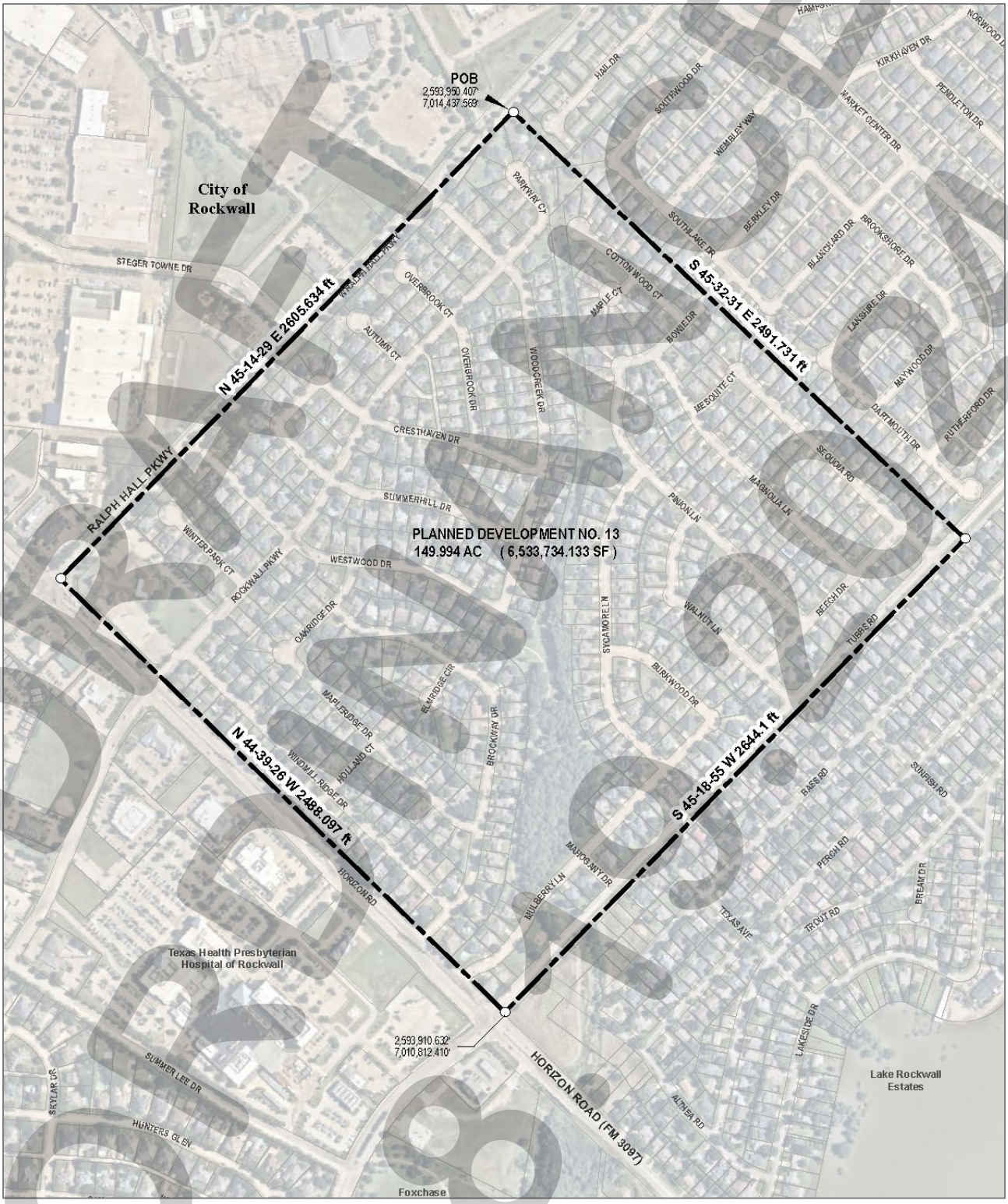
2 ***THENCE*** South 45°-18'-55" West, continuing along said Centerline, a distance of 2,644.100 feet for a corner;

3 ***THENCE*** North 44°-39'-26" West, along the North Right of Way line of Horizon Road (FM 3097) a distance of 2,488.097 feet for a corner;

4 ***THENCE*** North 45°-14'-29" East, along approximately the Centerline of West Ralph Hall Parkway, a distance of 2,605.634 feet to the *POINT OF BEGINNING AND CONTAINING* 149.994 acres of land (*6,533,734.133 square feet*) more or less.

DRAFT ORDINANCE 08.19.2024

Exhibit 'B':
Survey



DRAFT
08/19/2024

Exhibit 'C':
Concept Plan

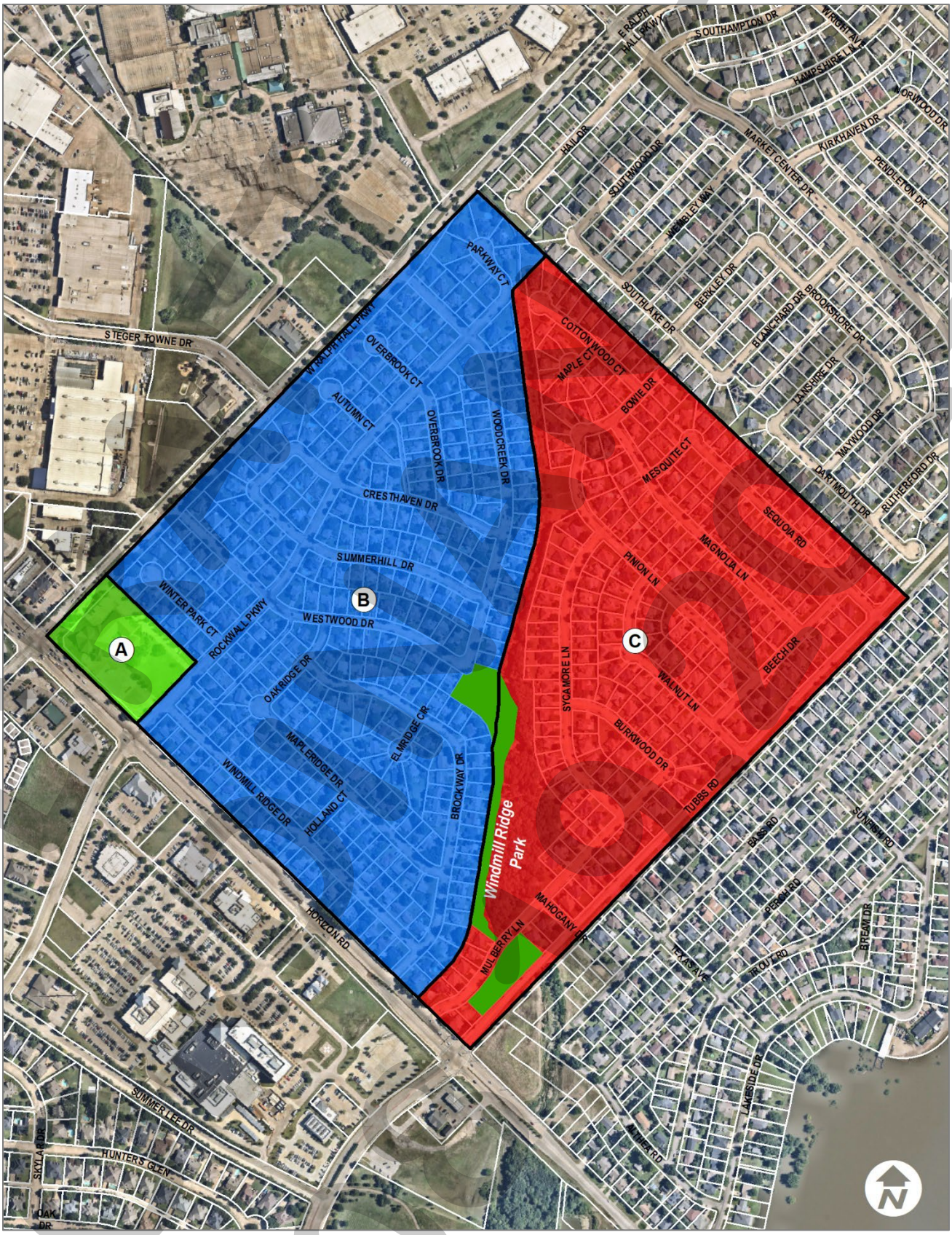


Exhibit 'D':
Density and Development Standards

(A) *TRACT A*. (*Our Savior Lutheran Church*)

(1) *Concept Plan*. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract A -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the land uses stipulated for properties in a Neighborhood Services (NS) 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.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract A -- as depicted in Exhibit 'C' of this ordinance --* shall be subject to the density and dimensional requirements stipulated for properties in a Neighborhood Services (NS) 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.

DRAFT
08.19.2024

(B) *TRACT B*. (*Windmill Ridge Estates, Phases 1A, 2A, 3A & 3B*)

(1) *Concept Plan*. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Single-Family 7 (SF-7) 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.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 7 (SF-7) 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; however, all lots in *Tract B* shall conform to the standards depicted in *Table 1*, which are as follows:

Exhibit 'D':
Density and Development Standards

TABLE 1: *LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT B*

LOT TYPE ►	**SINGLE-FAMILY**
MINIMUM LOT SIZE	6,600 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	110'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM REAR YARD SETBACK	15'
MAXIMUM LOT COVERAGE [1]	35%
MAXIMUM BUILDING HEIGHT	2½-STORIES
MINIMUM NUMBER OF OFF-STREET PARKING SPACES	2

GENERAL NOTES:
[1]: Lot coverage is for primary and secondary structures.

DRAFT ORDINANCE 08.19.2024

(C) *TRACT C*. (*Windmill Ridge Estates, Phases 4 & 4B*)

(1) *Concept Plan*. All development of *Tract C* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT C



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Single-Family 7 (SF-7) 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.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 7 (SF-7) 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; however, all lots in *Tract C* shall conform to the standards depicted in *Table 2*, which are as follows:

DRAFT 09.16.2024

Exhibit 'D':
Density and Development Standards

TABLE 2: *LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT C*

LOT TYPE ►	**SINGLE-FAMILY**
MINIMUM LOT SIZE [1]	6,600 SF
MINIMUM DWELLING UNIT SIZE	1,400 SF
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK	5'
MAXIMUM BUILDING HEIGHT	32'

GENERAL NOTES:
[1]: With the average of all lots being 7,000 SF in size.

DRAFT ORDINANCE 08.19.2024

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	August 19, 2024
APPLICANT:	Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER:	Z2024-033; *Zoning Change (AG to PD) for the Juniper Subdivision*

SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 536.42-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The portions of the subject property adjacent to the current alignment of S. Goliad Street [*SH-205*] were annexed into the City on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. The reminder of the subject property, north of S. Goliad Street [*SH-205*], was annexed into the City on June 15, 1998 by *Ordinance No. 98-20* [*Ordinance No. A1998-002*]. The portion of the subject property southeast of S. Goliad Street [*SH-205*] was annexed into the City on August 30, 1999 by *Ordinance No. 99-33* [*Ordinance No. A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation since annexation, and the property has remained vacant since annexation.

PURPOSE

On July 19, 2024, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted a development application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. Specifically, the applicant is proposing to entitle the subject property for 41.00-acres of limited General Retail (GR) District land uses, and a 960-lot single-family residential subdivision that will consist of seven (7) lot sizes (*i.e. [A] 24, 185' x 200' lots; [B] 15, 100' x 200' lots; [C] 46, 100' x 140' lots; [D] 125, 82' x 125' lots; [E] 377, 72' x 125' lots; [F] 308, 62' x 125' lots; and, [G] 65, 52' x 120' lots*).

ADJACENT LAND USES AND ACCESS

The subject property is generally located north and south of S. Goliad Street [*SH-205*]; with the northside being bounded by John King Boulevard, S. Goliad Street [*SH-205*], FM-549, and a property owned by the Rockwall Independ School District (RISD), and the southside being bounded by S. Goliad Street [*SH-205*], Lofland Circle, and the Lake Rockwall Estates Subdivision. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an 80.00-acre parcel of land (*i.e. Lot 3, Block A, Rockwall CCA Addition*), which is occupied by a *Public Secondary School* (*i.e. Rockwall 9th Grade Center South*). North of this is a 27.4460-acre parcel of land (*i.e. Lot 1, Block A, Rockwall CCA Addition*), which is occupied by a *Public Secondary School* (*i.e. the Rockwall College and Career Academy*). Also, north of the subject property is a 145.554-acre tract of land (*i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25*), which is vacant. All of these properties are owned by the Rockwall Independent School District, and are zoned Planned Development District 95 (PD-95) for limited

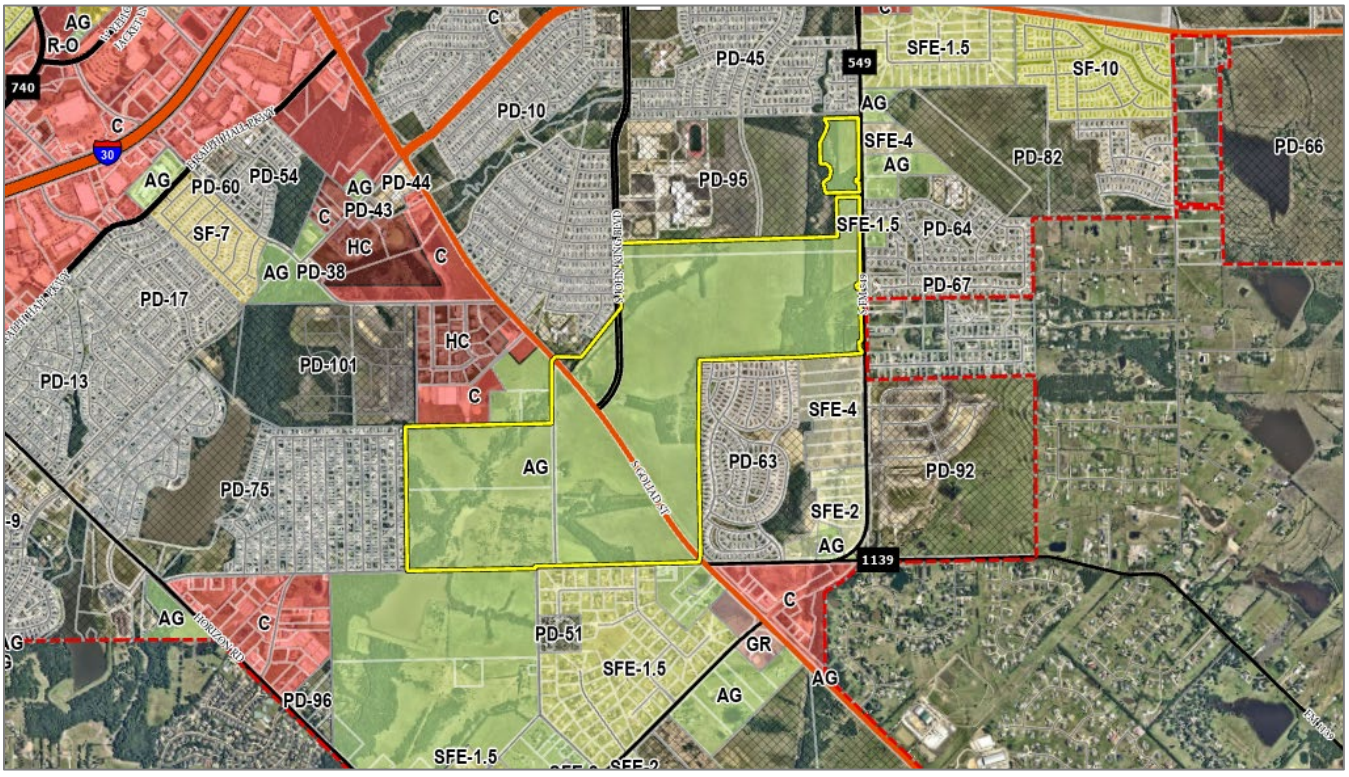
Neighborhood Services (NS) District land uses. Beyond these tracts of land is the Lofland Farms Subdivision, which consists of 401 single-family residential lots on 130.52-acres of land. This subdivision is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is the following: [*1*] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [*2*] the Lofland Lake Estates Subdivision, which consists of 15 single-family residential lots on 66.10-acres that are zoned Agricultural (AG), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estates 4.0 (SFE-4.0) Districts; and, [*3*] Lofland Circle, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of Lofland Circle is the Oaks of Buffalo Way Subdivision, which consists of 65 single-family residential lots on 117.63-acres. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property are the following subdivisions: [*1*] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [*2*] the Lofland Lake Estates Subdivision, which consists of 15 single-family residential lots on 66.10-acres that are zoned Agricultural (AG), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estates 4.0 (SFE-4.0) Districts; and, [*3*] the Oaks of Buffalo Way Subdivision, which consists of 65 single-family residential lots on 117.63-acres that are zoned Single-Family Estate 1.5 (SFE-1.5) District. Also, east of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are the following subdivisions: [*1*] the Hickory Ridge Subdivision, which consists of 544 single-family residential lots on 191.83-acres that are zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6), Single-Family 7 (SF-7) and Single-Family 8.4 (SF-8.4) District land uses; and, [*2*] the Lake Rockwall Estates East Subdivision, which consists of 638 single-family residential lots on 156.99-acres that are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 536.42-acre subject property will incorporate *commercial* and *residential* land uses. This includes ~41.00-acres of land dedicated to limited General Retail (GR) District land uses and ~495.42-acres of land consisting of 960 residential lots, two (2) public parks, private open space, two (2) amenities centers, and a proposed water tower site. The proposed 960 single-family residential lots will consist of seven (7) lot types: [*1*] 24 *Type 'A'* lots that are a minimum of 185' x 200' or a minimum of 43,560 SF, [*2*] 15 *Type 'B'* lots that are a minimum of 100' x 200' or a minimum of 21,780 SF, [*3*] 46 *Type 'C'* lots that are a minimum of 100' x 140' or a minimum of 12,000 SF, [*4*] 125 *Type 'D'* lots that are a minimum of 82' x 125' or a minimum of 9,600 SF, [*5*] 377 *Type 'E'* lots that are a minimum of 72' x 125' or a minimum of 8,640 SF, [*6*] 308 *Type 'F'* lots that are a minimum of 62' x 125' or a minimum of 7,440 SF, and [*7*] 65 *Type 'D'* lots that are a minimum of 52' x 120' or a minimum of 6,000 SF. This translates to a gross density of *1.79* dwelling units per gross acre for the total development (*i.e. 1.94 dwelling units per acre less the ~41.00-acre tract of land designated for limited General Retail [GR] District land uses*). The minimum dwelling unit size (*i.e. air-condition space*) will range from 2,000 SF to 3,200 SF. With regard to the proposed housing product, staff has incorporated the upgraded anti-monotony standards and masonry requirements into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	43,560 SF	24	02.50%
B	100' x 200'	21,780 SF	15	01.56%
C	100' x 140'	12,000 SF	46	04.79%
D	82' x 125'	9,600 SF	125	13.02%
E	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 120'	6,000 SF	65	06.77%
			960	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ►	A	B	C	D	E	F	G
MINIMUM LOT WIDTH [1]	185'	100'	100'	82'	72'	62'	52'
MINIMUM LOT DEPTH	200'	200'	140'	125'	125'	125'	120'
MINIMUM LOT AREA (SF)	43,560	21,780	12,000	9,600	8,640	7,440	6,000
MINIMUM FRONT YARD SETBACK [2], [5] & [6]	30'	30'	20'	20'	20'	20'	20'
MINIMUM SIDE YARD SETBACK	15'	15'	10'	6'	6'	6'	6'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT [8]	20'	20'	20'	20'	20'	20'	20'
MAXIMUM HEIGHT [3]	35'	35'	35'	35'	35'	35'	35'
MINIMUM REAR YARD SETBACK [4]	30'	30'	10'	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [7]	3,200	3,200	3,200	2,800	2,400	2,400	2,000
MAXIMUM LOT COVERAGE	50%	65%	65%	65%	65%	65%	65%
MINIMUM GARAGE PARKING SPACES	3	3	3	3	2	2	2

GENERAL NOTES:

[1]: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AND THE REAR LOT WIDTH REDUCED BY TEN (10) PERCENT AS MEASURED AT THE FRONT OR REAR PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE *FRONT YARD* AND *REAR YARD BUILDING SETBACK*. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN *TABLE 1*.

[2]: THE LOCATION OF THE *FRONT YARD BUILDING SETBACK* AS MEASURED FROM THE FRONT PROPERTY LINE. FOR CORNER LOTS, THE FRONT YARD BUILDING SETBACK SHALL BE APPLIED TO ALL PROPERTY LINES THAT HAVE FRONTAGE ON A PUBLIC STREET. KEYSTONE LOTS (*I.E. CORNER LOTS THAT SHARE A REAR YARD WITH THE SIDE YARD OF ANOTHER PROPERTY*) SHALL BE REQUIRED TO HAVE THE FENCING AT OR BEHIND THE FRONT YARD BUILDING SETBACK.

[3]: THE *MAXIMUM HEIGHT* SHALL BE MEASURED TO THE EAVE OR TOP PLATE (*WHICHEVER IS GREATER*) OF THE SINGLE-FAMILY HOME.
[4]: THE LOCATION OF THE *REAR YARD BUILDING SETBACK* AS MEASURED FROM THE REAR PROPERTY LINE.
[5]: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE *FRONT YARD BUILDING SETBACK* BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON *SIDE YARD SETBACKS*. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
[6]: *J-SWING* OR *TRADITIONAL SWING GARAGES* ARE PERMITTED TO ENCROACH INTO THE FRONT YARD BUILDING SETBACK A MAXIMUM OF FIVE (5) FEET.
[7]: AIR-CONDITIONED SPACE.
[8]: NO DRIVE APPROACH FOR A RESIDENTIAL LOT SHALL BE SITUATED TO ALLOW ACCESS ON A COLLECTOR OR ARTERIAL ROADWAY.

The proposed concept plan shows that the development will consist of 65.78-acres of private open space, 5.14-acres of amenity centers (*which includes two [2] amenity centers*), a 2.39-acre site for a future City water tower, and the proposed two (2) public parks consisting of 37.69-acres. This -- *with the 79.85-acres of floodplain* -- represents a total of 150.93-acres of open space, which translates to 28.14% (*i.e. [79.85-acres of floodplain/2] + 65.78 + 5.14 + 2.39 + 37.69 = 150.93-acres/536.42-acres gross = 28.1356%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 107.28-acres*) by 8.14% (*or ~43.64-acres*). In addition, the proposed development will incorporate a minimum of an 80-foot landscape buffer with a ten (10) foot meandering trail for all residential adjacency to John King Boulevard, SH-205, and FM-549. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces, public parks, and non-residential developments. Staff should also note that the applicant has consented to incorporating a 50-foot landscape buffer, with a berm, and solid living screen consisting of evergreen trees along Lofland Circle (*i.e. adjacent to the Oaks of Buffalo Way Subdivision*). All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

With regard to the proposed ~41.00-acres designated for limited General Retail (GR) District land uses, staff has identified all of the land uses within the General Retail (GR) District that would be inconsistent with residential adjacency and specifically prohibited these land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance that requires a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e. [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers*) to be situated between the *commercial* and *residential* land uses. Along SH-205, FM-549, and John King Boulevard a landscape buffer meeting the *General Overlay District Standards* has been required.

INFRASTRUCTURE

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) *Roadways*. All residential streets are required to be constructed to an R2 (*i.e. residential, two [2] lane, undivided roadway*) standard, which is a 29-foot *back-to-back* concrete street center within a 50-foot right-of-way with a five (5) foot concrete sidewalk on either side of the street. All residential streets are required to be curb and gutter. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:

(a) *Mercers Colony Avenue*. Mercers Colony Avenue is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalks on either side of the street.

(b) *Stableglen Drive*. Stableglen Drive is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway.

(c) *Lofland Circle*. Lofland Circle is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway. In this case, the applicant will be required to construct a minimum of a 24-foot portion of this roadway.

(d) *Unnamed Roadway Extending from SH-205 to the Future Extension of Lofland Circle (AKA the John King Extension)*. This unnamed roadway is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway*), which is a 45-foot *back-to-back* concrete street center within a 65-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

(2) *Water*. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will be required to loop an eight (8) inch water line on-site to the property lines, install a minimum 12-inch water line, and dedicate any necessary easements in accordance with the City's Master Water Plan and approved *Infrastructure Study*. Staff should note that the applicant has indicated on the concept plan the dedication of a ~2.39-acre *Water Tower Site*, which would be utilized as a future water tower site for the *780 Pressure Zone*. A corridor for the City of Heath's 24-inch water transmission line will also need to be provided and protected running north-south along the present-day alignment of Lofland Circle.

(3) *Wastewater*. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will need to install a minimum of an eight (8) inch and 12-inch sewer mains in accordance with the City's Wastewater Plan and the approved *Infrastructure Study*. In addition, a minimum eight (8) inch sewer line will need to extend through the site to the property lines. Any sewer pro-rata agreements will be assessed per acre, and shall be paid prior to construction.

(4) *Drainage*. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study, and be situated *outside* the floodplain. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property. Any changes to the existing floodplain will require approval from the Natural Resource Conservation Service (NRCS). All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's *Standards of Design and Construction Manual* in the following ways:

(1) *Alleyways*. The Engineering Department's *Standards of Design and Construction Manual* stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete…" The code does grant the City Council the ability to "… waive the residential alley requirement, if it is in the best interest of the City." [*Page 14; Section 2.11 of the Standards of Design and Construction Manual*]

(2) *Garage Configuration*. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing* [*or traditional swing*] garage where the garage door is perpendicular to the street."

Applicant's Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 82.19% *J-Swing* or *Traditional Swing* garages (*or a total of 789 Lots*) and 17.81% *Flat Front Entry* garages (*or a total of 299 Lots*). As a compensatory measure the applicant is proposing to: [*1*] set the garages back from the front façade a minimum of five (5) feet, and [*2*] provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware. In addition, the applicant has consented to increasing the front yard building setback on all *Flat Front Entry* garages from 20-feet to 25-feet.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *South Central Residential District* and the *Southwest Residential District* and is primarily designated for *Low Density Residential* land uses. The plan defines *Low Density Residential* land uses as "… residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses …" In addition, the Comprehensive Plan defines increased amenity as, "… developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the *gross* site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of *1.79* dwelling units per acre [*i.e. 960/536.42 = 1.7896 or 1.79*] (*or a gross residential density of 1.94 dwelling units per gross acre less the ~41.00-acre tracts of land designated for limited General Retail [GR] District land uses*). Based on this, the applicant's request is in conformance with the required density for the *Low Density Residential* land use. Even though the gross density meets the requirements of the Comprehensive Plan, staff should point out that the applicant is proposing to provide two (2) amenities centers on 5.14-acres of land, dedicate two (2) public parks on 37.69-acres of land, dedicate a site for a future public water tower on 2.39-acres of land, provide 65.78-acres of private open space, and is providing an excess of 43.64-acres of opens space beyond the 107.28-acres of required open space. In addition, the applicant is proposing to construct ten (10) foot trails along John King Boulevard and FM-549, and eight (8) foot trails internal to the site. This coupled with the ~41.00-acres of land -- *28.65-acres of which is developable* -- dedicated to *Commercial/Retail* land uses, the applicant's request does appear to meet the criteria for increased amenity and a mix of land uses.

TABLE 3: DENSITY CALCULATIONS FOR NET AND GROSS

ACREAGE CALCULATIONS	
DEVELOPABLE RESIDENTIAL ACREAGE	*427.92*
RESIDENTIAL FLOODPLAIN ACREAG	*67.50*
DEVELOPABLE COMMERCIAL ACREAGE	*28.65*
COMMERCIAL FLOODPLAIN ACREAGE	*12.35*
GROSS ACREAGE	*536.42*
TOTAL RESIDENTIAL LOTS	*960*
DENSITY CALCULATIONS	
GROSS DENSITY	*1.79*
GROSS RESIDENTIAL DENSITY	*1.94*
NET DENSITY (1)	*2.24*

NOTES:
1: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTALLY ZONED AREA

As previously stated, the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan designates the majority of the subject property for *Low Density Residential* land uses; however, there are areas adjacent to the intersection of John King Boulevard and S. Goliad Street [*SH-205*] that are designated for *Commercial/Retail* land uses. Currently, the concept plan only shows ~41.00-acres of land in this area that will be designated for limited General Retail (GR) District land uses. This represents a reduction of ~37.40-acres in the area designated for *Commercial/Retail* land uses. This reduction will require the City Council to change the Future Land Use Plan from the *Commercial/Retail* land use designation to a *Low Density Residential* land use designation. The proposed change in the Future Land Use Plan is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Looking at the pertinent *District Strategies* for the *South Central Residential District* (*i.e. the portion of the proposed development northeast of S. Goliad Street [SH-205]*) and how the proposed concept plan conforms to these strategies, staff identified the following:

(1) *Suburban Residential*. This *District* has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern *Districts*. These developments should include a mix of larger to mid-sized lots.

Staff Response: The submitted PD Standards include language that allows for the incorporation of Traditional Neighborhood Design (TND) principles; however, the ordinance does not require these standards and leaves it open to

completely exclude this product type. This is an important aspect of the *District Strategies* and was implemented in the adjacent development (*i.e. the Somerset Park Subdivision*). In addition, the proposed 62' x 125' and 72' x 125' lots (*i.e. Lot Types 'E' & 'F'*) -- *which are the predominate lot types at 71.35% of all lots* -- are *not* considered to be a mix of *larger to mid-sized lots*. Based on this the proposed concept plan does *not* appear to conform with this *District Strategy*.

(2) *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.

Staff Response: The concept plan provided by the applicant does show changes to how the *Commercial/Retail* areas are laid out in the Future Land Use Map; however, the changes appear to be nominal in nature, and the applicant's request *does* appear to conform with this *District Strategy*.

(3) *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.

Staff Response: The *District Strategies Map* for the *South Central Residential District* shows that a *Rest Stop/Trailblazer Pylon* element is designated for the southeast corner of the future intersection of Mercers Colony Avenue and John King Boulevard. The *Layout Plan* provided by the applicant shows that two (2) *Trail Stops/Rest Stops* will be provided (*i.e. one [1] at the northeast corner of the intersection of John King Boulevard and Mercers Colony Avenue, and one [1] at the northwest corner of Lofland Circle and S. Goliad Street [SH-205]*), and has provided an exhibit showing that a covered trail head with picnic table and seat wall will be provided for both locations. This appears to be in conformance with this *District Strategy*.

Looking at the pertinent *District Strategies* for the *Southwest Residential District* (*i.e. the portion of the proposed development southwest of S. Goliad Street [SH-205]*) and how the proposed concept plan conforms to these strategies, staff identified the following:

(1) *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.



FIGURE 1. AREA ADJACENT TO OAKS OF BUFFALO WAY
RED CIRCLE ARE THE TYPE 'C' LOTS THAT SHOULD BE CHANGED TO TYPES 'A' OR 'B'

Staff Response: In this case, the Oaks of Buffalo Way Subdivision is composed of larger lots that are a minimum of 1½-acres in size or larger. The proposed transition provided by the applicant shows a smaller one (1) acre lot product (*i.e. Lot Type 'A'*) lining a street that runs parallel to Lofland Circle and the northern boundary of the Oaks of Buffalo Way Subdivision. This is followed by a 100' x 200' lot product (*i.e. Lot Type 'B'*) and several 100' x 150' lots (*i.e. Lot Type 'C'*). Staff has recommended that the 100' x 150' lots be changed to either the one (1) acre lot product (*i.e. Lot Type 'A'*) or the 100' x 200' lot product (*i.e. Lot Type 'B'*) [*see Figure 1*]. This would also reduce the number of homes backing up to S. Goliad Street [*SH-205*], which is a major roadway. With this being said, the Planning and Zoning Commission and City Council will need to make the determination if this is a sufficient transition from the larger lots to the 62' x 125' lots, 72' x 125' lots, and 82' x 125' lots (*i.e. Lot Types 'E', 'F', & 'G'*) north of the proposed transition.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, 25-foot setback for front entry garages, etc.*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: CHANGES PROPOSED AT THE AUGUST 13, 2024 PLANNING AND ZONING COMMISSION MEETING

(1) *CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2)*. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.

Staff Response: The lots in the Oaks of Buffalo Way Subdivision are approximately 1.50-acres in size or larger. The proposed one (1) acre estate style lot product (*i.e. Lot Type 'A'*) is smaller than the existing lots in the Oaks of Buffalo Way Subdivision; however, this area is separated from the Oaks of Buffalo Way by Lofland Circle. In addition, the applicant has included requirements in the Planned Development District that would require a 50-foot landscape buffer be installed on the northern side of Lofland Circle that incorporates a 48-inch berm with a five (5) foot meandering sidewalk and a solid living screen consisting of evergreen trees. The incorporation of this separation from the existing residential subdivision appears to conform to this goal; however, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Staff's Recommendation to the Applicant: Provide a larger more comparable lots product adjacent to the Oaks of Buffalo Way Subdivision.

(2) *CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2)*. Existing development patterns and surrounding conditions (*e.g. lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff Response: The proposed concept plan appears to generally conform to the existing development patterns north of S. Goliad Street [*SH-205*] (*i.e. adjacent to the Somerset Park and Fontana Ranch Subdivisions*) and adjacent to the Lake Rockwall Estates Subdivision; however, Stable Glen Drive is a divided collector street through the Somerset Park Subdivision and the applicant's concept plan shows this street transitioning to an undivided collector. This could be changed to create a more conforming development. In addition, better requirements for Traditional Neighborhood Design (TND) housing product should be incorporated north of S. Goliad Street [*SH-205*] to match the style of the homes established in the Somerset Park Subdivision. Based on this there are aspects of the applicant's proposal that conform to this goal; however, it cannot be considered to be completely conforming because the transition between the Somerset Park Subdivision and the proposed subdivision will be apparent considering the street design and the architectural styles.

Staff's Recommendation to the Applicant: Stable Glen Drive should be a divided collector through the subdivision and conform to the existing pattern established by the Somerset Park Subdivision. In addition, requirements stipulating that Traditional Neighborhood Design (TND) housing product be incorporated north of S. Goliad Street [*SH-205*] would better conform with the existing Somerset Park Subdivision.

Applicant's Response at the Planning and Zoning Commission Meeting on August 13, 2024: At the August 13, 2024 Planning and Zoning Commission meeting, the applicant proposed making Stable Glen Drive a divided roadway to partially conform to staff's recommendations. Staff has included this as a condition of approval for this case.

(3) *CH. 1; Section 2.02; Goal #2 | Policy #4 (Page 1-2)*. At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

Staff's Response: It is difficult for staff to verify if the applicant's request conforms to this goal. The standards contained in the Planned Development District do appear to require a product type that this equal to or higher than the existing product types in the Somerset Park, Fontanna Ranch, and Lake Rockwall Estates Subdivisions; however, the proposed dwelling unit sizes are *not* comparable to the sizes of the existing homes in the Oaks of Buffalo Way Subdivision. Based on this, conformance to this goal is a discretionary decision for the Planning and Zoning Commission and City Council.

Staff's Recommendation to the Applicant: Increase the dwelling unit sizes to a minimum of 2,800 SF across all product types.

Applicant's Response at the Planning and Zoning Commission Meeting on August 13, 2024: At the August 13, 2024 Planning and Zoning Commission meeting, the applicant proposed increasing the minimum dwelling unit size on the *Lot Type 'E' Lots* (*i.e. the 72' x 125' lots*) from 2,400 SF to 2,750 SF; however, the applicant did not propose increasing the dwelling unit size on *Lot Types 'F' & 'G'*. Staff has updated the draft ordinance to reflect the applicant's proposed change. This change does not fully address staff recommendation to the applicant.

(4) *CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3)*. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff Response: In this case, the applicant's design incorporates homes that both side and back to the proposed public parks and open space. There are some areas where the applicant has included lots that are on single-loaded on a street and in which the future home would front towards the proposed open space areas; however, this is *not* the norm throughout the development. Based on this, the proposed concept plan does *not* appear to conform to this goal.

Staff's Recommendation to the Applicant: A majority of the lots in the proposed development should front to open space as opposed to side or back to open space.

(5) *CH. 08 | Sec. 02.02 | Goal 01; Policy 4*: Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in development that propose clusters of smaller lots.

Staff Response: Homogenous pods of lots should be avoided except where called for by the Comprehensive Plan (*e.g. smaller lots fronting on to parks and larger lots being arranged towards the outside of the development*). The applicant has provided changes to mix lot types throughout various phases. There does remain a homogenous pod of the *Type 'A', 'B' & 'C' Lots* adjacent to the Oaks of Buffalo Way Subdivision; however, the applicant has stated that this is to provide a transition of lots from the subdivision into the proposed development. It should also be point out that the lots north of John King Boulevard tend to only consist of the *Type 'D, 'E' & 'F' Lots*, which are primarily the smaller lot types.

Staff's Recommendation to the Applicant: Change the concept plan to better mix more the of the *Lot Types* throughout all phases of the proposed development. This is particularly important north of S. Goliad Street, which currently excludes *Lot Types 'A' & 'B'*.

(6) *CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3)*. Design neighborhoods utilizing the *Housing Tree Model* … A method of laying out single-family lots so that the largest lots are located adjacent to main entries or perimeter streets, and smaller lots are located internal to the subdivision.

Staff Response: The concept plan should be rearranged so that larger lots (*i.e. Type 'B' or Type 'C' lots*) are adjacent to John King Boulevard, SH-205 (*S. Goliad Street*) and FM-549. This will reduce the number of lots backing to these roadways and bring the plan better into conformance with the *Housing Tree Model*. Staff should note, that the applicant has changed the majority of the lots adjacent to John King Boulevard, SH-205, and FM-549 in accordance with staff's suggestions.

Staff's Recommendation to the Applicant: Provide more larger *Lot Types 'B' & 'C'* along S. Goliad Street, north of the Oaks of Buffalo Way Subdivision.

(7) *CH. 08 | Sec. 02.03 | Goal 03; Policy 3*: In cases where *Flat Front Entry* garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development no greater than 20.00% should be incorporated into the development. In addition, *Flat Front Entry* garages should have a minimum of a 25-foot front yard building setback to

allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Response: If *a Flat Front Entry* garage configuration is proposed it should be limited to 20.00% and incorporate a 25-foot front yard building setback. The applicant has chosen to request 17.81% *Flat Front Entry* garages and 82.19% J-Swing or Traditional Swing garages, and has consented to upgraded garage door requirements. In addition, all *Flat Front Entry* garages will be setback from the front façade five (5) feet, and the applicant has incorporated a requirement stipulating that all properties with a Flat Front Entry garage will require a 25-foot front yard building setback.

Staff's Recommendation to the Applicant: The applicant's plan has been changed to be in conformance. Based on this, staff has no additional recommendations concerning this aspect of the request.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request does appear to generally conform with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the changes to the Future Land Use Map, the non-conformities to the OURHometown Vision 2040 Comprehensive Plan (*listed above*), the non-conformities to the requirements of the Unified Development Code (UDC), and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On July 24, 2024, staff mailed 551 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Lofland Farms, Fontanna Ranch, and the Oaks of Buffalo Way Homeowner's Associations (HOAs), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received 257 responses from property owners inside the City limits. These responses were as follows:

(1) Three (3) responses from property owners within the 500-foot notification buffer in favor of the applicant's request.
(2) 31 responses from property owners within the 500-foot notification buffer opposed to the applicant's request.
(3) One (1) response from a property owner outside the 500-foot notification buffer in favor of the applicant's request.
(4) 222 responses from property owners within the 500-foot notification buffer opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.

(2) By approving this *Zoning Change*, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of ~37.40-acre tracts of land from a *Commercial/Retail* designation to a *Low Density Residential* designation.

(3) Stable Glen Drive shall be a divided roadway that matches the existing divided roadway section established with the Somerset Park Subdivision.

(4) A *PD Development Plan* for the ~41.00-acre tracts of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate the required pedestrian connectivity between the *Residential* and *Commercial* land uses.

(5) Any construction resulting from the approval of this *Zoning Change* 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.

PLANNING AND ZONING COMMISSION

On August 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 3-2, with Commissioners Hagaman and Hustings dissenting and Commissioners Conway and Thompson absent.

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 VALID 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	FM205, TX		
SUBDIVISION	W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab. No. 128	LOT	BLOCK
GENERAL LOCATION	At Intersection of Goliad & S. John King Blvd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural	CURRENT USE	Agricultural
PROPOSED ZONING	Planned Development District	PROPOSED USE	Single Family, Commercial
ACREAGE	536.42	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	William Lofland	☑ APPLICANT	Michael Joyce Properties
CONTACT PERSON		CONTACT PERSON	Ryan Joyce
ADDRESS	105 E. Kaufman Street	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Lofland [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 $ 5246.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF July, 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."

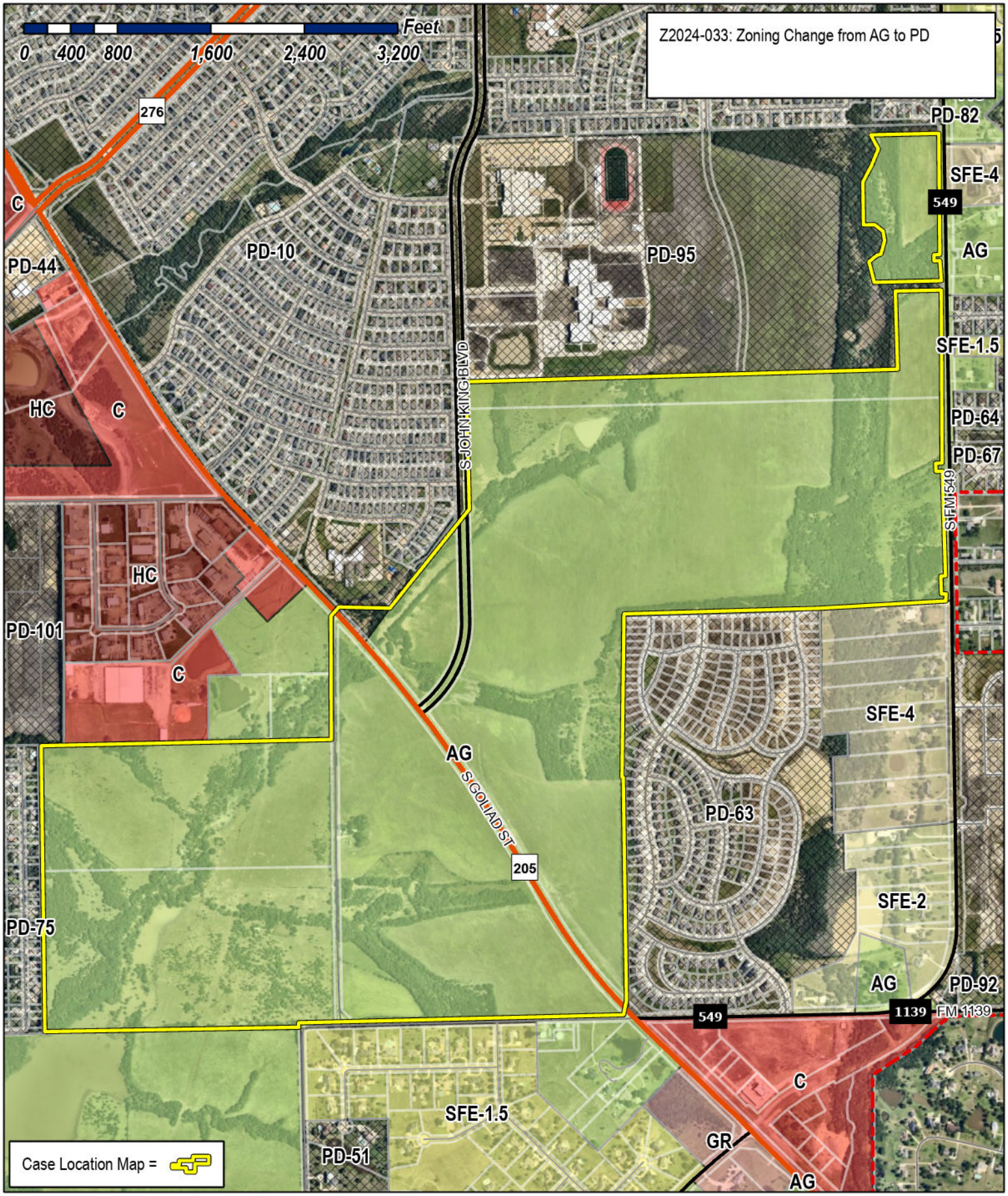
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF July, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

MY COMMISSION EXPIRES 4-16-25



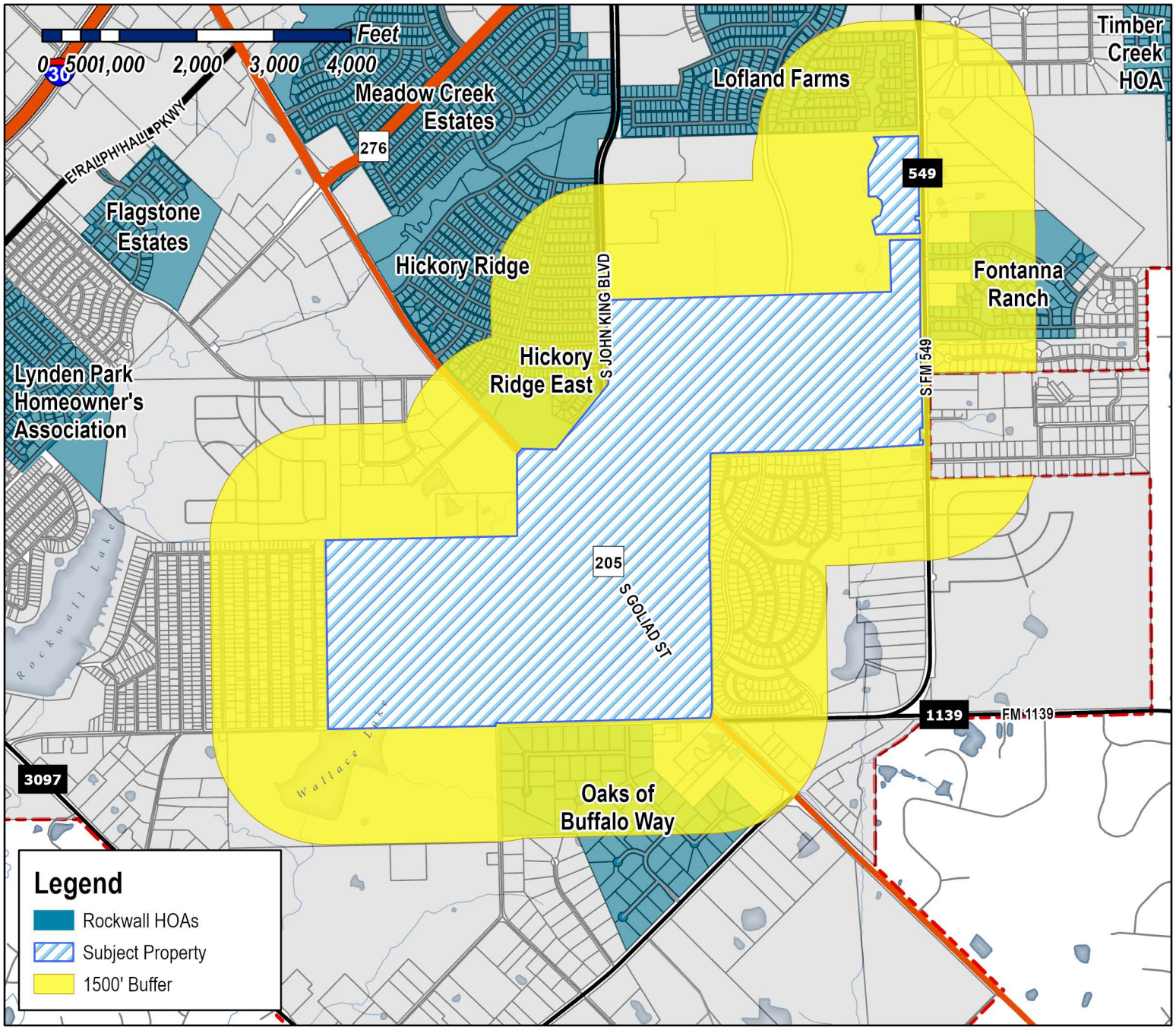
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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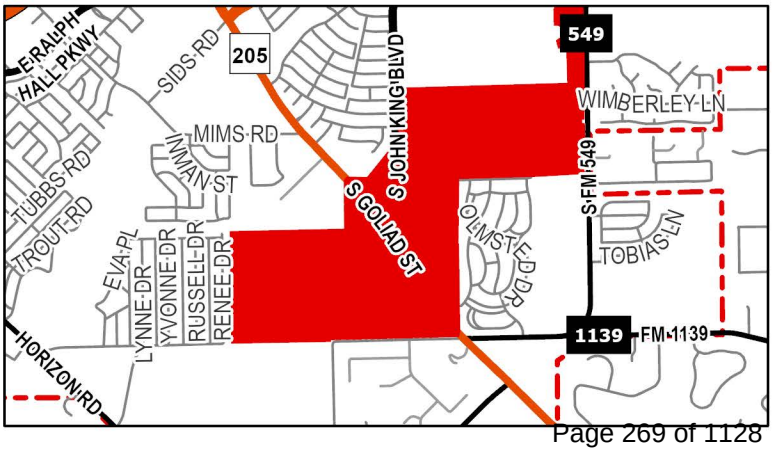
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Case Number: Z2024-033
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205



Date Saved: 7/18/2024
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Guevara, Angelica
Sent: Wednesday, July 24, 2024 3:06 PM
Cc: Miller, Ryan; Lee, Henry; Zavala, Melanie; Ross, Bethany
Subject: Neighborhood Notification Email [Z2024-033]
Attachments: Public Notice (P&Z).pdf; HOA Map (07.19.2024).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, July 26, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 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.

Z2024-033: Zoning Change from Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary.

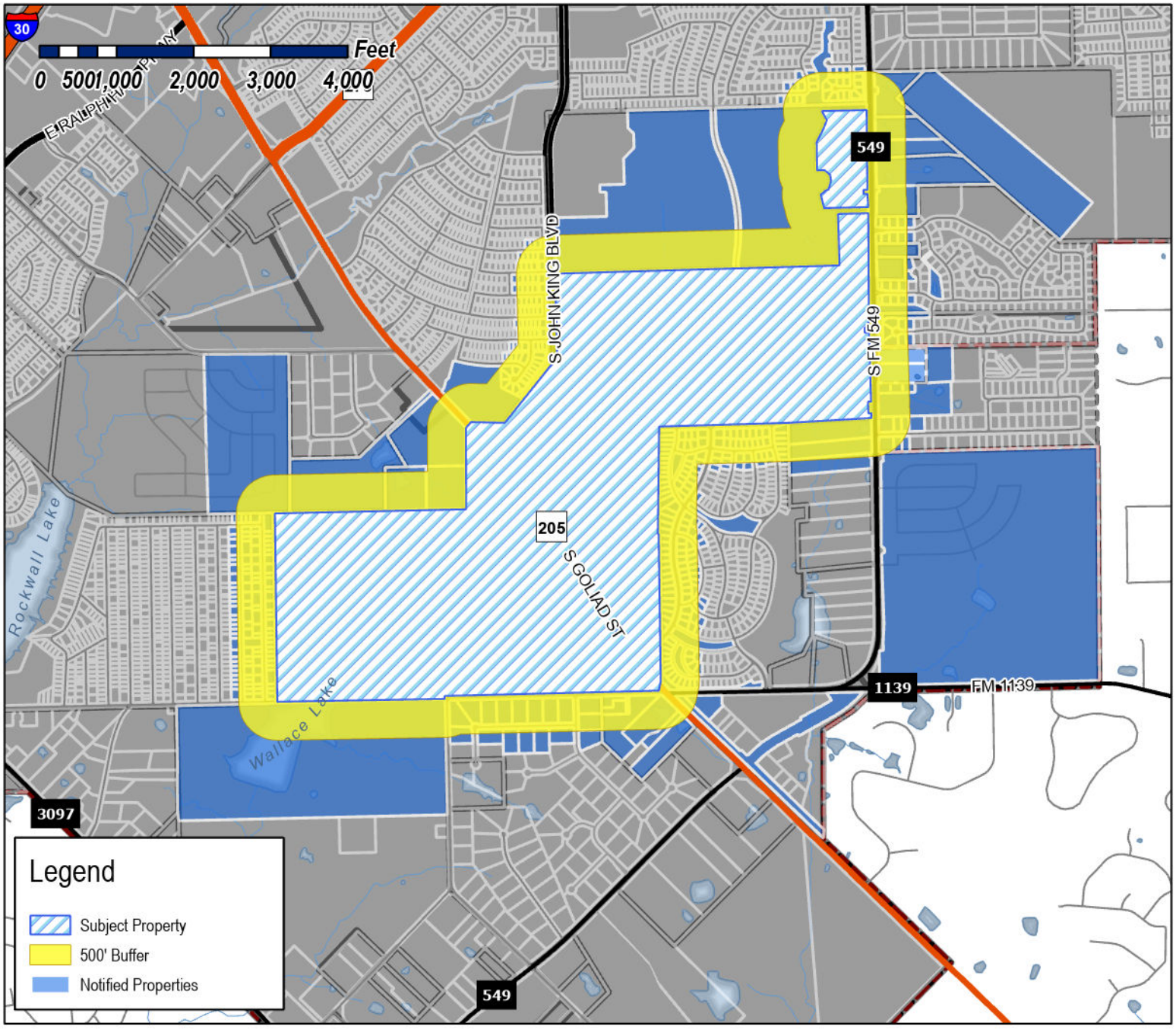
Thank you,

Angelica Guevara
Planning Technician
City of Rockwall Planning & Zoning
385 S. Goliad Street
Rockwall, TX 75087
Office: 972-771-7745
Direct: 972-772-6438

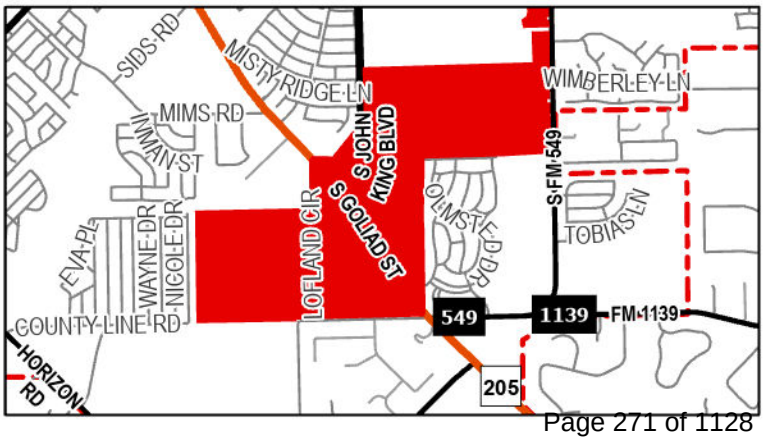
City of Rockwall

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Case Number: Z2024-033
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205



Date Saved: 7/18/2024
For Questions on this Case Call: (972) 771-7745

ROCKWALL 205 INVESTORS LLC (1075652)
1 CANDLELITE TRAIL
HEATH, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

SHEPHERD PLACE HOMES INC
10527 CHURCH RD # 201
DALLAS, TX 75238

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75087

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

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

RESIDENT
115 RENEE DR
ROCKWALL, TX 75032

RESIDENT
116 NICOLE
ROCKWALL, TX 75032

RESIDENT
118 RENEE DR
ROCKWALL, TX 75032

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

ODOM TERRI S
122 JAMS LN
ROCKWALL, TX 75032

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

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

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
127 RENEE DR
ROCKWALL, TX 75032

RESIDENT
130 RENEE DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

RESIDENT
137 NICOLE DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

RESIDENT
139 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

RESIDENT
149 NICOLE DR
ROCKWALL, TX 75032

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

NGO HA THAI
1508 GRETCHEN DR
CEDAR PARK, TX 78613

RESIDENT
152 NICOLE DR
ROCKWALL, TX 75032

KIRK NORMAN & CHRISTI
156 JAMS LN
ROCKWALL, TX 75032

SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

RESIDENT
159 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

PENA ISAAC
16300 CR 250
TERRELL, TX 75160

RESIDENT
164 NICOLE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

RESIDENT
176 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

ANDRADE MARTIN &
MARIO VALENZUELA
179 WILLOW RIDGE CIR
ROCKWALL, TX 75032

RESIDENT
1791 FM549
ROCKWALL, TX 75032

WILLIAMS MELISSA L
180 JAMS LANE
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

BARKER JOHNNY
184 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

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

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

RESIDENT
191 RENEE DR
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
195 NICOLE DR
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

RESIDENT
196 NICOLE DR
ROCKWALL, TX 75032

WILKINSON RICHARD S
1970 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

RESIDENT
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

RESIDENT
207 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
208 NICOLE DR
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

ZMOLIK JUSTIN LAWRENCE
2139 SOUTH FM 549
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 NEW HOLLAND DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

RESIDENT
221 RENEE DR
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
222 NICOLE DR
ROCKWALL, TX 75032

RANDALL ROBERT S JR & MARY LYNN
2287 S FM 549
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2301 S JOHN KING BLVD
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC
2321 FIELDCREST DR
ROCKWALL, TX 75032

RESIDENT
233 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2380 FM549
ROCKWALL, TX 75032

RESIDENT
2390 S FM549
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

SH DEV KLUTTS ROCKWALL LLC
2400 DALLAS PARKWAY SUITE 460
PLANO, TX 75093

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

SWAIN STEPHEN & CAROL J
2406 LOUDON ST E
ROCKWALL, TX 75032

GIL ANNA AND JULIAN
2409 LOUDON STREET WEST
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

NAMIE NOMIE M III AND GINA MARIE
2413 LOUDON ST WEST
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND
ALEXANDER NICHOLAS KUJAK
2417 LOUDON ST WEST
ROCKWALL, TX 75032

ACKERMAN DANYELL AND ALAN
2418 LOUDON STREET EAST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND
ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2424 FM549
ROCKWALL, TX 75032

RESIDENT
245 RENEE DR
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
250 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2500 LOUDON ST W
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2502 LINDBERG ST
ROCKWALL, TX 75032

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
ROCKWALL, TX 75032

RESIDENT
2503 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY
D
2504 LOUDON ST EAST
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-
TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75032

RESIDENT
2506 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2507 MERCERS COLONY AVE
ROCKWALL, TX 75032

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

RESIDENT
2510 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2513 MERCERS COLONY AVE
ROCKWALL, TX 75032

JOSHI MAYURESH S AND
BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75032

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

GARZA SIMONE M & HEATH
2518 LOUDON ST E
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

RESIDENT
2600 LONG COMMON S
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
ROCKWALL, TX 75032

RODRIGUEZ EVANGELINA PARRA & KRYSTAL
MARIE RODRIGUEZ
2601 PATRICIA LN
GARLAND, TX 75041

RESIDENT
2605 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2608 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2609 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2612 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2613 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2616 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2617 MERCERS COLONY AVE
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST
DEBRA JEAN CRUZ - TRUSTEE
262 RENEE DR
ROCKWALL, TX 75032

RESIDENT
2620 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2621 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2623 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2624 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2625 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2628 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2629 MERCERS COLONY AVE
ROCKWALL, TX 75032

RESIDENT
2631 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2632 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2635 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2636 LINDBERG ST
ROCKWALL, TX 75032

RESIDENT
2639 LINDBERG ST
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

RESIDENT
274 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
2741 MASSEY LN
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

RESIDENT
2751 MASSEY LN
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE
2770 MASSEY LN
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

RESIDENT
283 NICOLE DR
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

SNYDER STACY & CHARLES
2840 DEUTZ CT
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75032

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75032

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

RESIDENT
291 RENEE DR
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC
2922 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
2922 S HWY205
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

FRANKLIN J BACHMAN TRUST
CYNTHIA KAY BACHMAN TRUSTEE
3001 SAN MARCOS DR
ROCKWALL, TX 75032

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D
3009 WIMBERLEY LN
ROCKWALL, TX 75032

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

SHOMETTE WILLIAM TODD AND KERRI PARSONS
3012 WIMBERLEY LN
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

TURNER CALEB MAURICE
3015 FONTANNA BLVD
ROCKWALL, TX 75032

PARKER LYNN TERRY
3015 WIMBERLEY LN
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

RESIDENT
302 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN
ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

CULBERTSON JACK NEAL
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3047 FALLBROOK DR
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

RESIDENT
3054 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3054 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3055 DEER RIDGE DR
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3062 DUSTY RIDGE DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

CRESPIN DEBRA
3063 DEER RIDGE DR.
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK DR
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

BURNS A STACEY
3070 DEER RUDGE DR
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3071 FALLBROOK DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3078 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3078 LIMESTONE HILL LN
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 DUSTY RIDGE DR
ROCKWALL, TX 75032

RESIDENT
3079 FALLBROOK DR
ROCKWALL, TX 75032

WESSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

RESIDENT
3089 COOLWOOD LN
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3092 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3092 MISTY RIDGE LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

RESIDENT
3097 COOLWOOD LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
3108 MISTY RIDGE LN
ROCKWALL, TX 75032

HAYES KRISTOPHER
3108 COOLWOOD LN
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

RESIDENT
3112 LIMESTONE HILL LN
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

RESIDENT
3116 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3116 MISTY RIDGE LN
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

FOX PATRICK AND MEGAN
3119 COOLWOOD LANE
ROCKWALL, TX 75032

RESIDENT
312 NICOLE DR
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3124 MISTY RIDGE LN
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

RESIDENT
3129 COOLWOOD LN
ROCKWALL, TX 75032

ROJAS AMITAY HUERTA AND SORANGEL PEREZ PARADA
3132 COOLWOOD LN
ROCKWALL, TX 75032

RESIDENT
3137 COOLWOOD LN
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

RESIDENT
319 RENEE DR
ROCKWALL, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

BRAGA GUILHERME CREDIDIO & YASMINI RAMOS IZIDORO
327 NICOLE DRIVE
ROCKWALL, TX 75032

JIMENEZ RICARDO
330 RENEE DR
ROCKWALL, TX 75032

EAGLE MHS CONTRACTING INC
3336 MORNING LIGHT DRIVE
DALLAS, TX 75228

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
337 RENEE DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3418 POST OAK DR
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
344 COUNTY LINE RD
ROCKWALL, TX 75032

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3450 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

RESIDENT
3468 POST OAK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

LEWIS REX STEPHEN
3473 POST OAK DR
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N
3476 POST OAK DRIVE
ROCKWALL, TX 75032

TSIC ASSOCIATES HOLDINGS TRUST
350 MEADOW GATE RD
MEADOW VISTA, CA 95722

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
353 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
358 RENEE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3601 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3602 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3606 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3607 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
363 RENEE DR
ROCKWALL, TX 75032

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

RESIDENT
3702 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3702 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3703 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3703 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3705 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
3705 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3706 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3706 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3707 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3707 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3709 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3710 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3710 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3710 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3711 BURLING ST
ROCKWALL, TX 75032

RESIDENT
3711 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3713 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3714 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3714 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3715 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3717 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3718 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3718 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3719 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
372 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3721 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3722 OLMSTEAD DR EAST
ROCKWALL, TX 75032

RESIDENT
3722 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3723 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3725 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3725 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
3726 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3727 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3729 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
373 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3731 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3735 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3739 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3743 OLMSTEAD DR
ROCKWALL, TX 75032

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
3801 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3805 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

RESIDENT
3809 OLMSTEAD DR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

RESIDENT
382 NICOLE
ROCKWALL, TX 75032

RESIDENT
383 RENEE DR
ROCKWALL, TX 75032

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
3831 HERRICK ST
ROCKWALL, TX 75032

RESIDENT
386 RENEE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA
3902 STABLEGLEN DR
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E
3905 STABLEGLEN AVE
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
3906 STABLEGLEN DR
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
395 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND MARGARITA CASTILLO
400 RENEE RD
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75032

SEUMANUTAFA JOHN AND CHRISTINE
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75032

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
4015 QUINCY ST
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

TROST COOPER RANDALL & JENNIFER
4027 QUINCY ST
ROCKWALL, TX 75032

RESIDENT
408 NICOLE
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4102 STABLEGLEN DR
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

CAMP DARROL B AND TASHIA F
4109 STABLEGLEN DR
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
414 RENEE DR
ROCKWALL, TX 75032

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
4207 QUINCY ST
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
421 NICOLE DR
ROCKWALL, TX 75032

MELI JILL MARIE
4210 QUINCY ST
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

OCONNELL PETER JAMES AND MICHELLE ANN
4214 QUINCY ST
ROCKWALL, TX 75032

BROWN KAREN D
4215 STABLEGLEN DRIVE
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

MARTINEZ RONALD W GOMEZ AND PAOLA I CASTILLO
424 NICOLE DR
ROCKWALL, TX 75032

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 STABLEGLEN DRIVE
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

VIDICAN FLORIN
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

RESIDENT
431 NICOLE DR
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER
4310 STABLE GLEN DRIVE
ROCKWALL, TX 75032

ROBERTS KYLE & KATELIN
4314 SELBORNE DR
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY
4317 STABLEGLEN DR
ROCKWALL, TX 75032

LIRA MARCELINO JOSE &
ROZENEIDE S SOUSA LINS
4318 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
4319 STABLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
433 RENEE DR
ROCKWALL, TX 75032

RESIDENT
441 NICOLE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
448 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
4509 SYLVAN PARK DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75024

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

RESIDENT
452 EVANS RD
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

RESIDENT
463 RENEE DR
ROCKWALL, TX 75032

RESIDENT
464 EVANS RD
ROCKWALL, TX 75032

RESIDENT
466 RENEE DR
ROCKWALL, TX 75032

RESIDENT
470 NICOLE
ROCKWALL, TX 75032

RESIDENT
471 NICOLE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RESIDENT
4800 LOFLAND CIR
ROCKWALL, TX 75032

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

RESIDENT
482 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
485 RENEE DR
ROCKWALL, TX 75032

RESIDENT
486 EVANS RD
ROCKWALL, TX 75032

JIMENEZ TOMAS
4930 CREEKRIDGE LN
GARLAND, TX 75043

RESIDENT
496 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
498 EVANS RD
ROCKWALL, TX 75032

RESIDENT
503 RENEE DR
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

RESIDENT
508 RENEE DR
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
515 RENEE DR
ROCKWALL, TX 75032

RESIDENT
520 RENEE DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

RESIDENT
526 NICOLE
ROCKWALL, TX 75032

RESIDENT
535 NICOLE DR
ROCKWALL, TX 75032

RUDDELL TODD L AND JOANNA K
544 MUSTANG COURT
LAVON, TX 75166

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

CERVANTES-OSORNIO HECTOR AND
ERIKA J MOLINA-OLVERA
548 NICOLE DRIVE
ROCKWALL, TX 75032

RESIDENT
557 RENEE DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

PEOPLES DONNIE
589 CORNELIUS
ROCKWALL, TX 75087

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

FONTANNA RANCH HOMEOWNERS'
ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

BRUCE LIVING TRUST
757 AVALON DR
HEATH, TX 75032

ROCKWALL HOUSING DEVELOPMENT CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

RODRIGUEZ BRIAN
8 BROOKWAY CT
MANSFIELD, TX 76063

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX 75189

NGUYEN ANNA
812 BLUFFCREEK LN APT 208
ARLINGTON, TX 76006

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

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

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

MCINTIRE JUANITA
M/R
, TX

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

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:

Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], 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, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 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 *Monday, August 19, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC NOTICE

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

RECEIVED
JUL 29 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:

Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], 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, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 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 *Monday, August 19, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Opens up sewer to other areas.

Name: SHEPHERD PLACE HOMES, INC.
DBA ROBBIE HALE HOMES
972-475-1100

Address: 10527 CHURCH RD #201
DALLAS, TX 75238-2224

7/29/2024

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.

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Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

☑ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name: Jose Luis Contreras

Address: 330 Renee Rockwall TX 75032

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.

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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.

Because it's a planned Development District

Name: Shirley Beavers

Address: 3460 Post Oak Dr.

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.

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This zoning request application has the exact same wording as application Z2024-027, word for word. No plans have been announced to further expand 205 or 549 where the proposed zoning change is. Again, I do not want to wait 15+ minutes just to get home. There is only 1 entrance to our neighborhood on 549. I already have to drive from 205 to 276 or John King Blvd to 549 just to avoid all the traffic on 205. You cannot have this planned development district, a new neighborhood on the other side of 549 near where it intersects with 1139, and then another developmental area next to the new 7-11 on 205. This is 3 up and coming areas without any plans to improve the existing infrastructure. We cannot keep building new things without building new infrastructure to support the residents that use the roads AND new residents that will be using the roads.

Respondent Information

Please provide your information.

First Name *

Alexander

Last Name *

Kujak

Address *

2417 Loudon St W, Rockwall, TX 75032

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic. Lacking infrastructure. We can’t keep building at the this rate. Quality of life is going down.

Respondent Information

Please provide your information.

First Name *

Amanda

Last Name *

Torres

Address *

3905 stable glen Dr Rockwall Texas 75032

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This project is way way way way too much for this area. It simply cannot handle it. Period.

Respondent Information

Please provide your information.

First Name *

Chris

Last Name *

Curtis

Address *

4735 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: August 12, 2024

RE: Highland Ranch – Case No. Z2024-033 – Requested Zoning Change from AG to PD

We are **OPPOSED** to this zoning change for the following reasons:

1. The proposed density of the proposed development seeks to add hundreds of new homes in the area that is bound by FM549 and SH205. This property is locked in between an unimproved road and state highways for which Rockwall has no control. The amount of traffic already in this area is out of control. Traffic during peak times already backs up from 205/549 to Mims and beyond on days and as far as can be seen on the southern portion of 549. While the roads are planned to be widened, the planned improvements will barely be sufficient for the current usage. And this does not account for the feeder roads, such as 549, John King and Lofland Circle. This would increase the horrific traffic that already exists into and out of the area which notably is at a capacity that far exceeds the amount for which the roads were constructed. Indeed, the addition of the homes located north of FM549 and east of SH205 has already rendered the roads impassible at certain times of day. Often SH205 is backed up for well over a mile trying to navigate the FM549 and SH205 intersection. In fact, at times, the traffic on FM549 in either direction is often backed up so much that it makes it impossible to get out of our neighborhood (Oaks of Buffalo Way) and often takes 15-20 minutes to get through the FM549 and SH205 intersection. The addition of 1000s of more cars is not sustainable in the current configuration.

2. The schools in the area are maxed out. The middle school (Cain) that would service the students is already well beyond capacity with all classes ranging from 600-700 students per grade. The high school that would serve the area is similarly over capacity. The current freshman class alone is over 770 students. I am sure the elementary schools have similar issues. Though there is a bond that was passed, there is no current relief for the overcrowding of our classrooms. Adding hundreds of new households will only exasperate the problem.

3. There is already a sufficient number of small lot homes in the area (see SH205/FM549 DR Horton Development). Similar to the issues that arose when prior properties in the area (i.e the Wallace Property) sought to change zoning, the planned subdivision is not consistent with the surrounding area homes and frankly is not needed and cannot be accommodated until the infrastructure is first changed.

4. Every year for the last several years there have been water shortages. My understanding is that water allotments are not being increased. So where exactly is the water going to be for all of these houses?

5. The proposed development violates the spirt of the density requirements. Larges swaths of the property are not capable of being developed. Yet, the property owner/developer seeks to circumvent the density requirements by including that undevelopable property into the calculation in order to cram more houses in a smaller area instead of conforming to the density requirements for the developable areas of the land. This should not be permitted

While I understand that development is inevitable, cramming hundreds new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development, without the proper resources to provide to those homes based on current allotments, and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

Christine and John Rister

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Traffic on 205/Goliad is already terrible at and adding over 300 proposed homes plus retail businesses will add to congestion and traffic. The addition of over 300 residential properties will also place a significant strain on the already taxed water supply

Name: Christine Seum anutafa

Address: 4009 Stableglen Dr. Rockwall Tx 75032

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Dusty

Last Name *

Jandrew

Address *

4014 Quincy St

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Z2023-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The school district cannot keep up. Shannon elementary in Fontanna ranch is about to take on a lot of kids from The Homestead home development. With a lot more people coming into our neighborhood it's becoming a safety issue with kids playing outside and people driving fast through Fontanna Ranch during the school year. The Main Street going to the elementary school has turns that causes blind spots and kids walk and wait there on the corner for the bus. 549 is a two lane road that is already needing to be widened.

Respondent Information

Please provide your information.

First Name *

Erica

Last Name *

Coward

Address *

3013 San Marcos dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

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Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

TOO CONGESTED ROAD/TRAFFIC ISSUES, WATER ACCESS ISSUES, WILL REDUCE GROUND COVERAGE AREA CURRENTLY AVAILABLE FOR WATER ABSORBTION FOR RAIN WHICH WILL INCREASE FLOODING

Name: GREG PEARSON

Address: 1920 Broken Lance Lane, 75032

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.

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- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Schools and roads not ready for development.City Counsel needs to listen to constituents all are against this proposal.I understand needing income for taxes but it’s not best for city.How sad!

Respondent Information

Please provide your information.

First Name *

Gregg

Last Name *

Podleski

Address *

1950 broken lance lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Way too dense a development and will bring traffic and noise to an already existing problem.

Respondent Information

Please provide your information.

First Name *

Gregory

Last Name *

Delk

Address *

2020 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough infrastructure to support the amount of homes

Respondent Information

Please provide your information.

First Name *

Heath

Last Name *

Garza

Address *

2518 Loudon Street E

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

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PLEASE RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

To much traffic - Roads Need to be expanded first!
It is already to conjested

Name: Hoyt Armstrong

Address: 4001 Stableglen DR Rockwall TX 75032

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.

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic in this area. I like the farmland out here.

Respondent Information

Please provide your information.

First Name *

Jaclyn

Last Name *

Mason

Address *

3111 Misty Ridge Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not appropriate to the surrounding area. Will adversely impact existing developments. Current and reasonably anticipated infrastructure will not be sufficient to sustain the planned development associated with the zoning change requested.

Respondent Information

Please provide your information.

First Name *

Jason

Last Name *

Schuette

Address *

1925 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We have no infrastructure in place to support this development. Highway 205 is already overly congested. A high density development like the one proposed will devalue the surrounding properties. I can't imagine having a neighborhood like Travis Ranch in Rockwall.

Respondent Information

Please provide your information.

First Name *

Jay

Last Name *

Humphrey

Address *

4768 South State Hwy 205

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Enough is enough. We can't handle all the subdivisions that have been approved

Respondent Information

Please provide your information.

First Name *

Jill

Last Name *

Whitesides

Address *

3011 Fontanna Blvd

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I want new neighborhood to fit in with the existing neighborhoods and I'm not sure the infrastructure especially the roads can currently handle that many more people and cars.

Respondent Information

Please provide your information.

First Name *

Joey

Last Name *

Wallish

Address *

2065 Broken Lance Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic and congestion and road noise already. Need the infrastructure to support additional development before it starts. Speed limit on 549 needs to be reduced. There is already another large development underway on 549.

Respondent Information

Please provide your information.

First Name *

Laura

Last Name *

Zazakis

Address *

3014 Wimberley Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The current plan is craming too many homes in to that land space. This is just simply too many added homes on top of the already congested area.

Respondent Information

Please provide your information.

First Name *

Lisa

Last Name *

Chappell

Address *

2065 Broken Lance Ln

City *

Rockwall

State *

TX

Zip Code *

76032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

No more housing developments in Rockwall

Respondent Information

Please provide your information.

First Name *

Lisa

Last Name *

Loesch

Address *

3012 Fontana Blvd

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure is inadequate (roadways)

Respondent Information

Please provide your information.

First Name *

Marisha

Last Name *

Osmun

Address *

3902 Stableglen Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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From: [redacted]
To: Planning
Subject: OPPOSED - Case No. Z2024-033 Zoning Change
Date: Saturday, July 27, 2024 2:56:33 PM

Mr Ryan Miller,

I am OPPOSED to the proposed change of zoning as currently indicated for Case No. Z2024-033 as the volume of proposed structures would significantly impact multiple Rockwall Utilities especially water, which is becoming more restricted monthly evident by the issues in our surrounding communities, sewage, roadway infrastructure, traffic volume, access to schools causing overcrowding and EMS services including Law Enforcement. We moved to Rockwall because it is a conservative family oriented community and has a rural touch; packing and stacking in homes does not benefit or reflect our city's plans for conservation, aesthetics and the future.

Feel free to contact me with any questions or concerns. Thank you.

Markus Bader
Oak of Buffalo Way HOA Vice President
1940 Broken Lance Ln
Rockwall, TX 75032

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Zoning & Specific Use Permit Input Form

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This development will create traffic congestion on 205 and lofland circle, we need to make these roads wider to accommodate for traffic and create low density homes here.

Respondent Information

Please provide your information.

First Name *

murtaza

Last Name *

Shah

Address *

4755 bear claw ln

City *

Rockwall

State *

tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Name: Michael & Renee Wasden

Address: 2861 Hay Makers Dr.

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The proposed development is overly burdensome on the school, utilities, and road system which cannot handle the current population. There are sections of the plan that put both residential and business lots/acreage in the flood plain which essentially make them useless for development Further, large unit neighborhoods as proposed, generally see a decline in value, maintenance, and appeal as homes shift from individual ownership to corporate/rental properties. This usually leads to lower home values and increased crime as has been experienced in several neighborhoods in Forney within the first ten years of their development.
Finally, the plan provides little for corporate and small business development which in the long term will be key for Rockwall's appeal as a premier place to live. Limiting the number of homes to a third of which has been proposed will be profitable for the developer and prosperous for Rockwall.

Respondent Information

Please provide your information.

First Name *

Nomie

Last Name *

Namie

Address *

2413 Loudon St W

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Councilman Tim McCallum

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From: [redacted]
To: Planning
Cc: [redacted]
Subject: Z2024-033-Zoning change response
Date: Monday, July 29, 2024 6:30:43 PM

Hello Mr. Miller,
This is a response to Z2024-033-Zoning change notification we received for a second time (previous was from June and we also responded to that). As a resident who is in the buffer zone, our response has NOT changed. We still disagree with changing this zone to PD.

We oppose this change for multiple reasons. We do not agree in adding Retail on 549 close to the neighborhoods which will bring noise and light pollutants along with additional traffic. There is already an increase in traffic due to the multiple neighborhoods being added. The noise and light pollution will decrease our livelihood and enjoyment of being in our homes.

We oppose the change to PD and adding more single family/residential homes due to increase of traffic in the area. This will be increased due to Klutz farm conversion. The lot sizes are too small and so many homes are being added. We are opposed to loss of more trees, and neighborhoods with small lots/crowding. (IF they are added they should be the same size as Fontanna Ranch to help keep more green, less concrete, less crowding). We oppose more concrete being added with retail and neighborhoods as planned in the proposed change.

Thank you,
Pam and Paul Pounds
3010 Fontanna Blvd, Rockwall, 75032

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Pam

Last Name *

Curtis

Address *

2040 Broken Lance Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ◉ My neighbors told me about the request.
- ○ Other: .....

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PLEASE RETURN THE BELOW FORM

Case No. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Too many small houses too close
Lots too small

Name: Dennis Shepherd

Address: 4206 Stoblegien DR

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

CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Henson

Address *

2424 FM 549

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This housing addition creates major issues with Lofland Circle. It may also have a negative impact over my property value. It in my opinion needs road work to handle the added traffic, and the tracts need to be larger and not so densely populated.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Wilkinson

Address *

1970 Broken Lance Ln

City *

Rockwall

State *

TX

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ◉ My neighbors told me about the request.
- ○ Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Way too dense a development and will bring traffic and noise to an already existing problem.

Respondent Information

Please provide your information.

First Name *

Sandra

Last Name *

Delk

Address *

2020 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ○ Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough infrastructure to support the amount of homes

Respondent Information

Please provide your information.

First Name *

Simone

Last Name *

Garza

Address *

2518 Loudon Street

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- [ ] My neighbors told me about the request.
- [ ] Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Based on density and numerous other factors, I am fully opposed to this proposal as it sits.

Respondent Information

Please provide your information.

First Name *

Terrance

Last Name *

Tippett

Address *

2060 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Utility and traffic infrastructure are not in place. I'm against so many homes in this area of land. I understand that progress will be made and the land will be developed at some point but populating this small area with the density you're suggesting will negatively affect my property value and those of my neighbors.

Respondent Information

Please provide your information.

First Name *

Teressa

Last Name *

Drenth

Address *

2080 Broken Lance Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We oppose the current plan as Rockwall deserves lower density and higher value candidates.

Respondent Information

Please provide your information.

First Name *

Vicki

Last Name *

Pearson

Address *

1920 Broken Lance Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The infrascture does not support that many homes here. I live at 205 and 549 and the traffic is so congested it is hard to get to and from our homes much of the day. Emergency services cannot respond appropriately either.

Respondent Information

Please provide your information.

First Name *

Wade

Last Name *

Gatewood

Address *

2509 Loudon st w

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am excited to hear about lots of new development happening along John King. I believe more homes (along with HEB, Hospital, etc) on our side of Rockwall will make it a more desirable place to live, therefore increasing my property value! My only concern is HWY205 keeping up with traffic.

Respondent Information

Please provide your information.

First Name *

Erin

Last Name *

Roberts

Address *

2990 Dusty Ridge Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough road updates to support additional growth in area.

Respondent Information

Please provide your information.

First Name *

Amanda

Last Name *

Dove

Address *

2854 Tangleglen Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic, property values, infrastructure, the list goes on and on….

Respondent Information

Please provide your information.

First Name *

Amanda

Last Name *

Hurst

Address *

2045 Silver Hawk Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Amanda

Last Name *

Mutschler

Address *

2018 pontchartrain dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I live in rockwall and the development needs to slow down until the roads catch up in that area

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Crippling traffic, overcrowding.

Respondent Information

Please provide your information.

First Name *

Amanda

Last Name *

Strech

Address *

3226 Burnet Cir

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- (•) Other: Nextdoor app

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- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Ammar

Last Name *

Alkaissi

Address *

1471 Englewood Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This high density project is gonna overwhelm our already overwhelming traffic and schools. This area is not prepared for this number of houses.

Respondent Information

Please provide your information.

First Name *

Andre

Last Name *

Della Monica

Address *

4965 Bear Claw Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Andrea

Last Name *

Lacquement

Address *

5200 Standing Oak Lm

City *

Rockwall

State *

TEXAS

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other:

Oaks of buffalo way actively fighting this ridiculous development. Roads and schools don't support it. Proposed roads and units per acre are inappropriate and will cause hellacious traffic and overcrowding. I can't believe the city is even considering this. Shameful.

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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Housing is outpacing infrastructure. This development makes our roads more congested and less safe.

Respondent Information

Please provide your information.

First Name *

Andrew

Last Name *

Stinson

Address *

420 Willowcrest

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

With a 2 lane highway this would be a NIGHTMARE. I live close to here and this would likely cause me to move.

Respondent Information

Please provide your information.

First Name *

Andrew

Last Name *

Strech

Address *

3226 Burnet Cir

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Angela

Last Name *

Hahn

Address *

1344 Napa Drive

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

the density of this development is very high at over 2.1 units an acre when you calculate it without commercial and floodplain with small sized lots. Due to the proportionality of the neighborhood the developer will only need to develop half of the Lofland roadway. This will leave Lofland in a perpetual state of disrepair and will increase the congestion along that roadway from the new residents. We should move the collector BACK inside the neighborhood.
This neighborhood provides a dangerous precedent for neighboring tracts of land that would use this high density as a potential example. This will only exacerbate and create more density in an area that is all very low-density homes. The proposed plan does not create an appropriate buffer between larger estate homes and small lot tract homes.
Some of the biggest concerns are the already congested roadways.

Respondent Information

Please provide your information.

First Name *

Angela

Last Name *

Mason

Address *

2020 Winding oak ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Oppose

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Over crowding. Traffic and road concerns

Respondent Information

Please provide your information.

First Name *

Angelia

Last Name *

Bates

Address *

2859 Clear Creek Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The City/County does not have the infrastructure to handle what has already been built and approved. We do not have the roads and traffic is already a disaster. Our beautiful City is no longer enjoyable to live in. You (City Council) have a responsibility to its residents. No more until we have the infrastructure in place.

Respondent Information

Please provide your information.

First Name *

Angie

Last Name *

Howell

Address *

406 Shoreview Dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Text

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic as is. Can barely access the highway or neighborhood stores. Increased housing would make this even more of a disaster!

Respondent Information

Please provide your information.

First Name *

Anthony

Last Name *

Luciano

Address *

225 freedom ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ○ Other: .....

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-0433

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many homes not enough infrastructure

Respondent Information

Please provide your information.

First Name *

Antonio

Last Name *

Huerta

Address *

2040 silver hawk ct

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Already to many people in Rockwall Traffic is awful.

Respondent Information

Please provide your information.

First Name *

April

Last Name *

Scott

Address *

1542 madison dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Text from counselman

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Proposed density does not fit the context of the surrounding area. Currently 549 does not appear to support a large increase in traffic.

Respondent Information

Please provide your information.

First Name *

Aron

Last Name *

Lee

Address *

402 Willowcrewt

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am in opposition to this development due to the very high density that is shown on the development plan. I just went through a replat and a rezone 1.5 miles down the road and was told by a Rockwall Planner, in Planning and Zoning, that I couldn't do SFE-16 to build closer to a family members property line because the entire area is zones for low density and " Based on past experiences, our current City Council will not deviate from the Future Land Use map…". My property is on E Cullins where there aren't any developments or others properties that would have been affected. This development will affect multiple existing Rockwall residents property and value. The commercial areas shown on the development map seem to be out of place as well. This needs to be strongly reconsidered.

Respondent Information

Please provide your information.

First Name *

Austen

Last Name *

Brewer

Address *

790 e Cullins

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

[redacted]

Respondent Information

Please provide your information.

First Name *

Barbara

Last Name *

Brown

Address *

112 Weston CT

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Email and sign on Hotizon

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall is overpopulated and our infrastructure can not handle the influx of new housing.

Respondent Information

Please provide your information.

First Name *

Bobbi Jo

Last Name *

Crocker

Address *

1530 Trowbridge Circle

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: I heard about it on Facebook.

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic.

Respondent Information

Please provide your information.

First Name *

Brandyn

Last Name *

Dowers

Address *

2841 Tangleglen Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Overcrowding in the county, infrastructure and utilities have not kept up with the growth

Respondent Information

Please provide your information.

First Name *

Brenda

Last Name *

Skyles

Address *

130 berkley drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Text

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Brendon

Last Name *

Harcourt

Address *

4 Kimberly Ln

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Density too high. Developer not listening to citizens.

Respondent Information

Please provide your information.

First Name *

Bret

Last Name *

Wilson

Address *

535 Cullins Road

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case # Z2024-033

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Brian

Last Name *

Locke

Address *

2918 Wild Oak Ln

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Facebook feed

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too high density of homes for the area...severe traffic congestion on top of the already overloaded infrastructure...

Respondent Information

Please provide your information.

First Name *

Brian

Last Name *

Harvey

Address *

2600 Lakefront Trl, Rockwall, TX 75032, USA

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Case #: Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

C

Last Name *

Bywater

Address *

1023 Mountain Lake Drive

City *

ROCKWALL

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Streets only 1 lane still , congestion as is already

Respondent Information

Please provide your information.

First Name *

C

Last Name *

Rod

Address *

2918 Misty

City *

Rockwall

State *

Tx

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

High-density housing does not have a place here in an area of homes such as those in Willowcrest Estates and Oaks of Buffalo Way, which are low-density neighborhoods. Traffic, schools, roadways, and neighbors do not welcome such high density housing.

Respondent Information

Please provide your information.

First Name *

Carlie Hendrickson-Lee

Last Name *

Hendrickson-Lee

Address *

402 Willowcrest

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Longterm utility and traffic concerns. Congestion is high and resources are extremely limited.

Respondent Information

Please provide your information.

First Name *

Carmen

Last Name *

Woitas

Address *

631 Arcadia Way

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z204-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There are already too many cars in that area and the roads back up so far from the lights at traffic times especially. NOT sure where the WATER is going to come from either

Respondent Information

Please provide your information.

First Name *

Carol

Last Name *

Inman

Address *

2021 Trail Glen Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: On FB

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There is not enough roads and WATER to allow for this many homes!

Respondent Information

Please provide your information.

First Name *

Carol

Last Name *

Inman

Address *

5806 Constellation Circle

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: My daughter lives right by that and I can hardly get to her house most of the time due to traffic!

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Saw it online

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Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The traffic is horrible already and there are water issues all summer just for starters

Respondent Information

Please provide your information.

First Name *

Carol

Last Name *

Whipple

Address *

546 Presidio Dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Traffic is at a standstill most days makes it impossible to go that way

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

the infrastructure cannot handle what we've already got why on earth would you want to add 1000 houses!?

Respondent Information

Please provide your information.

First Name *

Caroline

Last Name *

Albright

Address *

206 Kenway St

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook post

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

too high density

Respondent Information

Please provide your information.

First Name *

Carrie

Last Name *

Bannister

Address *

304 Russwood St

City *

ROCKWALL

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much development going on in Rockwall and not enough adequate infrastructure in place such as roads that can accomodate traffic, water and electricity adquate to service community

Respondent Information

Please provide your information.

First Name *

Catherine

Last Name *

Hovey

Address *

110 Clipper Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

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22024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have the infrastructure to support this many homes. Traffic is bad as it is. The size of the lots is also a very big concern as we currently live in an estate lot neighborhood. We don't have the roads or the schools to support this project.

Respondent Information

Please provide your information.

First Name *

Chris

Last Name *

Lacquement

Address *

5200 Standing Oak Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Google Forms

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Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Dear City Council/Planning Commission,

I am writing on behalf of concerned residents in our community regarding the recent zoning proposal that would allow for the construction of a thousand new homes. While we understand the need for development, we are deeply unhappy with the proposed density, as it does not account for the current limitations of our infrastructure, particularly our roads.

As it stands, we already face significant traffic delays, with wait times of 10 to 15 minutes during peak hours just to travel from Lofland to 205 and vice versa. Introducing such a large number of new homes will only exacerbate this issue, causing severe stress for our community. The city roads are simply not designed to handle the increased traffic that this development would bring.

Before any redevelopment occurs, we strongly urge that a comprehensive traffic stress test be conducted. It is crucial that the necessary road improvements be completed by the city first. Additionally, the proposed development should be scaled back to include fewer homes, ensuring that our community can sustain proper traffic flow and maintain our quality of life.

Thank you for considering our concerns. We hope the city will take the necessary steps to protect our community's wellbeing.

Sincerely,
Christina Guevara
Concerned homeowner in The Oaks of Buffalo Way

Respondent Information

Please provide your information.

First Name *

Christina

Last Name *

Guevara

Address *

1905 Broken Lance Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our neighborhood cannot handle any more traffic on 549. 1000 homes will mean we won't be able to get from Cullins to 549.

Respondent Information

Please provide your information.

First Name *

Cindy

Last Name *

Fullington

Address *

217 Cullins Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: The Rockwallian on Facebook

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Cindy

Last Name *

Gilbertson

Address *

521 Limmerhill Dr.

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Claire

Last Name *

Brewer

Address *

626 Cullins Rd

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure can't handle more housing.
We moved out here to be rural, if we wanted to live near a lot of people, we'd live in Garland or Dallas

Respondent Information

Please provide your information.

First Name *

Clark

Last Name *

B

Address *

1400 Corrara

City *

Rockwall

State *

Texas

Zip Code *

76032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social Media

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Zoning & Specific Use Permit Input Form

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am opposed to the density of this plan. I live in the area and joined a community meeting with the developer. We made several requests, but most importantly included a request 3/4-1 acre lots adjacent the Oaks at Buffalo Way which is at 1.5 acres. They clearly ignored the input from the most impacted citizens.

Respondent Information

Please provide your information.

First Name *

Cody

Last Name *

Barrick

Address *

5459 S FM 549

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic and water are the two biggest concerns

Respondent Information

Please provide your information.

First Name *

Colleen

Last Name *

Harrison

Address *

1010 Lazy Brooke Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Concerned Rockwall citizen

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic in and around this south part of town is outrageous every single day regardless of the time of day.

Respondent Information

Please provide your information.

First Name *

Connie

Last Name *

Munoz

Address *

643 Primrose Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We don't have the infrastructure to support 1000 more houses here

Respondent Information

Please provide your information.

First Name *

Courtney

Last Name *

Warren

Address *

1931 S. Lakeshore Dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The communities on the west side of 205 are low density communities on 1.5+ tracts. The proposed tract on the west side largely contains high density homes, which negatively impacts home values and does not fit within the overall desire of the community. Our community does not want the same high density development that has continually been approved down John King. I recently jumped through hoops with you all to re-zone and re-plat my own property and the feedback I received from the council was that the community is 1.5 acre lots or more and that is what should remain in that area. I would hope that the council's position hasn't changed on that within the last year just to appease a developer. Know that myself and my neighbors will not vote for any member that approves high density development on the west side of 205.

Respondent Information

Please provide your information.

First Name *

Dakota

Last Name *

Brewer

Address *

626 Cullins Rd

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

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- (•) My neighbors told me about the request.
- ( ) Other: .....

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Insufficient infrastructure. High density housing is not in the City of Rockwall Thoroughfare Plan for this area. I strongly oppose.

Respondent Information

Please provide your information.

First Name *

Dan and Karen

Last Name *

Brecheen

Address *

1880 Broken Lance Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Proposed plans are too dense. Too many small lots (under 80). There is not currently infrastructure in place to support this many homes.

Respondent Information

Please provide your information.

First Name *

Dan

Last Name *

Conley

Address *

4042 Blythe St

City *

Rockwall

State *

TEXAS

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic

Respondent Information

Please provide your information.

First Name *

Daniel

Last Name *

Colonna

Address *

4711 Parkwood Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

D'Ann

Last Name *

Mateer

Address *

405 Park Place Blvd.

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Drive that route often

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Daryl

Last Name *

Hope

Address *

530 Cullins Road

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

David

Last Name *

Blough

Address *

674 York Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The road infrastructure is inadequate for the current density of the area, let alone adding 960 homes (2k additional vehicles). During rush hour, it has taken 13 minutes to go from Mims Rd to Lofland Cir (1 mile). If there are more than 4 cars on Lofland Cir trying to get on 205, it takes 6 minutes. This congestion rivals Santa Monica Blvd in Los Angeles. The builder has stated they have not done a traffic impact study. The addition of 960 homes, prior to the proper expansion of 205 and Lofland Cir (based on competent, independent traffic impact studies), would be catastrophic to the current residents of the surrounding area. I am not an anti-development person but it needs to be done responsibly. I understand the desire for the increased tax revenue associated with the development. However, to approve it prior to the necessary infrastructure improvements would be a complete failure to the citizens you serve. The impact studies are absolutely necessary. This development should be postponed until the infrastructure is improved and its density should be commensurate to those improvements.

Respondent Information

Please provide your information.

First Name *

David

Last Name *

Guevara

Address *

1905 BROKEN LANCE LN

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our infrastructure can NOT support another 1000 home community. Rockwall County is bursting at the seams… traffic everywhere is already horrible. Please do not approve and halt any new communities of mass homes/small lots! Our sweet “little town” has already been overbuilt… let’s not due it anymore!!

Respondent Information

Please provide your information.

First Name *

Debbie

Last Name *

Wilhelm

Address *

1401 White Sand Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I live right by this area. Traffic is already a NIGHTMARE! The roads can't handle the additional vehicles let alone the construction delays!! This is not a good idea at all.

Respondent Information

Please provide your information.

First Name *

Debra

Last Name *

Axum

Address *

2849 Wild Oak Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Dallas

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic and infrastructure are overstressed. I am 100% AGAINST.

Respondent Information

Please provide your information.

First Name *

Denise

Last Name *

Johnson

Address *

1657 Wildrose Drive

City *

Rockwall

State *

TX

Zip Code *

75032-7391

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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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:

Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District
Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], 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, August 13, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, August 19, 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 *Monday, August 19, 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2024-033: Zoning Change from an Agricultural (AG) District to a Planned Development District

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

The City has already allowed the Somerset Addition behind our home to [redacted] dump water into Lofland Lake behind our home. All the building around us is dumping more water onto our property & the Soil Conservation lake behind our house. Due to this [redacted] the majority of our property & all structures on our property our now considered to be in the flood plain.

Name:

Address: Dwaine & Annette Powers 2716 FM 549 Rockwall, TX 75032

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

E

Last Name *

Sepanik

Address *

918 Sunnyvale dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

All we need is another 1000 homes in Rockwall. That's another 2000 to 4000 people and 2000 to 3000 more vehicles on our roads. Do ya'll ever drive around in Rockwall. Traffic is horrible already. This will just add to the problem. Water is also a huge issue. Our supply is stretched already. Just ask Heath about the water supply. Our local government needs to better service the population we have now, not add to the problem.

Respondent Information

Please provide your information.

First Name *

Earl

Last Name *

Hebert

Address *

111 Freedom Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Email from city councilman Tim McCallum

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have anywhere near the necessary infrastructure to support a community this size, primarily on the surrounding roadways, even with 205's future expansion. This is just an untenable idea which would make traveling even down the street to school a nightmare for our community. This part of Rockwall was NOT planned to include this level of population density and it absolutely shouldn't be considered now.

Respondent Information

Please provide your information.

First Name *

Elissa

Last Name *

Arnold

Address *

5170 Bear Claw Ln.

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our infrastructure cannot support more homes and people.

Respondent Information

Please provide your information.

First Name *

Ellie

Last Name *

Mulliken

Address *

2305 Lake Forest Drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I travel 205 daily.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social media

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density of this development is very high at over 2.1 units an acre when you calculate it without commercial and floodplain. The developer will say that's not how they calculate it, but the reality is, when you look at density of homes in the pods, they are very high and small lots.

The infrastructure to our schools is already crammed with people speeding in the mornings and afternoons and, this development with its current layout, will only make it worse.

The lots should mirror the rest of the neighboring areas with large lots and custom homes. This ensures the value of our homes are maintained and the roads are properly maintained.

Please prioritize the people in this community over this developer's profits.

Respondent Information

Please provide your information.

First Name *

Emily

Last Name *

Stinson

Address *

420 Willowcrest

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: .....

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Case #: Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The last thing we need is MORE homes and people populating an already overwhelmed city.

Respondent Information

Please provide your information.

First Name *

Emma

Last Name *

Kennedy

Address *

619 E Boydstun Ave

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2023-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The school district cannot keep up. Shannon elementary in Fontanna ranch is about to take on a lot of kids from The Homestead home development. With a lot more people coming into our neighborhood it's becoming a safety issue with kids playing outside and people driving fast through Fontanna Ranch during the school year. The Main Street going to the elementary school has turns that causes blind spots and kids walk and wait there on the corner for the bus. 549 is a two lane road that is already needing to be widened.

Respondent Information

Please provide your information.

First Name *

Erica

Last Name *

Coward

Address *

3013 San Marcos dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Over crowded and not enough infrastructure to support more homes

Respondent Information

Please provide your information.

First Name *

Erika

Last Name *

Livingston

Address *

2235 Arrowhead Ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The traffic jams there are already terrible. The infrastructure isn't there.

Respondent Information

Please provide your information.

First Name *

Evelyn

Last Name *

Krusz

Address *

2715 Cedar CT

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I drive through that area very regularly. Every person I know who lives in that area does not want this development. Rockwall has gotten too big too fast.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

PUT IN INFRASTRUCTURE 1ST THEN BUILD ANOTHER 1000 HOMES.

Respondent Information

Please provide your information.

First Name *

FELISA

Last Name *

SHORT

Address *

2471 WAGONWHEEL DR

City *

ROCKWALL

State *

TX

Zip Code *

75041

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The development has to stop. We don't have the infrastructure nor should we try to constantly fill every empty piece of land with buildings of some kind.

Respondent Information

Please provide your information.

First Name *

Fran

Last Name *

Webb

Address *

507 East Rusk

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I am a concerned citizen of this overcrowded county

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social media

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I don't 960 small houses that will be rentals and then section 8 in 3 to 5 years next to me.

Respondent Information

Please provide your information.

First Name *

Frank

Last Name *

Forrest

Address *

3808 Lofland cir

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The proposed density of this development doesn't conform with nearby adjacent neighborhoods. We would prefer to see more half acre, three-quarter acre, and acre lots, as the development moves south from Goliad and John King towards Lofland Circle. The developer needs high density to make the economics of their project pencil - they have shared excuses such as - high interest rates, high costs of concrete and other materials, reduced borrowing ability, .etc - but these are not our problems, nor is it the City of Rockwall's problem. We need responsible development that doesn't overburden our infrastructure and roadways. The City of Rockwall providing its taxpayers return on tax dollars invested in this community should be the priority. Cramming tiny lots onto a beautiful parcel of land, so that the developers investors can receive a good rate of return, isn't the answer. We know this land will be developed, and we are not opposed to it, but we respectfully ask that you send this Case back to the drawing board, until the developer can bring forward a better product that this community deserves.

Respondent Information

Please provide your information.

First Name *

Garrett

Last Name *

Peters

Address *

4960 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The number of homes in the development is too many for the existing infrastructure. The nearest neighborhoods are large greater than 1acre lots. Smaller lots and smaller homes will not be comparable with the neighborhood.
Further, there will be a life/safety issue. The amount of traffic to be generated will overwhelm the roads in the immediate area. Currently overflow traffic on 549 cut through on Cullins Rd. Also, the speed of traffic passing on Cullins is too fast creating a life/safety risk. School bus pick up and drop off could be affected by the increased amount of traffic and speed. Until the road system is first improved this development should be denied.

Respondent Information

Please provide your information.

First Name *

Gary

Last Name *

Fullington

Address *

217 Cullins Rd

City *

Rockwall

State *

Texas

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

As a concerned resident, I am writing to express my strong opposition to the proposed development of 1,000 homes in our community. While I understand the need for growth, this project presents significant issues that will negatively impact our area.

1. Traffic and Road Infrastructure:
Our current roads are not equipped to handle the significant increase in traffic that will accompany this development. The influx of vehicles will lead to congestion, increased travel times, and a higher likelihood of accidents. Without substantial upgrades to our infrastructure, our roads will become unsafe and inefficient for all residents.

2. Impact on Home Values:
The introduction of a large-scale development can lead to a decrease in home values for older neighborhoods, such as my own - Hickory Ridge, surrounding the new construction. These established communities may see a drop in property values due to the influx of new homes, disrupting the stability and character of our existing neighborhoods.

3. School Overcrowding:
Our local schools are already operating at or above capacity. Adding 1,000 new homes means potentially hundreds of additional students, which will further strain our educational resources. This will lead to overcrowded classrooms, a reduction in the quality of education, and an increased burden on our teachers and staff.

4. Agricultural Sustainability:
The proposed development threatens the agricultural sustainability of our region. This area has a history of farming and open spaces that support local agriculture. Paving over this land for new homes will lead to the loss of valuable farmland, reducing our community's ability to sustain local food production and harming the environment.

5. Loss of Open Space:
One of the defining features of our community is the open space that surrounds us. This development will take over much of the remaining "free space," leading to the loss of natural habitats, recreational areas, and the scenic beauty that makes our area unique. The preservation of open space is crucial for maintaining the quality of life for current and future generations.

Respondent Information

Please provide your information.

First Name *

Geneve

Last Name *

Du Plessis

Address *

2922 Lost Creek Ct,

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Ginger Gale

Last Name *

Anderson

Address *

4112 Blythe Street

City *

Rockwall

State *

Texas

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I do not want this or any development like it. In 1997 we were promised that any houses and land around us would be equal to or bigger than what we all have, 1.5 acres. We have been here in Willowcrest estates since 1999 and so tired of these developers being allowed to create and present these cramped designs. Still 1 lane easy way on 205. How can this or any other be considered until after the road and water issue is resolved. Please vote no and represent us homeowners.

Respondent Information

Please provide your information.

First Name *

Glenda

Last Name *

Hume

Address *

319 Cullins Rd

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The road infrastructure is already not enough for the families already living here.

Respondent Information

Please provide your information.

First Name *

Gloria

Last Name *

Mendiola

Address *

2862 bent ridge dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Case # Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is already terrible and schools are too crowded.

Respondent Information

Please provide your information.

First Name *

Heather

Last Name *

Dowers

Address *

2841 Tangleglen De

City *

Rickwall

State *

Tx

Zip Code *

75932

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our infrastructure cannot support that many new homes

Respondent Information

Please provide your information.

First Name *

Heather

Last Name *

Heiney

Address *

825 Abington way

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We definitely do not have the infrastructure for this many homes!

Respondent Information

Please provide your information.

First Name *

Heather

Last Name *

Sargent

Address *

3905 Poplar Point Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Hwy 205 is already too congested

Respondent Information

Please provide your information.

First Name *

Holli

Last Name *

Orozco

Address *

2972 Misty Ridge Lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure does not support that kind of growth, traffic issues worsening, city/county services can't support, school district over-burdened, water, electric stress on system. Reduces "quality" of life for others… density factor reduces happiness. Quality should mean more for Rockwallians than "Quantity".

Respondent Information

Please provide your information.

First Name *

Holly

Last Name *

Britt

Address *

4772 Secret Cv

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: All the above

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) Other: _____

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density is outrageously high.
The commercial section along FM549 will be severely constricted.
The traffic in this area will be even more ridiculous than it is now.
This type of neighborhood sets a bad example for future neighborhoods.

Respondent Information

Please provide your information.

First Name *

Jack

Last Name *

Green

Address *

2180 Arrowhead Ct.

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have the infrastructure to support over 900 homes here. Each home averages on the low end 2 cars per dwelling. That's 1800 cars on a 2 lane road during peak time. Over run schools, electricity and water. The city isn't ready for this growth. On another note i would like to see properties at 1 acre minimum of this will become a subdivision. This is a disaster for our city in the long run. One thing Mesquite of all places did right is building roads to support whatever was the plan they decided. However they approved track style homes and absolutely destroyed the city.

Respondent Information

Please provide your information.

First Name *

Jack

Last Name *

Livingston

Address *

2235 arrowhead ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density of the tracts is too great for a location next to exiting low-density housing. As a reference, review the crime activity and conflicts involving police in the Clements Drive and other developments in Forney, which are also primary high-density housing. If the lots than 82 feet are eliminated from the plan and there is a requirement to update Lofland road to handle the anticipated additional traffic, I would no longer object to the development.

Respondent Information

Please provide your information.

First Name *

James

Last Name *

Baugher

Address *

362 Willowcrest

City *

Rockwall

State *

texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Decline

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

You are ruining Rockwall with the massive amounts of homes you're building, all just to line your pockets. Rockwall doesn't have the infrastructure necessary to handle a thousand new homes in this area. Traffic is already outrageous, we have water shortages, etc. Just another money grab by developers who know people will spend more in Rockwall. Do a better job, local Rockwall government.

Respondent Information

Please provide your information.

First Name *

James

Last Name *

Brownlee

Address *

3073 Coolwood Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Received text

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

James

Last Name *

Langdon

Address *

5050 Bear Claw lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure cannot support this. Until 205 is widened the residents who currently live along this stretch already have significant difficulty with transportation.

Respondent Information

Please provide your information.

First Name *

Jan

Last Name *

Morchower

Address *

144 Westwood

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I have family who lives nearby

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Rockwall city council member

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

It is too high density for this area to support with traffic/roads. The small Lofland Road is already in disrepair and cannot support addition traffic. Cars already go way too fast on this roadway to avoid 549 which backs up because it can't handle more cars. With the water issues in the neighboring communities, how can an additional 1000 homes be supported? Rockwall needs to slow down approving new growth to ensure we have "smart" growth that supports the goals of our community and has the necessary infrastructure to support it, and NOT approve developer's plans for squeezing as many structures as they can on the land they purchased with no regard for the impacts to the strain that places on roads, traffic, water supplies and other infrastructure.

Respondent Information

Please provide your information.

First Name *

Janet

Last Name *

Rummel

Address *

2230 Arrowhead Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our city is too crowded already. There is not enough green space. The traffic is too heavy the roads need repair and there isn't enough water to support this density.

Respondent Information

Please provide your information.

First Name *

Janie

Last Name *

Prterson

Address *

819 Jackson

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The infrastructure is not in place for this many new homes.

Respondent Information

Please provide your information.

First Name *

Jeff

Last Name *

Melnick

Address *

2705 Rolling Meadows Drive

City *

Rockwall

State *

Texas

Zip Code *

75087-6893

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our roads have not been widened and there is not good traffic flow now, much less with adding construction vehicles and over 1000 people who would live in the new homes.
There has already been a school added in this area and traffic has already gotten worse because of that. Many times a day, not just rush-hour. It takes 20 minutes to go just a few miles. I cannot imagine it taking 30+ minutes for kids and school staff to get to their schools that are less than 5 miles away. Sitting in traffic is stressful, a waste of time and energy for everyone.

Respondent Information

Please provide your information.

First Name *

Jennifer

Last Name *

Attardi

Address *

1519 Timber Ridge Drive

City *

Rockwall

State *

Texas

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I attend church nearby

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Received texts

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have the infrastructure to support another 1,000 homes. We also do not have the water situation resolved for the people who already live here.

Respondent Information

Please provide your information.

First Name *

Jennifer

Last Name *

LaPlante

Address *

1288 Livorno Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Jennifer Murray

Respondent Information

Please provide your information.

First Name *

Jennifer

Last Name *

Murray

Address *

4310 Stableglen dr

City *

Rockwall

State *

TEXAS

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Jennifer

Last Name *

Najmabadi

Address *

1412 ridge rd

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Jenny

Last Name *

DuPont

Address *

1187 Skylar Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z22024-033024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is just another ploy by the RINO, Chamber of Chamber of Commerce loving bitches In this county to enrich themselves at the expense of the people of the city.

Respondent Information

Please provide your information.

First Name *

Jerry

Last Name *

Bryant

Address *

366 Wayne Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: City Councilman text.

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The traffic is already bad enough in this area! If this goes through, my family will be looking for another city to move to!

Respondent Information

Please provide your information.

First Name *

Jerry

Last Name *

Busby

Address *

3210 Guadalupe Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I oppose the current development plan because it diverges from past plans. The city has established a precedent for fostering collaboration between developers and neighboring communities concerning density, consistency, similar build quality, and lot size, akin to the Oaks of Buffalo Way. Previous developers successfully worked with the Oaks of Buffalo Way to address the concerns of adjacent neighborhoods.

Respondent Information

Please provide your information.

First Name *

Joe

Last Name *

Ward

Address *

4920 Bear Claw Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am totally opposed to the request. Density of this development is very high at over 2.1 units an acre. Can we stop the growth in Rockwall? It is getting ridiculous and is causing major problems with traffic, safety, and school capacity. Start thinking about the older folks who live in this area. We want peace and quiet in our later years in life--that's why we moved here from Washington DC in the first place.

Respondent Information

Please provide your information.

First Name *

John

Last Name *

Koziol

Address *

281 Willowcrest

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic Congestion

Respondent Information

Please provide your information.

First Name *

Jose C

Last Name *

Olvera

Address *

1460 Meandering Way

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Resident

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There is no infrastructure already to this area. Traffic to get our kids to school is more than 20-30 minutes. Bus schedules are late. There are water restrictions consistently. To get to work or get to the hosptial takes longer than it should. Our schools are overpopulated.

Respondent Information

Please provide your information.

First Name *

Josh

Last Name *

Acree

Address *

7115 hunt ln

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The roads and utilities in this area are in disarray due to current growth. These areas need improvement and expansion FIRST to meet future project for growth.

Respondent Information

Please provide your information.

First Name *

Josh

Last Name *

Rodriguez

Address *

2421 Teagle Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall is too crowed as it is. The schools, roads, every place!

Respondent Information

Please provide your information.

First Name *

Joyce

Last Name *

Fry

Address *

903 Hopkins Drive

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I travel that area often.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall infrastructure is no prpared for this many additional homes

Respondent Information

Please provide your information.

First Name *

Julie

Last Name *

Hunter

Address *

455 Sausalito Dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Nextdoor

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many houses

Respondent Information

Please provide your information.

First Name *

Julie

Last Name *

Waldo

Address *

2610 Chelsea Court

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic on 204. Horrible. Taking 230-49 min to get to square

Respondent Information

Please provide your information.

First Name *

Kathy

Last Name *

Krikorian

Address *

1345 shores circ

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Travel on 205

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic nightmares because road infrastructure is inadequate, school funding and planning completely inadequate to support influx of children, water and utilities aren't able to keep up with Rockwall growth.

Respondent Information

Please provide your information.

First Name *

Karen

Last Name *

Cosby

Address *

1002 Lombard Dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I have the common sense to see that the number of developments we are building is straining our city to the brink. Wisdom needs to be used in our development.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social media

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall has done an insufficient job on managing infrastructure and growth. Too much growth, not enough infrastructure.

Respondent Information

Please provide your information.

First Name *

Karen

Last Name *

Smith

Address *

895 Shores Blvd

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Case #: Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic not enough infrastructure

Respondent Information

Please provide your information.

First Name *

Karen

Last Name *

Smith

Address *

439 Castle Pines Drive

City *

Heath

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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#Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Katherine

Last Name *

Neff

Address *

2740 Massey Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Totally unacceptable on every level. Anything proposed around the Oaks of Buffalo Way, should be of equal, or greater value, than the Oaks of Buffalo Way.

Respondent Information

Please provide your information.

First Name *

Kathleen

Last Name *

Fleming

Address *

2165 Arrowhead Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ◉ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: .....

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much building causing a lot of traffic not needed. Running animals out of their homes causing them to travel to areas like running into the roads and into others yards. Not safe situations for animals or humans.

Respondent Information

Please provide your information.

First Name *

Kathy

Last Name *

Myrianthopoulos

Address *

490 Green Cir

City *

Royse City

State *

Texas

Zip Code *

75189

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Nextdoor

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is already a nightmare and we already have water issues. How can Rockwall handle even more influx of people without the infrastructure as well as the nightmare of more construction vehicles.

Respondent Information

Please provide your information.

First Name *

Katianna

Last Name *

Busby

Address *

1537 Westfield Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Councilman

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many people/housing developments already; this area (heat, water supply, lack of trees due to continued development, road infrastructure) does NOT NEED MORE HOUSES!

Respondent Information

Please provide your information.

First Name *

Katie

Last Name *

Springer

Address *

1006 N Fannin St

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
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- ( ) My neighbors told me about the request.
- (•) Other: NextDoor

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Kelli

Last Name *

Forrest

Address *

3808 Lofland Circle

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

No infrastructure such as water and roads fix existing issue before adding more

Respondent Information

Please provide your information.

First Name *

Kelly

Last Name *

Nix

Address *

2050 Garrison

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Kimberlie

Last Name *

Lopez

Address *

2832 Lost Creek Ct

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Kit

Last Name *

Collins

Address *

2130 Twin Creek Ln

City *

Rockwall

State *

Texas

Zip Code *

75097

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The congestion in this area is already high, we do not have the infrastructure to support this addition. This will also negatively impact property values. Our property taxes are already ridiculously high, this would only increase them more with the strain it would put on the cities resources.

Respondent Information

Please provide your information.

First Name *

Krista

Last Name *

Bell

Address *

3104 Bourbon Street Circle

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I received a property owner notification in the mail.
- ◉ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: .....

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The city of Rockwall & Rockwall county should freeze building permits for new homes until we get traffic, roads & water supporting the current population

Respondent Information

Please provide your information.

First Name *

Kristen

Last Name *

Stebbins

Address *

111 defender court

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I live in Rockwall

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: City council

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Zoning & Specific Use Permit Input Form

Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our infrastructure can not handle this -schools, water, sewage, and including on and off lanes to I-30 this is an insane number of houses! Traffic is terrible already! Our neighbors in Heath are already having to conserve water .

Respondent Information

Please provide your information.

First Name *

Kristi

Last Name *

Mase

Address *

1160 Skylar Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Stop building with no infrastructure to support

Respondent Information

Please provide your information.

First Name *

Kristi

Last Name *

Wolov

Address *

4710 Pin Oaks

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Community support responsible development

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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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ZZ2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Thank you for your consideration on the points below. I was at the meeting August 13th and spoke but have additional items to add of great importance.

1) Inspections and build quality - We don't have enough inspectors to keep up with the current new developments, how can we add more until this is resolved? I recently remodeled my home built in 2013 by Windsor and my contractor found several code violations that were not only inconvenient but dangerous. Inaccessible junction box under my kitchen sink I didn't know was there until I had an electrical issue and had to find it, support beams incorrectly placed, plumbing not installed to code, toilets too close to the wall, the gas line for the stove incorrectly installed making the stove stick out because it cannot be placed against the wall and the gas line cannot be moved. GFI's incorrectly connected, no insulation above the doors, you could put your hand completely thru the frame, and one of the biggest issues was my master closet ceiling completely caved in and flooded from a nail that went into a pipe when they installed the seasonal rack in my closet and as the house settled the nail moved until it caused a massive but quick water leak, continuous nail pops ....these are just a few. I called Windsor about the electrical and plumbing issues but they won't respond. In my experience builders don't care once you're in the house they're done. These homes are put together too quickly and unfortunately a lot are poor quality with the subs having no choice but to cut corners. Not all homes inspected properly or at all. This should be top on the list to ensure the security and safety of our residents.

2) Pollution - We are now having air quality issues in Rockwall. Has there been an air quality study? Each house has at least 2 cars, so in addition to traffic we are increasing our air pollution dramatically.

3) Homeowners insurance - As the home prices increase the cost of replacement increases. The insurance carriers consider the entire area and state when calculating risk and premiums. My proposed insurance increase with USAA was 35% bringing it to $5,000 for 2024 for a 3Ksf house, it started at $1,300 in 2013. Insurance companies are pulling out of Texas making us not dissimilar from Florida.

4) The price of homes cost of living- With more homes we need more service industry workers, more teachers, more businesses including the medical industry. The builder said his starter homes are between $635K - $800K at today's prices. The reality is closer to $750K to $1M once you add in any extras unless you're willing to take builder grade for everything, like carpet in the bathroom. These are California prices, which is where I'm from.

What teacher can afford an $800K starter home? Our teachers can't afford to live in the city they teach now. Plus, all the other businesses required to support the community that cannot afford to live in the community they support. This includes our city workers who keep Rockwall running, all the support staff for medical offices, hospitals urgent care, dentist offices, food service and grocery store employees etc...you get the point.

5) Traffic - This is a huge issue we are all aware of. It was mentioned the traffic on 30 is a result of people driving thru Rockwall from Royce City and Fate. I would like to know how many of those people are coming to Rockwall to work but can't afford to live here.

To say it's a TXDOT issue because they're reactive is not an acceptable answer. There are numerous other streets and areas that are not TXDOT such as John King which needs major work for dips, potholes and

traffic lights.

Also, as the traffic gets worse, the cost of living in Rockwall becomes unattainable for so many, we will be asking the people we depend on to help run our city and provide our services to drive an hour to come to work.

6) Police, emergency responders, fire department and security for our schools - As a parent, having my son go to a trailer for class without any protection, totally exposed was a daily stress and worry. We're adding thousands of people and hundreds of kids to an already stretched system with the current developments in progress. How will Rockwall support the aforementioned and who will pay for it?

7) Water - Water was said not to be an issue, maybe not now but if you continue to add at the rate we're adding it will be. I don't believe it's only 2 - 3% growth. Possibly averaged over the last 40 years but not the last 5 or even 10.

Rockwall is being exploited because it's a wonderful place to live and at the same time we're eliminating of all the things that makes people want to live here and replacing them with developments and traffic. All the horses and cows that I love are gone and replaced with homes, farms are disappearing being replace by developments we don't currently have the infrastructure to support and the residents who love it here are being forced out.

I grew up in California and moved here in 2008 to get away from these very issues. Please vote no until we can take care of our current residents and solve for some of these issues.

Thank you,

Respondent Information

Please provide your information.

First Name *

Kristin

Last Name *

Ash

Address *

599 Deverson Drive

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Kristy

Last Name *

smith

Address *

2932 Lago Vista Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Facebook

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too crowded and traffic in the area

Respondent Information

Please provide your information.

First Name *

Krystle

Last Name *

Armstrong

Address *

312 S. Lakeshore Dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) Other: _____

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- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Surrounding traffic and infrastructure is already insufficient. I drive to Dallas everyday from work and the most traffic filled part of my drive is from my house to the bridge. Two (2) new large developments already underway within 0.25 miles of this proposed area.

Respondent Information

Please provide your information.

First Name *

Kyle

Last Name *

Roberts

Address *

4314 Selborne Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic and congestion and road noise already. Need the infrastructure to support additional development before it starts. Speed limit on 549 needs to be reduced. There is already another large development underway on 549.

Respondent Information

Please provide your information.

First Name *

Laura

Last Name *

Zazakis

Address *

3014 Wimberley Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure (primarily roads) in this area cannot support further construction. Unless the city will be requiring the developer to expand the road, build a school and provide a parcel of land for city parks and rec use (specifically a soccer/football or baseball field) the town simply cannot support additional housing. Water is a problem, roads are overcrowded, brand new schools are overflowing and there aren't even teachers to hire for additional classes if there was room. Simply put land needs to be used to support the existing population not add to it.

Respondent Information

Please provide your information.

First Name *

Leslie

Last Name *

Bailey

Address *

724 Fairfax Lane

City *

Rockwall

State *

TX

Zip Code *

76087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not want high density residential developments in Rockwall!

Respondent Information

Please provide your information.

First Name *

Leslie

Last Name *

Hope

Address *

530 Cullins Rd

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Neighbors & I saw the request

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Leslie

Last Name *

Pecena

Address *

313 Summit Ridge Dr.

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Case No. Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The proposed development doesn't fit with others in the immediate area--most notably The Oaks of Buffalo Way.

Respondent Information

Please provide your information.

First Name *

Leslie

Last Name *

Wilson

Address *

535 Cullins Road

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Leslie

Last Name *

Zavala

Address *

1460 Meandering Way

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Rockwall resident

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Massive increase of traffic, air and noise pollution due to 1000 new homes as well as all the businesses that will go up around this massive subdivision.
The negative effect on the existing residents who live in this area AWAY from crowded living.
The loss of natural habitat for many animal species.

Respondent Information

Please provide your information.

First Name *

Lina

Last Name *

Altamar

Address *

1120 Vail Court

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I have friends who also live near by.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: My friends who live by the proposed location told me about it.

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many single family homes in small area which creates more traffic with roads unable to handle the amount coming through. Environmentally- reducing trees and natural habitat for animals

Respondent Information

Please provide your information.

First Name *

Lisa

Last Name *

Sagnibene

Address *

3162 Luchenbach Trail

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We are at capacity. We can't seem to finish a single road before tearing up more. We are spending exorbitant amounts of money on the latest and greatest everything. The citizens of Rockwall live here BECAUSE it was was a small town.

Respondent Information

Please provide your information.

First Name *

Lisa

Last Name *

Windahl

Address *

1355 White Water Ln

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: See above

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Discussions with other local citizens

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Mario

Last Name *

Orozco

Address *

2972 misty ridge lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
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- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our infrastructure does not support the increase in traffics and housing. Drive that way to school and Drs offices. Way too much traffic for the size of the road. It is too narrow

Respondent Information

Please provide your information.

First Name *

Mark

Last Name *

Bandurski

Address *

2250 Fieldcrest Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Drive that way to school and Drs office

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure cannot support additional housing. Lower density plan should be required

Respondent Information

Please provide your information.

First Name *

Mark

Last Name *

Perryman

Address *

4310 Selborne Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ◉ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Insufficient infrastructure to handle current traffic and water demands are already a concern. To add 1000+ more houses without first resolving these concerns would be very irresponsible.

Respondent Information

Please provide your information.

First Name *

Marla

Last Name *

Webb-Webb-Peterson

Address *

1417 Red Wolf Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The amount of vehicle traffic that this will cause, is not sustainable with the current infrastructure. It will increase the population beyond what the environment can sustain. The water requirements alone is already an issue with restrictions all around the county.

Respondent Information

Please provide your information.

First Name *

Martin

Last Name *

du Plessis

Address *

2922 Lost Creek ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

z2024-023

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Mary

Last Name *

DeMuth

Address *

2150 Heather Glen drive

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Traffic isdues

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Friend told me

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Inadequate infrastructure to support the development! Increase in traffic and congestion. No regard for green spaces in RW county!! 👎🏽

Respondent Information

Please provide your information.

First Name *

Mary

Last Name *

Stacey

Address *

318 Highland Dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I drive by the area all the time.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Matt

Last Name *

Scott

Address *

4925 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ◉ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We have enough people here.

Respondent Information

Please provide your information.

First Name *

Matt

Last Name *

Weigand

Address *

1780 lake Forest Dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is too high density and the infrastructure there cannot support an additional 3000+ people.

Respondent Information

Please provide your information.

First Name *

Melba

Last Name *

Jeffus

Address *

2606 Cypress Dr

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I am a concerned citizen of Rockwall

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too much traffic already on 205. It will make it worse for all the school buses that are coming from High School to Gene Burton Academy & for the new Ninth Grade Center.

Respondent Information

Please provide your information.

First Name *

Melinda

Last Name *

Bell

Address *

2819 Trailview Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: On Nextdoor

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Zoning & Specific Use Permit Input Form

Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many homes on a road that's not big enough as it is.

Respondent Information

Please provide your information.

First Name *

Melissa

Last Name *

Bloys

Address *

1981 Harvester Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Need infrastructure and roads before more neighborhoods.

Respondent Information

Please provide your information.

First Name *

Melissa

Last Name *

Cooprider

Address *

3877 Juniper Hills Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic and lack of infrastructure is my first concern. The quality of the houses with that number, leans towards low income and lowering my resale value.

Respondent Information

Please provide your information.

First Name *

Melissa

Last Name *

Knight (Conner)

Address *

2470 Fieldcrest

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We have got to stop the madness! Too many people not enough water or roads!!!

Respondent Information

Please provide your information.

First Name *

Melody

Last Name *

Grim

Address *

2055 Heather Glen Dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: We are all tired of the over crowding of Rockwall county!!

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Melody

Last Name *

Holder

Address *

2060 Winding Oak Court

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our current infrastructure cannot support it

Respondent Information

Please provide your information.

First Name *

Michael

Last Name *

Hager

Address *

1534 Englewood Drive

City *

Rockwall

State *

Texas

Zip Code *

75”32

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The infrastructure is not setup for this many residents

Respondent Information

Please provide your information.

First Name *

Michael

Last Name *

Hammer

Address *

827 Canterbury Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Social Media

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Simply can't support any additional density of this type. Area simply can't handle it.

Respondent Information

Please provide your information.

First Name *

michael

Last Name *

pollock

Address *

1885 Broken Lance Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) I saw a zoning sign on the property.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

MICHAEL

Last Name *

Sanders

Address *

602 Nakoma dr.

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too dense compared to existing homes.

Respondent Information

Please provide your information.

First Name *

Mike

Last Name *

Rapier

Address *

5165 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure

Respondent Information

Please provide your information.

First Name *

Miranda

Last Name *

Neal

Address *

2864 Deer Ridge Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do NOT have enough infrastructure to handle all the cars on the roads

Respondent Information

Please provide your information.

First Name *

Monica

Last Name *

Huerta

Address *

2040 Silver Hawk Ct

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Our city is already full and traffic is a major concern

Respondent Information

Please provide your information.

First Name *

Morgan

Last Name *

Pewick

Address *

1500 ridgetop ct

City *

rockwall

State *

tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This development will create traffic congestion on 205 and lofland circle, we need to make these roads wider to accommodate for traffic and create low density homes here.

Respondent Information

Please provide your information.

First Name *

murtaza

Last Name *

Shah

Address *

4755 bear claw ln

City *

Rockwall

State *

tx

Zip Code *

75032

Please check all that apply: *

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- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Until roadways (205 & 549) can be improved for current load, including 500 homes of Homestead on 549, it is irresponsible to change from agriculture to development.

Respondent Information

Please provide your information.

First Name *

Nancy

Last Name *

Gray

Address *

4109 Blythe

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Bad intersection and poor planning for utilities

Respondent Information

Please provide your information.

First Name *

Nancy

Last Name *

Moore

Address *

507 Ridgeview Drive

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z3024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Addition of these homes to this location prior to infrastructure improvement would cripple already terrible traffic flow in this area.

Respondent Information

Please provide your information.

First Name *

Niven

Last Name *

Baird

Address *

1186 Lucca Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is too busy now and plenty of new housing already stayed will make it a nightmare, let's see how the housing subdivisions already slated impact traffic before we approve more. I am already scared I will need a light just to get out of my neighborhood

Respondent Information

Please provide your information.

First Name *

Pam

Last Name *

Coleman

Address *

3157 Diamond Way

City *

Rockwall

State *

Tx

Zip Code *

75043

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Pam

Last Name *

Curtis

Address *

2040 Broken Lance Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Roads can't support, light pollution and noise pollution. If done, need bigger lots and not cramming people into small lots. Need more trees and grass, not more concrete. Not just putting in park areas and then cramming in houses on small lots. Citizens don't want to turn into other dallas suburbs that are just house after house. Keep some uniqueness to Rockwall with the neighborhood developments.

Respondent Information

Please provide your information.

First Name *

Pamela

Last Name *

Pounds

Address *

3010 Fontanna Blvd

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

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z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have enough roads to handle the traffic that we already have. These homes will make double the extra cars put on the roads. We are already sitting and waiting to get out of the neighborhoods for extended periods. Rockwall has no more room for growth on this side of town. The schools are at capacity. We can't handle anymore traffic on 205 and 549. Plus I noticed that we has been put in a high crime rate area, this will make it worse with these lower income homes coming in. People moved here years ago to get away from this and now here we are trying to put these small homes where at one time estate homes were to be built. Rockwall needs to go back to what it used to be. A place that was not overcrowded and you could raise your family here and not worry about crime.

Respondent Information

Please provide your information.

First Name *

Pamela

Last Name *

Ward

Address *

4920 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other: .....

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- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Patricia

Last Name *

Garza

Address *

2845 BentRidge Dr

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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Z2024-033.)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Averting a public health and safety crisis due to the strained water resources.

Respondent Information

Please provide your information.

First Name *

Patrick

Last Name *

Byrne

Address *

6107 Volunteer Pl

City *

Rockwall

State *

TX

Zip Code *

75032-5729

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: We all share the same water resources.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024.033&

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is not feeding for this area at all.

Respondent Information

Please provide your information.

First Name *

Patty

Last Name *

Walker

Address *

1448 Siena Ln

City *

Rockwall

State *

Tx

Zip Code *

75033

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic

Respondent Information

Please provide your information.

First Name *

Peter

Last Name *

Powers

Address *

1110 Whispering Glen

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ( ) My neighbors told me about the request.
- (•) Other: Post on Rockwallian

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- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic and water consumption

Respondent Information

Please provide your information.

First Name *

Phillip

Last Name *

Bee

Address *

517 Shadow Wood Lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-33

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Phillip

Last Name *

Clinard

Address *

10 kimberly lane

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall has done a poor job at adding more roads to help wolitu congestion. 205 is a mess every single day. We cannot do new construction until not only a plan but some of the road improvements are complete. Also this side of rockwall is being ignored. We don't have any city amenities on this side of 1-30. We need a park and pool. The pools we have already are too small for the growing city. The city also has opposed opportunities to bring in new restaurants and grocery stores. Until HEB is complete we once again, don't have enough to support the population growth. Also we have nothing to do. The movie theater is dirty and in terrible shape. Shenanigans has the same problem. Build up the community before you move more people here. Also the city is unexcusable in how slowly it provides permits for building. Do better with city planning. Stop building homes without a plan on community management.

Respondent Information

Please provide your information.

First Name *

Quinten

Last Name *

Bolden

Address *

2417 Loudon St West

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033 (Lofkand Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

High Density housing in that area cannot be supported by existing traffic infrastructure.

Respondent Information

Please provide your information.

First Name *

Randall

Last Name *

Howard

Address *

1133 Sierra Pass

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: None of the above. Citizen of the city of Rockwall.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Lot density is to high which will negatively effect my property value. Development will significantly increase traffic congestion.

Respondent Information

Please provide your information.

First Name *

Randy

Last Name *

Heinrich

Address *

4945 Bear Claw Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too high density to be supported by roadways

Respondent Information

Please provide your information.

First Name *

Ray

Last Name *

Schwertner

Address *

756 Windsong Lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Text from Tim Mc Callum

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall does not have the infrastructure needed to sustain such a substantial increase in population, especially when combined with the myriad of other developments already approved throughout the county. The traffic congestion, roadway maintainace and construction, and school overflow (even with the new middle schools, 9th grade center, and expansion at Cain), is already impacting the quality of life in Rockwall County. These zone changes and housing developments that continue to be approved without consideration for the total good of those already living and serving within the community are at best irresponsible, at worst negligent. The focus needs to be on increasing infrastructure- such a widening 205, 276, and 549, i.e., before we approve even more housing and cram more people onto the crowded roadways and into the bursting school system. I STRONGLY oppose this zone change as a resident of Fontanna Ranch, which will be impacted by the new zoning.

Respondent Information

Please provide your information.

First Name *

Reagan

Last Name *

Morrow

Address *

3017 Wimberley Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: .....

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- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: .....

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Already to much traffic on 205, back up all through there now.

Respondent Information

Please provide your information.

First Name *

Rebecca

Last Name *

Branum

Address *

2401 Teagle Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Renee

Last Name *

Branning

Address *

4616 Steeple Chase Lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Need measured growth that is not out-pacing development which this is NOT doing

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Coulombe

Address *

3875 Pinebluff Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Crossley

Address *

2175 Arrowhead Ct

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall infrastructure cannot support a 960-home development at 205 and 549. Insufficient roads, utilities, fire and police.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Marks

Address *

204 W Boydstun Ave

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I have to use the same roads these new residents will use

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: City Councilman Tim McCallum

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-001

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Richard

Last Name *

Neff

Address *

2740 Massey Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-035

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough water and too much traffic already in this area.

Respondent Information

Please provide your information.

First Name *

Robbi

Last Name *

King

Address *

1790 Wind Hill Rd

City *

Rockwall

State *

Texad

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I travel through that area to see family and a doctor and do business.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Density must be reduced. The lots are too small. Should have 50-75 1 1/2 acre lots.

Respondent Information

Please provide your information.

First Name *

ROBERT

Last Name *

LYON

Address *

1900 BROKEN LANCE LANE

City *

ROCKWALL

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I am against the density of the houses and the impact on our community.

Respondent Information

Please provide your information.

First Name *

Robin

Last Name *

Baley

Address *

5135 Bear Claw Ln

City *

Rockwall

State *

TEXAS

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Robin

Last Name *

Mullins

Address *

796 Deverson Drive

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
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- (•) My neighbors told me about the request.
- ( ) Other: _____

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Rodney

Last Name *

Moore

Address *

3909 Stableglen dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) My neighbors told me about the request.
- ( ) Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The road and water infrastructure in that area cannot possibly handle the huge population increase

Respondent Information

Please provide your information.

First Name *

Roger

Last Name *

Williamson

Address *

3404 Lakeside Dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

John King and 205 are the main roads thru Rockwall. The intersection of 205 and 66 cannot take any additional traffic as a detour for I-30. Are we going to destroy the downtown historical buildings to accommodate the conservative estimate of 3000 more cars each day? Our schools don't have enough funding as it is let alone find more space for new residents.

Respondent Information

Please provide your information.

First Name *

Rosemary

Last Name *

Savage

Address *

1810 Preakness Drive

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

No infrastructure to support increased traffic

Respondent Information

Please provide your information.

First Name *

Roxanne

Last Name *

Enright

Address *

111 Maywood Dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ◉ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Ruth

Last Name *

Castleberry

Address *

1480 Brittany Way

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: A friend lives near there doesn't want the new neighborhood.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: A friend told me

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

samuel

Last Name *

holder

Address *

2060 winding oak

City *

rockwall

State *

texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- [x] I received a property owner notification in the mail.
- [ ] I read about the request on the City's website.
- [ ] I saw a zoning sign on the property.
- [ ] I read about the request in the Rockwall Herald Banner.
- [ ] My neighbors told me about the request.
- [ ] Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

22024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density is ridiculous! The Loftland roadway is equally ridiculous. This development is going to significantly impact Oaks of Buffalo Way negatively

Respondent Information

Please provide your information.

First Name *

Sandra

Last Name *

Shimkus

Address *

5315 Standing Oak Ln

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Case # Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Current infratructure does not support current residents. Will be detrimental to the community.

Respondent Information

Please provide your information.

First Name *

Sarah

Last Name *

Freed

Address *

704 Forest Trace

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Current infrastructure is not adequate for existing homes and businesses

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Too many new homes, not enough infrastructure

Respondent Information

Please provide your information.

First Name *

Sarah

Last Name *

Gates

Address *

904 s alamo rd

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-33

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Infrastructure will not support 1,000 homes.

Respondent Information

Please provide your information.

First Name *

Sarah

Last Name *

Lawson

Address *

2780 Fern Valley Lane

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I live in the adjacent Oaks of Buffalo Way neighborhood and I am against the proposed Lofland Development. I do not want high-density neighborhoods around our neighborhood, along with the traffic, congestion, and the noise and light pollution that it would bring.

Respondent Information

Please provide your information.

First Name *

Scott

Last Name *

Benners

Address *

4940 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Opposed due to lack of infrastructure to support a development of this size. Continued development adds additional strain to schools, water supply, etc.

Respondent Information

Please provide your information.

First Name *

Shawn

Last Name *

Bailey

Address *

724 Fairfax Lane

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Live in Rockwall

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Shawna

Last Name *

McGuire

Address *

2853 bent ridge Dr

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: A text

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This is entirely too high density for the area. There is so much more to say, but I will save it for the meeting.

Respondent Information

Please provide your information.

First Name *

Sheena

Last Name *

Taylor

Address *

905 H Wallace Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ◉ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

TOO MANY CARS ALREADY! Traffic is horrendous!

Respondent Information

Please provide your information.

First Name *

Sherrie

Last Name *

Lee

Address *

363 Cullins Rd

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-33

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough school space for the additional students and traffic

Respondent Information

Please provide your information.

First Name *

Simmone

Last Name *

Besser

Address *

2855 Wild Oak Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

There are way too many planned homes crammed into this small area that is adjacent to a historical unplowed section of Texas land with a designated marker. Our roads, schools, water utilities and other infrastructure (as well as creeks and drainage) are already strained so this many additional homes will only further exasperate the problem.

Respondent Information

Please provide your information.

First Name *

Steve

Last Name *

Rummel

Address *

2230 Arrowhead Ct.

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: our community will vote against anyone who supports high density development

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density of this development is entirely too high. I participated in community meetings with the developer to share our concerns and based on the "updated" plans submitted, the developer does not care about this community or our concerns.

Respondent Information

Please provide your information.

First Name *

Susan

Last Name *

Langdon

Address *

5050 Bear Claw Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ◉ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Not enough infrastructure in place currently to support the development going on NOW and everything that has already been approved!! We are dealing with the property/strip center expansions WITHOUT the necessary planning of infrastructure before hand NOW on Ridge Rd south in thru Heath!

Respondent Information

Please provide your information.

First Name *

Susan

Last Name *

Rogina

Address *

128 Liberty Ln

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

School overcrowding, water restrictions, traffic congestion.

Respondent Information

Please provide your information.

First Name *

Susan

Last Name *

Scott

Address *

1910 Silver View Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Facebook

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Tami

Last Name *

Green

Address *

2180 Arrowhead Ct

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Excessive traffic

Respondent Information

Please provide your information.

First Name *

Tammy

Last Name *

Scarnati

Address *

156 Haven Ridge Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ◉ Other: Received a text

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

We do not have the infrastructure in RW to handle this many new homes. Roads need to be brought up to speed with the population already here. Our schools are also bursting at the seams.

Respondent Information

Please provide your information.

First Name *

Tanya

Last Name *

Murphy

Address *

602 Stonebridge Drive

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: Have to travel through this area often to see family.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Received information from councilman, Tim McCollum

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Rockwall City & County lack adequate infrastructure to support additional large tract home developments. The quality of life living in Rockwall continues to deteriorate due to overgrowth and overcrowding.

Respondent Information

Please provide your information.

First Name *

Teresa

Last Name *

Gilliland

Address *

527 Shoreview Drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I live and work in Rockwall.

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033 (Lofland Tract)

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Based on density and numerous other factors, I am fully opposed to this proposal as it sits.

Respondent Information

Please provide your information.

First Name *

Terrance

Last Name *

Tippett

Address *

2060 Broken Lance Lane

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Oppose due to massive traffic and crowding already

Respondent Information

Please provide your information.

First Name *

Tiffany

Last Name *

Evans

Address *

217 Crestbrook Dr

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] Other: I drive that area on 205 for my job

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: Concerned citizen

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-003

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This area of 205 is already overwhelmed with traffic, daily. The addition of homes, as well as the new freshman center, will only create more gridlock.

Respondent Information

Please provide your information.

First Name *

Tiffany

Last Name *

Nieto

Address *

1453 Foxwood Lane

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Tony

Last Name *

Swank

Address *

308 iris dr

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Roads are already over crowded and in rough shape. Lack of water.

Respondent Information

Please provide your information.

First Name *

Tonya

Last Name *

Johnson

Address *

1716 wildrose dr

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- (•) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Hwy 205 is already a traffic disaster, adding 1000 , " or more " vehicles is not an option. Anyone requesting at add more traffic to this area should be ashamed.

Respondent Information

Please provide your information.

First Name *

Trent

Last Name *

Hyde

Address *

218 W. Quail Run Rd.

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The density of this neighborhood is too dense. The roads surrounding this neighborhood can't handle the current traffic, so definitely can't handle this many more cars on the roads.
Also, the schools surrounding this neighborhood will be very overcrowded. I am also concerened about how this neighborhood sets a dangerous precedent for neighboring tracts of land that would use this high density to get their land to also be high density.

Respondent Information

Please provide your information.

First Name *

Trish

Last Name *

Heinrich

Address *

4945 Bear Claw Lane

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Tristan

Last Name *

Sargent

Address *

3905 Poplar Point Drive

City *

Rockwall

State *

TX

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

The development on these utilize total acreage to submit plans and not developable acreage. They are exploiting a loophole in the system that needs to be rectified and a precedent set to not allow that.

Respondent Information

Please provide your information.

First Name *

Tyson

Last Name *

Swinford

Address *

179 Cullins Rd

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

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- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- (•) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Speci c Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Will cause overload of traffic, utilities and schools. Will add to overcrowding on roads, can't get out of our subdivision.

Respondent Information

Please provide your information.

First Name *

Wanda

Last Name *

Fry

Address *

2825 Deer Ridge Dr

City *

Rockwall

State *

Tx

Zip Code *

75933

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ○ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ◉ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Traffic is already terrible on 205 and 549. Poor traffic planning and poor water planning for this area already. Until these two issues are resolved, I oppose a new 1000 home development in this area.

Respondent Information

Please provide your information.

First Name *

Wesley

Last Name *

Cunningham

Address *

707 Alexander Ln

City *

ROCKWALL

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [ ] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- (•) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

These homes will increase congestion in the area and lower home values in Rockwall.

Respondent Information

Please provide your information.

First Name *

William

Last Name *

Bell

Address *

3104 Bourbon Street Circle

City *

Rockwall

State *

Texas

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ○ I received a property owner notification in the mail.
- ◉ I read about the request on the City's website.
- ○ I saw a zoning sign on the property.
- ○ I read about the request in the Rockwall Herald Banner.
- ○ My neighbors told me about the request.
- ○ Other: .....

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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-033

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

William

Last Name *

Compton

Address *

2912 misty ridge

City *

Rockwall

State *

Tx

Zip Code *

75032

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

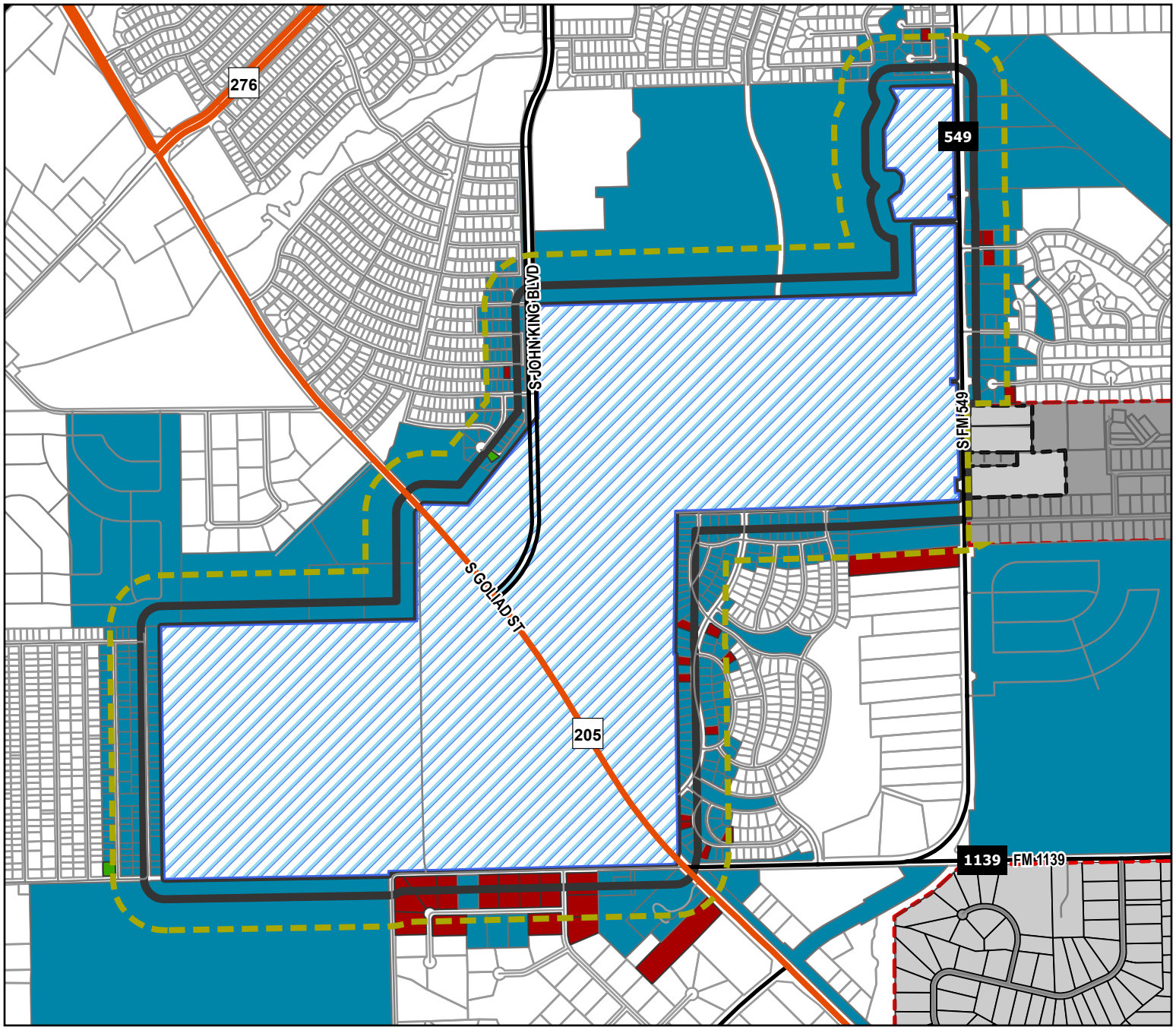
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City of Rockwall

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

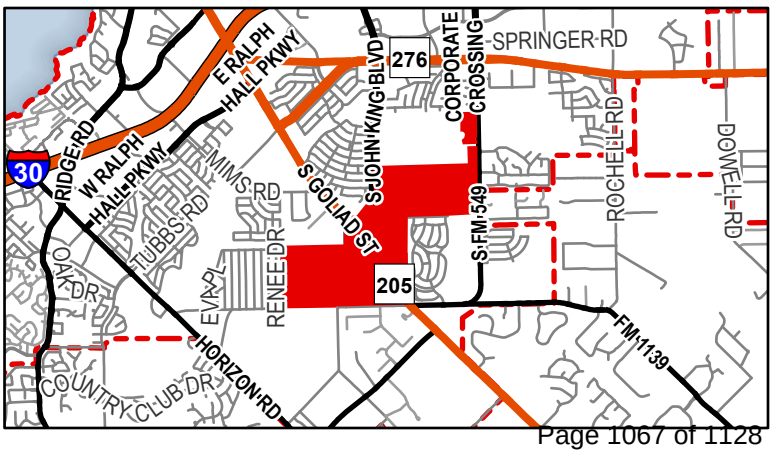
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Z2024-033 Zoning Change from AG to PD

- 500 Ft Buffer
- 200 Ft Buffer
- Subject Property
- NO RESPONSE (104.3 Acres) 74.1%
- AGAINST (6.85 Acres) 4.9%
- FOR (0.21 Acres) 0.14%
- ROW (29.41 Acres) 20.9%

*All Response calculations are based of properties located within the 200 Ft buffer area



Date Saved: 8/15/2024

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

MICHAEL JOYCE
PROPERTIES

767 Justin Rd
Rockwall, TX 75087

July 18, 2024

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

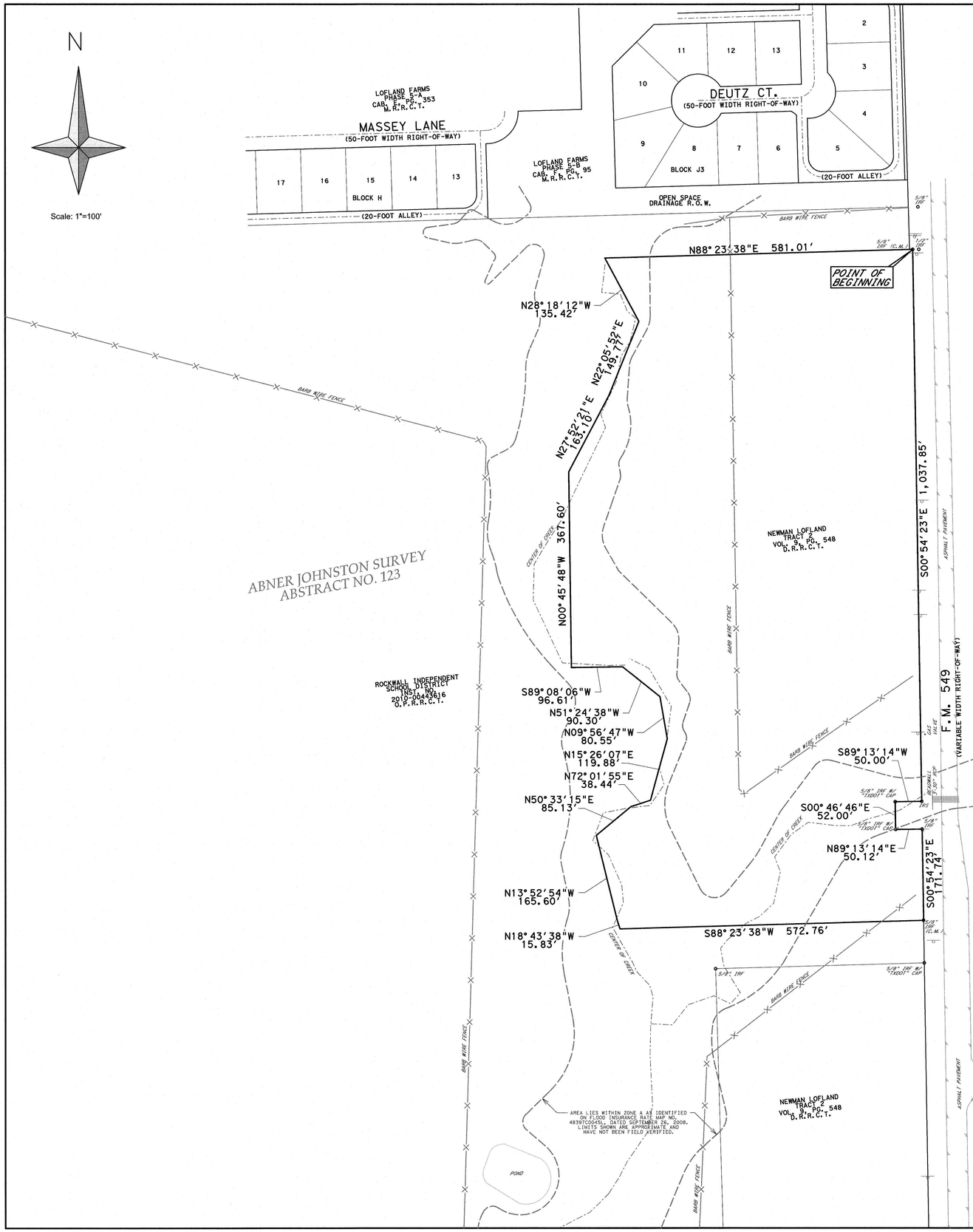
Dear Mr. Miller,

Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

Sincerely,

Ryan Joyce
President, Michael Joyce Properties



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00 acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY MONUMENT" found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12 feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74 feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00 acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76 feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00 acre tract and generally along said creek, a distance of 15.83 feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60 feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13 feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44 feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88 feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55 feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30 feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61 feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60 feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10 feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77 feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42 feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01 feet to the POINT OF BEGINNING and containing 16.8895 acres of land.

Notes:

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	GUY ANCHOR
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3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS REGISTERED PATRICK J. BALDASARO 5504 PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY
OF A
16.8895 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303

200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

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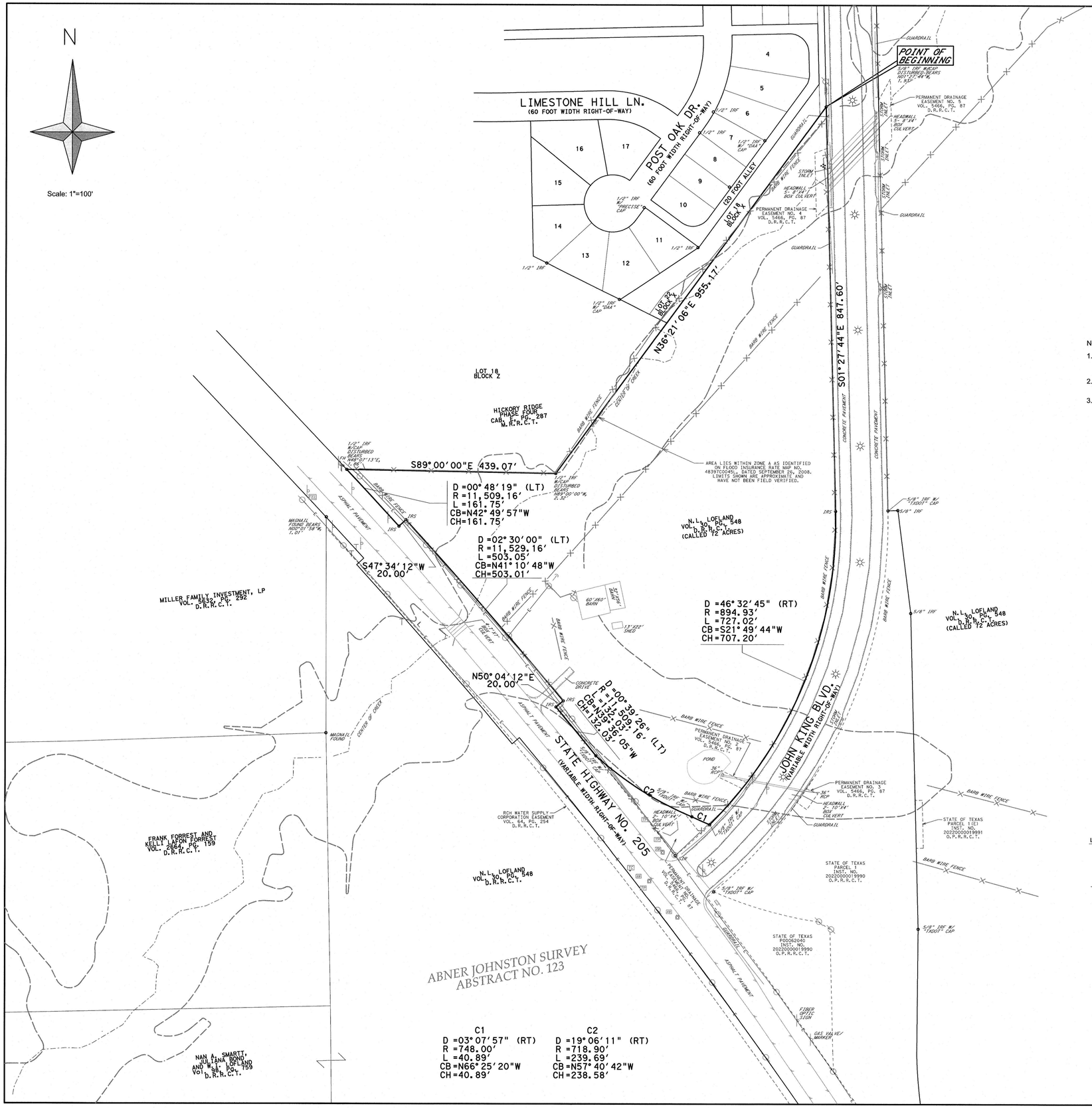
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BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

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THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

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BOUNDARY SURVEY
OF A
15.344 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
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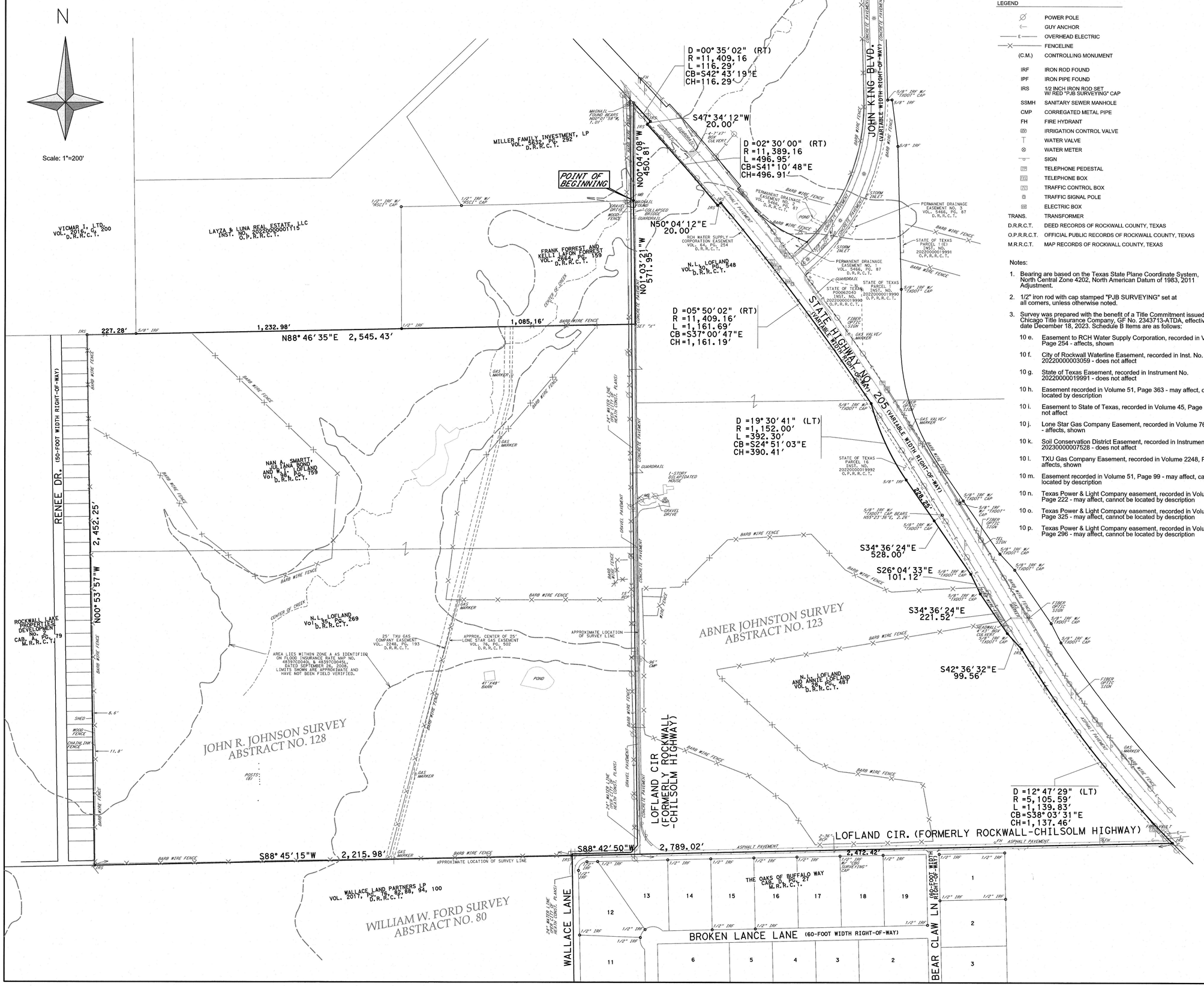
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10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description

10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.L. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tagent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC. recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

BOUNDARY SURVEY
OF A
242.2768 ACRE TRACT
OUT OF THE
JOHN. R. JOHNSON SURVEY, ABST. NO. 128
AND THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-9689

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East - 390.41 feet to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner

of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an “X” set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

Scale: 1"=200'

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER"cap found, continuing a total distance of 499.46 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

LEGEND

	POWER POLE
	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
WMH	WATER MANHOLE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
	LIGHT POLE
RCP	REINFORCED CONCRETE PIPE
D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T.	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B Items are as follows:
   - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect, shown
   - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - affects, shown
   - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - affects, shown
   - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
   - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
   - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
   - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
   - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
   - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
   - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
   - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
   - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BOUNDARY SURVEY OF A 261.9194 ACRE TRACT OUT OF THE ABNER JOHNSTON SURVEY, ABST. NO. 123 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPELS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 120 acre tract described in a deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487 D.R.R.C.T., and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped “MADDOX SURVEYING” found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped “MADDOX SURVEYING” found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER”cap found, continuing a total distance of 499.46 feet (unable to set) to the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with “RPLS 5084” cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped “CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped “DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

N

0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- TYPE 'A' - 185' X 200' - 24 LOTS
- TYPE 'B' - 100' X 200' - 15 LOTS
- TYPE 'C' - 100' X 150' - 46 LOTS
- TYPE 'D' - 82' X 125' - 125 LOTS
- TYPE 'E' - 72' X 125' - 377 LOTS
- TYPE 'F' - 62' X 125' - 308 LOTS
- TYPE 'G' - 52' X 125' - 65 LOTS
- OPEN SPACE - 136.80 Ac.
- AMENITY CENTER - 4.81 Ac.
- CITY PARK - 37.7 Ac.
- COMMERCIAL - 41.0 Ac.

CONCEPT PLAN ACREAGE
GROSS ACRES - 536.42
COMMERCIAL ACREAGE - 28.65
COMMERCIAL FLOODPLAIN - 12.35
RESIDENTIAL ACREAGE - 427.92
RESIDENTIAL FLOODPLAIN - 67.50

DENSITY CALCULATIONS
TOTAL RESIDENTIAL LOTS - 960
DENSITY ON GROSS - 1.79
GROSS RESIDENTIAL DENSITY - 1.94

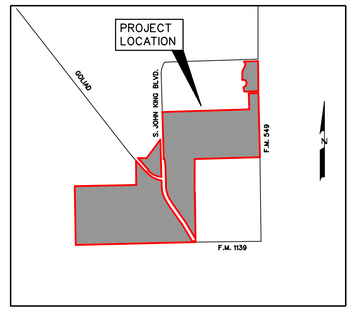
TOTAL FLOODPLAIN ACRES - 79.85

OPEN SPACE REQUIRED - 107.28

OPEN SPACE CALCULATION
CITY PARKS - 37.69
CITY WATER TOWER - 2.39
FLOODPLAIN @ 50% - 39.93
PRIVATE OPEN SPACE - 65.78
AMENITIES CENTERS - 5.14
TOTAL OPEN SPACE - 150.93

EXCESS OPEN SPACE - 43.64





LOCATION MAP
N.T.S.

TOTAL ACRES	536.42
GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	960
RESIDENTIAL DENSITY*	1.789
GROSS RESIDENTIAL DENSITY**	1.938
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	136.80

NOTE:
* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)
** CALCULATED AT (TOT RES LOTS)/
(TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN
OF

JUNIPER

SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

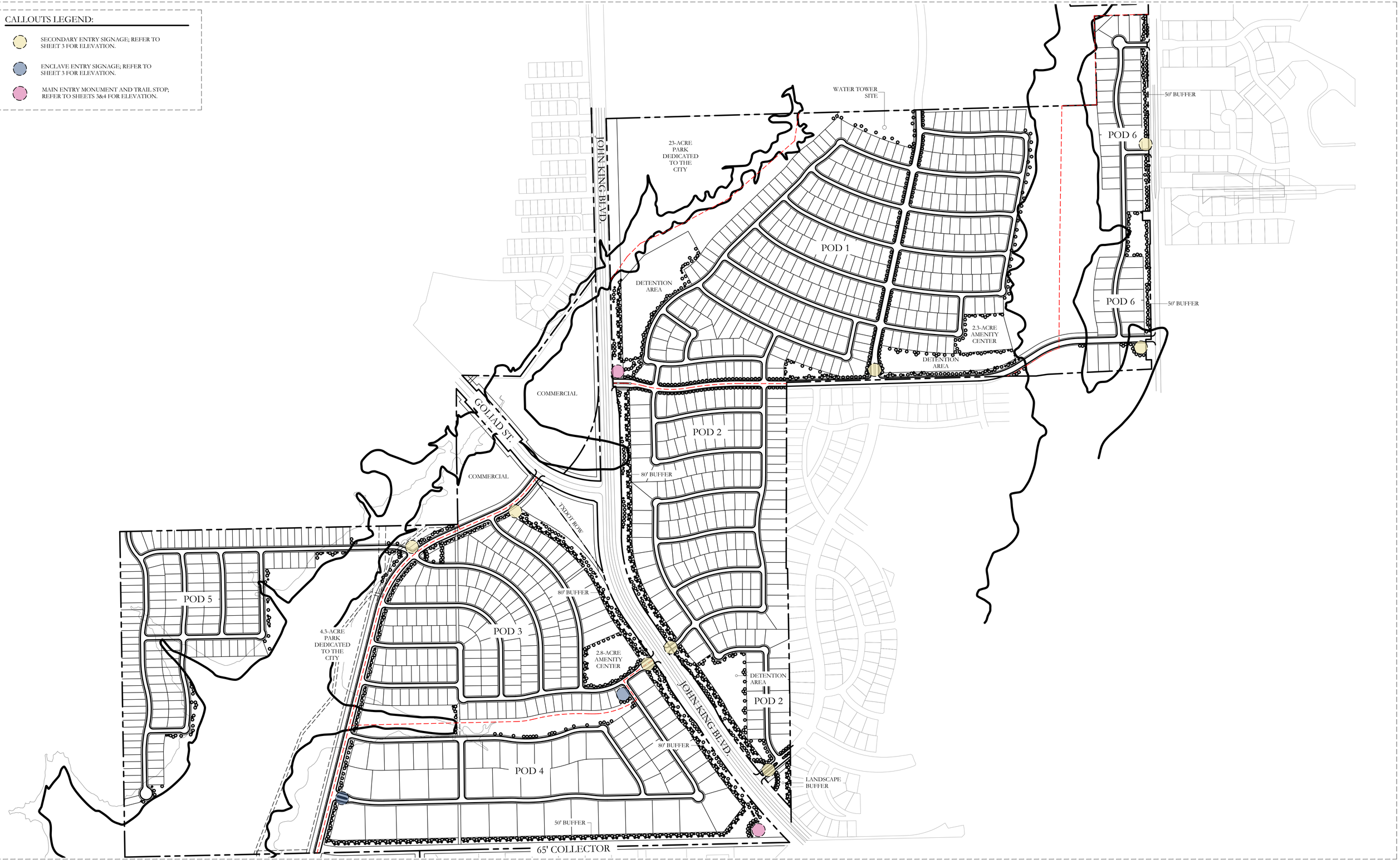
AUGUST 2024 SCALE 1" = 400'

CASE NO. XXXX

OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
1 CARMARTHEN COURT
DALLAS, TEXAS 75225

CALLOUTS LEGEND:

- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEETS 3&4 FOR ELEVATION.



JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas

NORTH

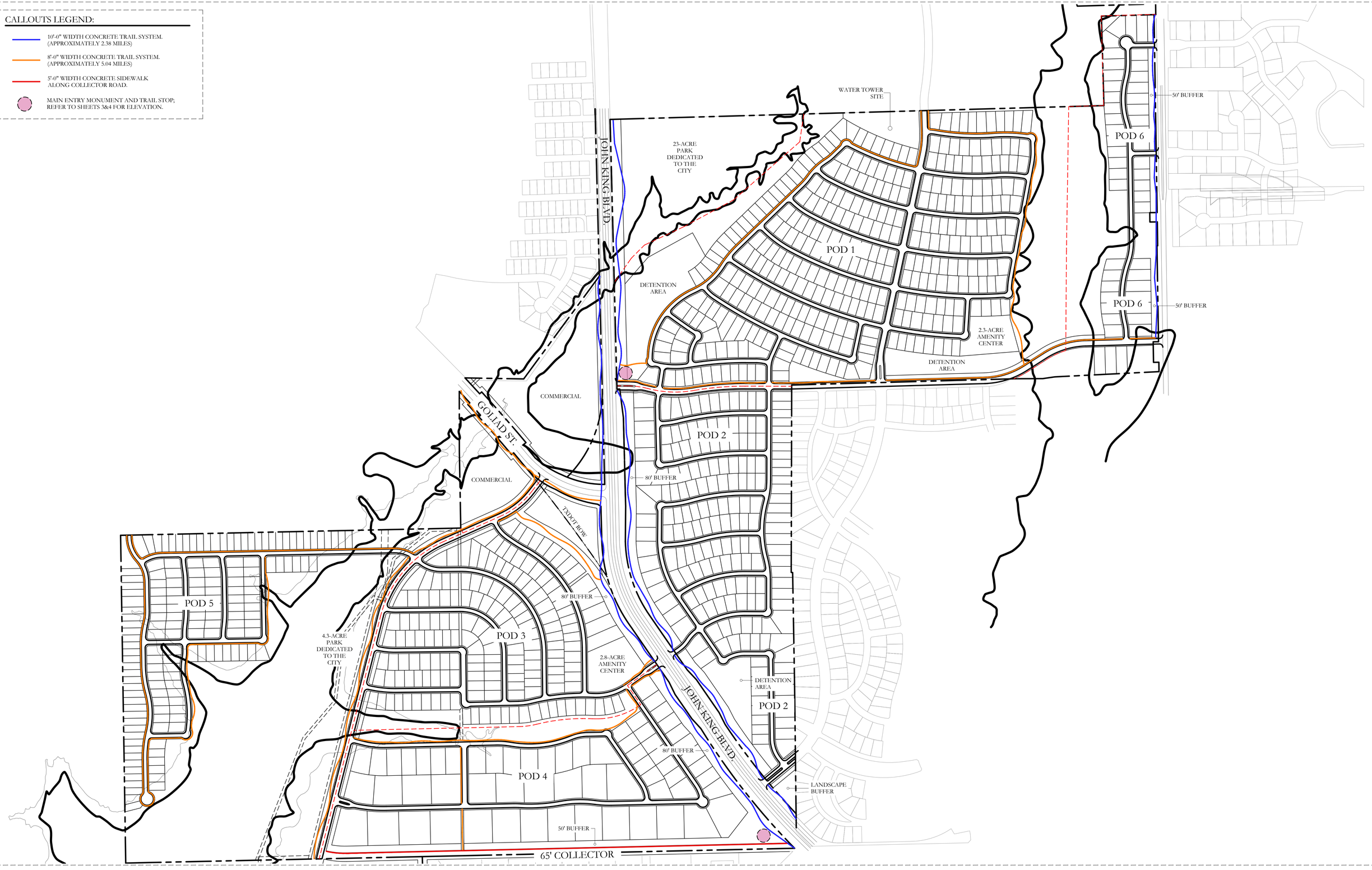
SCALE: 1" = 300'-0"

SHEET 1 OF 6
Owner Submittal 8-3-2024

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

CALLOUTS LEGEND:

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM. (APPROXIMATELY 5.04 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK ALONG COLLECTOR ROAD.
- MAIN ENTRY MONUMENT AND TRAIL STOP; REFER TO SHEETS 3&4 FOR ELEVATION.



NORTH

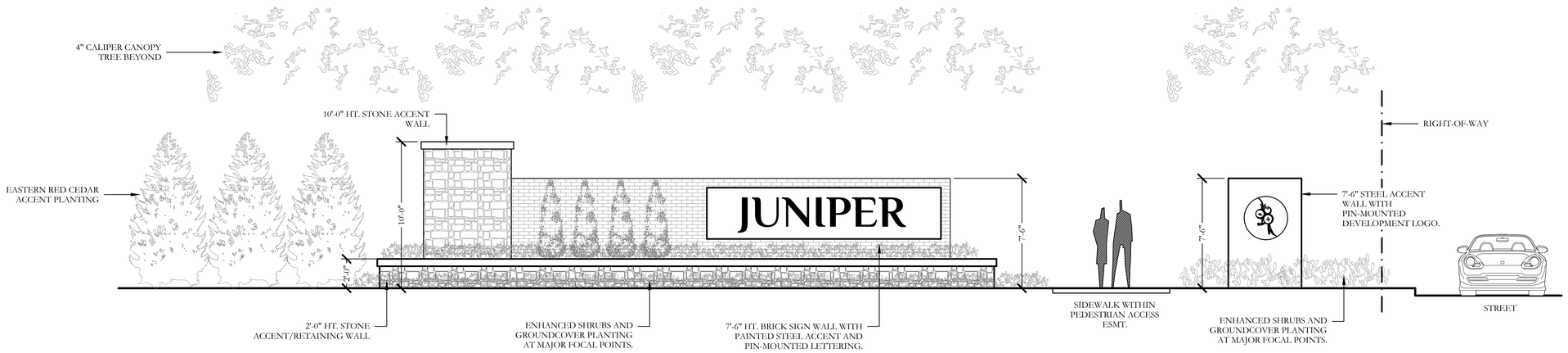
SCALE: 1" = 300'-0"

JUNIPER / OVERALL SIDEWALK AND TRAIL PLAN

City of Rockwall, Rockwall County, Texas

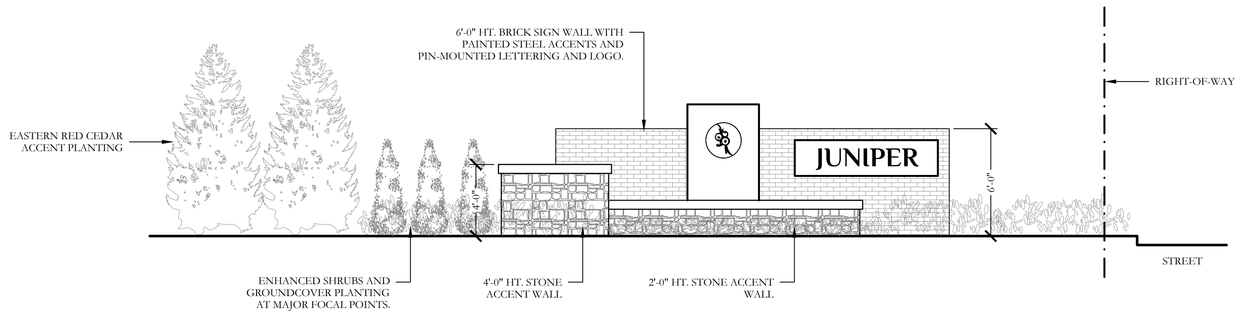
SHEET 2 OF 6
Owner Submittal 8-3-2024

JOHNSON VOLK CONSULTING
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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



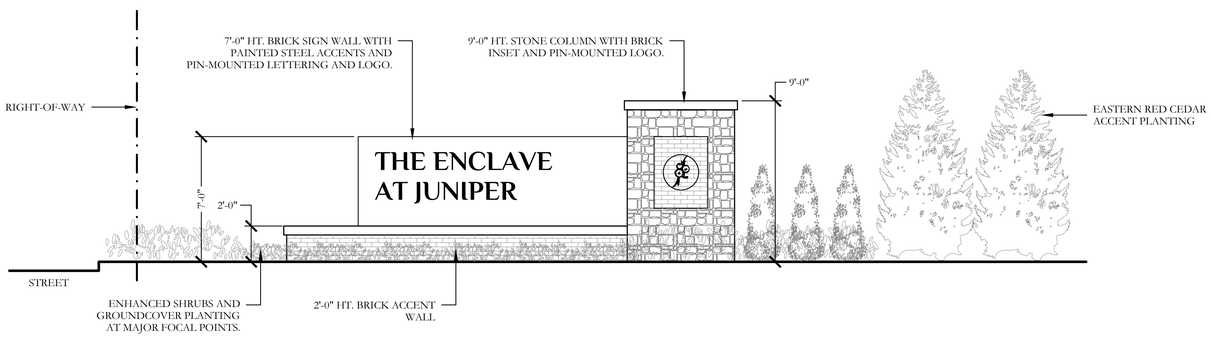
MAIN ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



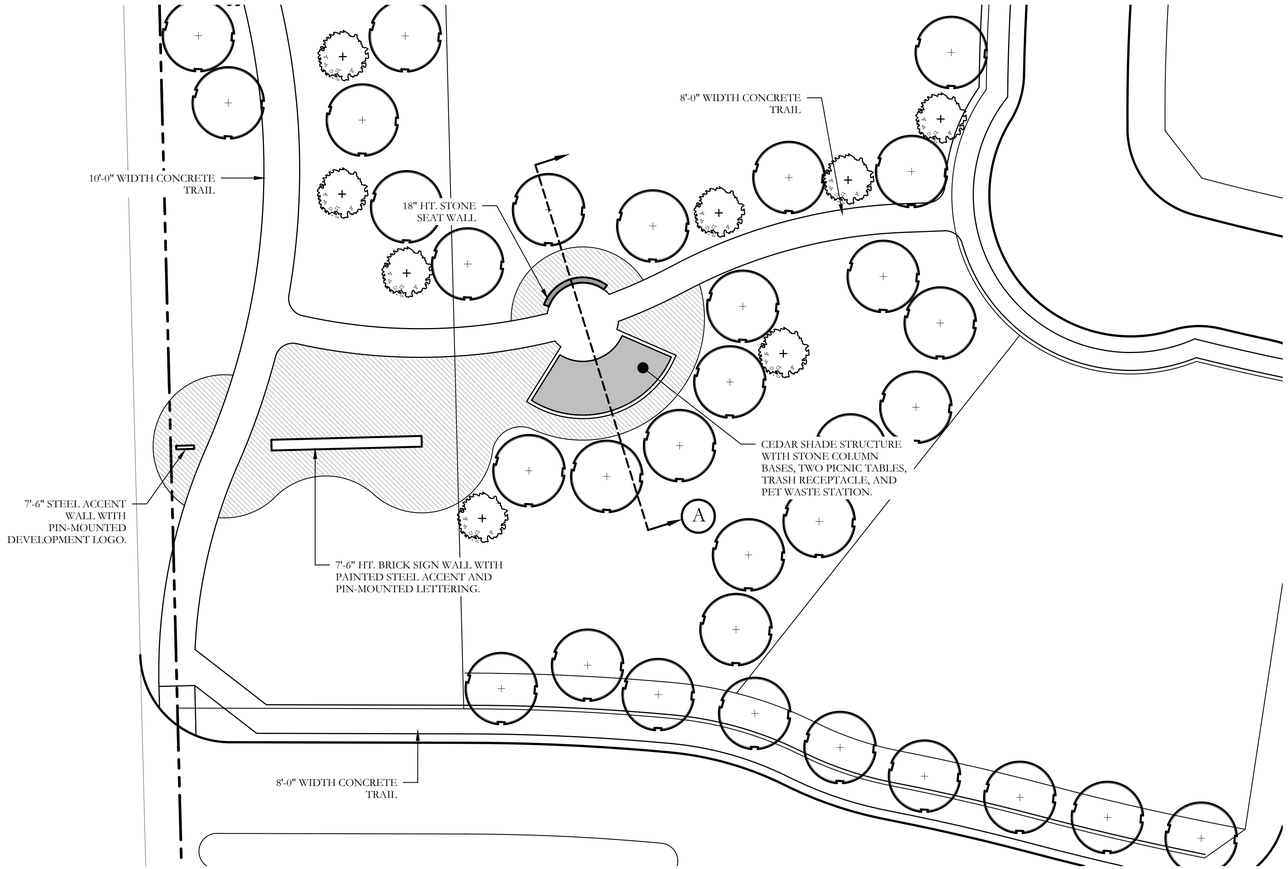
ENCLAVE ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

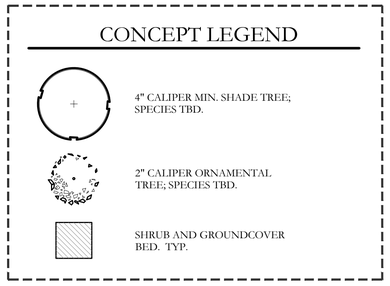
City of Rockwall, Rockwall County, Texas

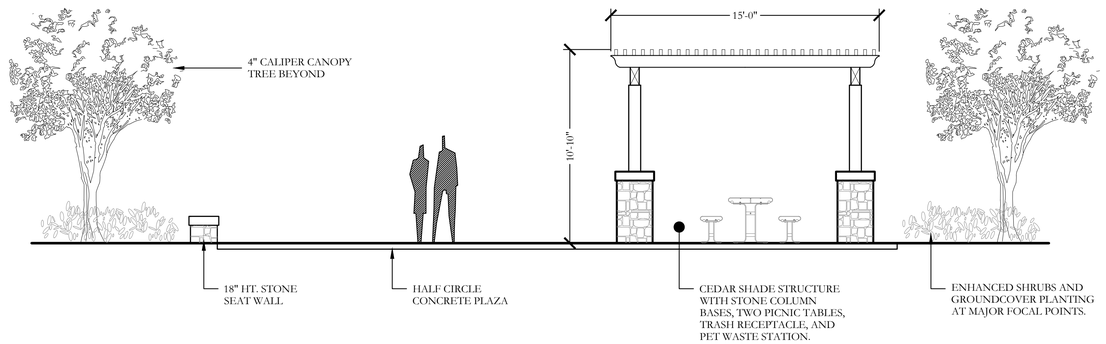
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MAIN ENTRY SIGNAGE/TRAIL STOP
PLAN

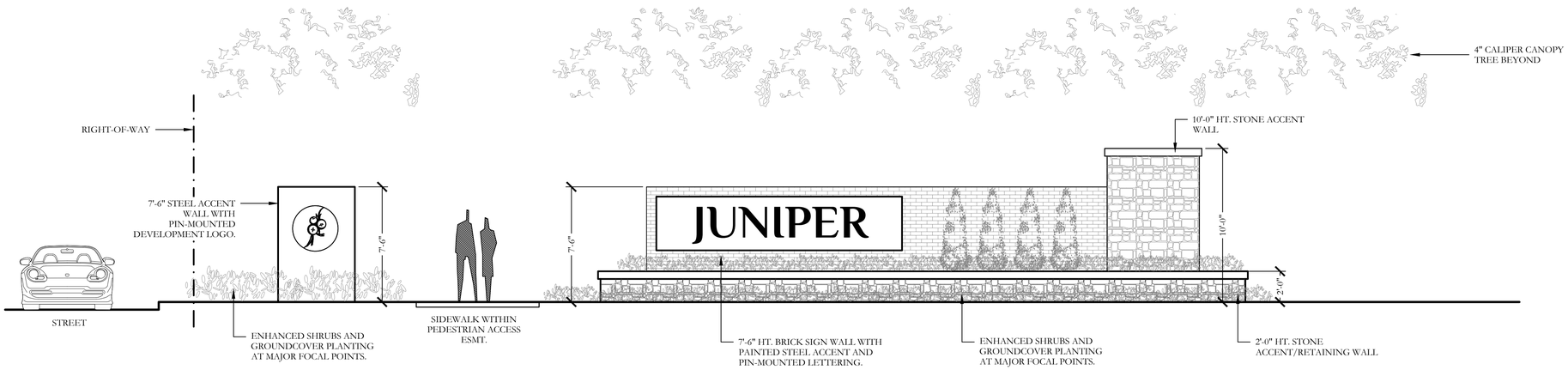
SCALE: 1" = 20'-0"





MAIN ENTRY SIGNAGE/TRAIL STOP - SECTION A (TYPICAL NORTH AND SOUTH TRAIL STOP)
SECTION/ELEVATION

SCALE: 1/4" = 1'-0"



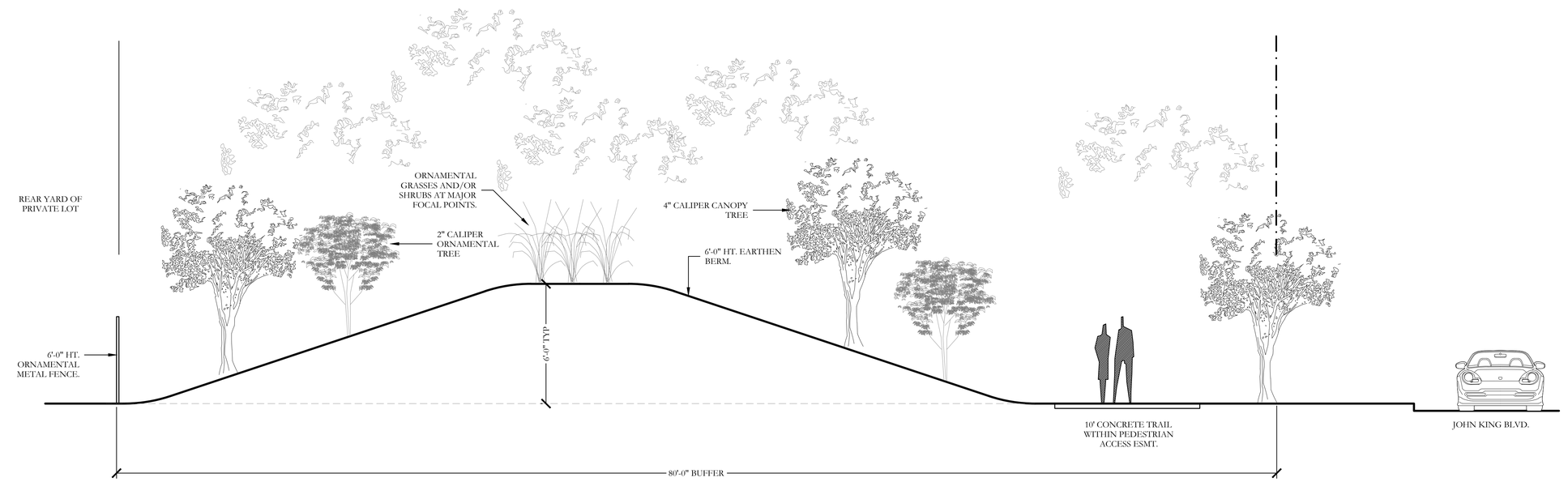
MAIN ENTRY SIGNAGE/TRAIL STOP
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT/TRAIL STOP ELEVATIONS

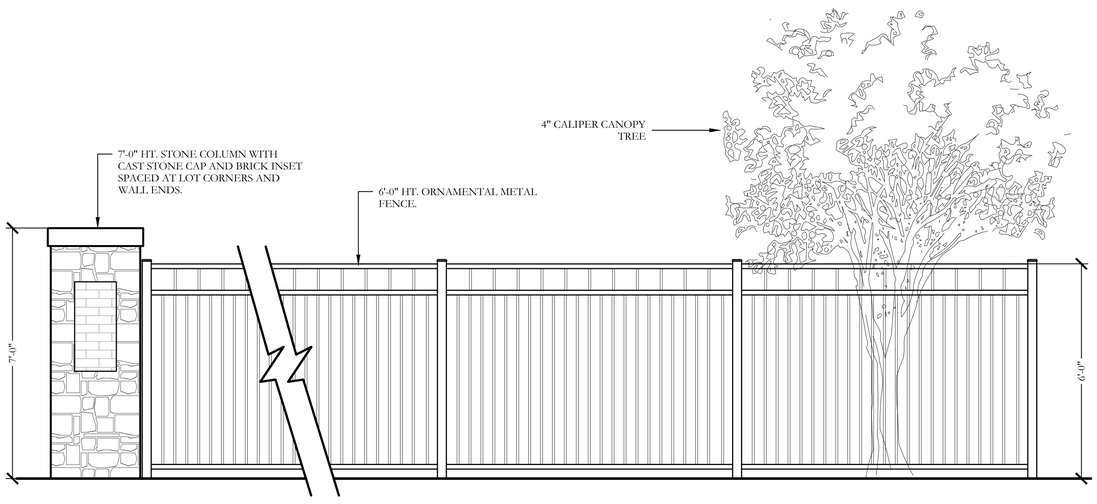
City of Rockwall, Rockwall County, Texas

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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



TYPICAL CROSS SECTION OF JOHN KING BLVD.
ELEVATION

SCALE: 1/4" = 1'-0"



TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS
ELEVATION

SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

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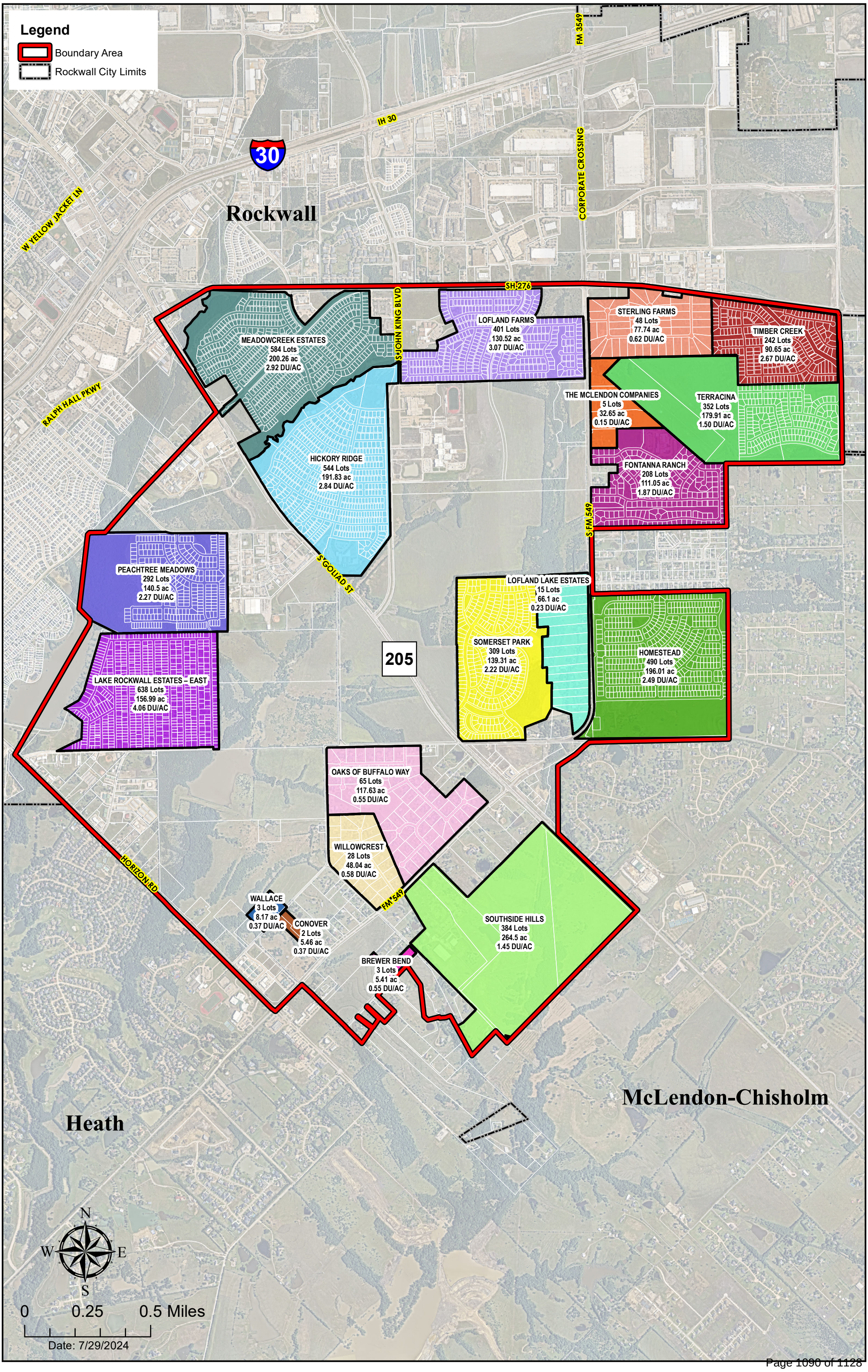




JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

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
Boundary Area
Rockwall City Limits
IH 30
30
FM 3549
CORPORATE CROSSING
Rockwall
W YELLOW JACKET LN
SH 276
S JOHN KING BLVD
MEADOWCREEK ESTATES
584 Lots
200.26 ac
2.92 DU/AC
LOFLAND FARMS
401 Lots
130.52 ac
3.07 DU/AC
STERLING FARMS
48 Lots
77.74 ac
0.62 DU/AC
TIMBER CREEK
242 Lots
90.65 ac
2.67 DU/AC
RALPH HALL PKWY
HICKORY RIDGE
544 Lots
191.83 ac
2.84 DU/AC
THE MCLENDON COMPANIES
5 Lots
32.65 ac
0.15 DU/AC
TERRACINA
352 Lots
179.91 ac
1.50 DU/AC
FONTANNA RANCH
208 Lots
111.05 ac
1.87 DU/AC
S FM 549
S GOLIAD ST
PEACHTREE MEADOWS
292 Lots
140.5 ac
2.27 DU/AC
LOFLAND LAKE ESTATES
15 Lots
66.1 ac
0.23 DU/AC
SOMERSET PARK
309 Lots
139.31 ac
2.22 DU/AC
HOMESTEAD
490 Lots
196.01 ac
2.49 DU/AC
LAKE ROCKWALL ESTATES – EAST
638 Lots
156.99 ac
4.06 DU/AC
205
OAKS OF BUFFALO WAY
65 Lots
117.63 ac
0.55 DU/AC
WILLOWCREST
28 Lots
48.04 ac
0.58 DU/AC
HORIZON RD
FM 549
WALLACE
3 Lots
8.17 ac
0.37 DU/AC
CONOVER
2 Lots
5.46 ac
0.37 DU/AC
SOUTHSIDE HILLS
384 Lots
264.5 ac
1.45 DU/AC
BREWER BEND
3 Lots
5.41 ac
0.55 DU/AC
Heath
McLendon-Chisholm
N
W
E
S
0
0.25
0.5 Miles
Date: 7/29/2024

16 SOUTH CENTRAL RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

POINTS OF REFERENCE

A. Meadow Creek Estates Subdivision
B. Hickory Ridge Subdivision
C. Lofland Farms Subdivision
D. RISD's Career Academy
E. Somerset Park Subdivision
F. Sterling Farms Subdivision
G. Fontanna Ranch Subdivision
H. Timber Creek Subdivision

LAND USE PALETTES

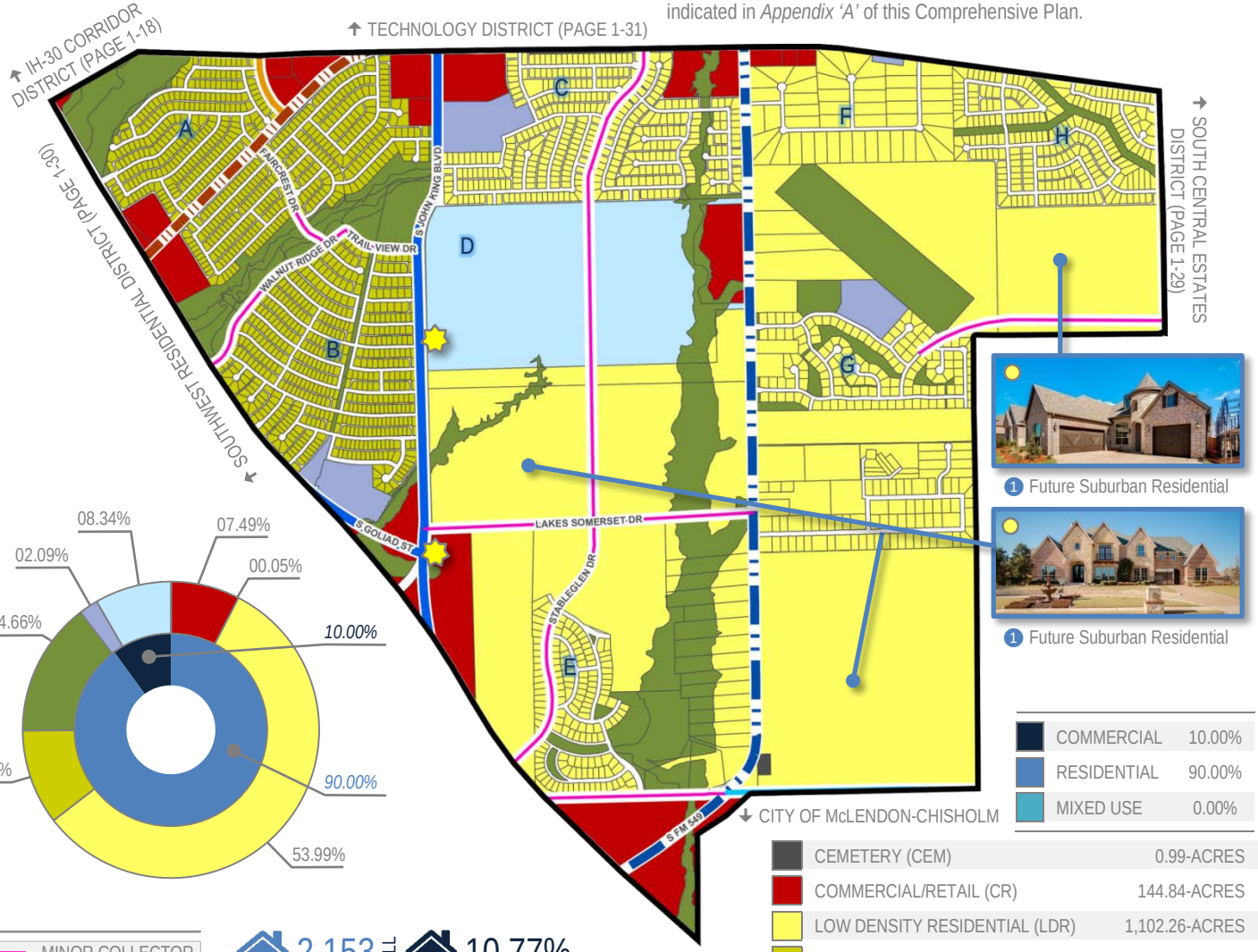
Current Land Use
Future Land Use

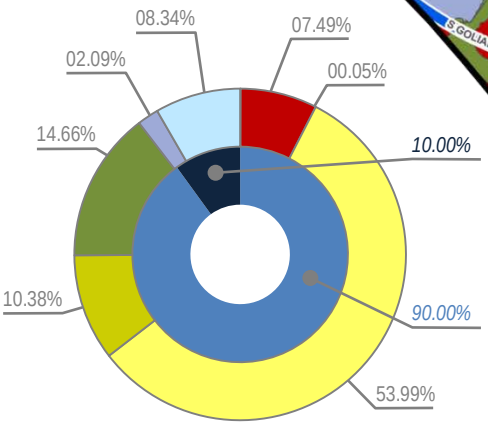
John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
2. *Commercial Land Uses*. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [*SH-205*] and SH-276 and S. Goliad Street [*SH-205*] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
3. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.





COMMERCIAL	10.00%
RESIDENTIAL	90.00%
MIXED USE	0.00%

CEMETERY (CEM)	0.99-ACRES
COMMERCIAL/RETAIL (CR)	144.84-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,102.26-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	200.85-ACRES
PARKS AND OPEN SPACE (OS)	283.44-ACRES
PUBLIC (P)	40.36-ACRES
QUASI-PUBLIC (QP)	161.33-ACRES

MINOR COLLECTOR
M4D
M4U
TXDOT 4D
TXDOT 6D

	CURRENT	% OF ROCKWALL	BUILD OUT
	2,153	10.77%	3,757
	5	0.28%	
	6,911	11.61%	12,060

18 SOUTHWEST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1. *Suburban Residential*. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2. *Commercial/Industrial Land Uses*. The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (*i.e. residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3. *Transitional Areas*. The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [*SH-205*]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



1 Current Suburban Residential

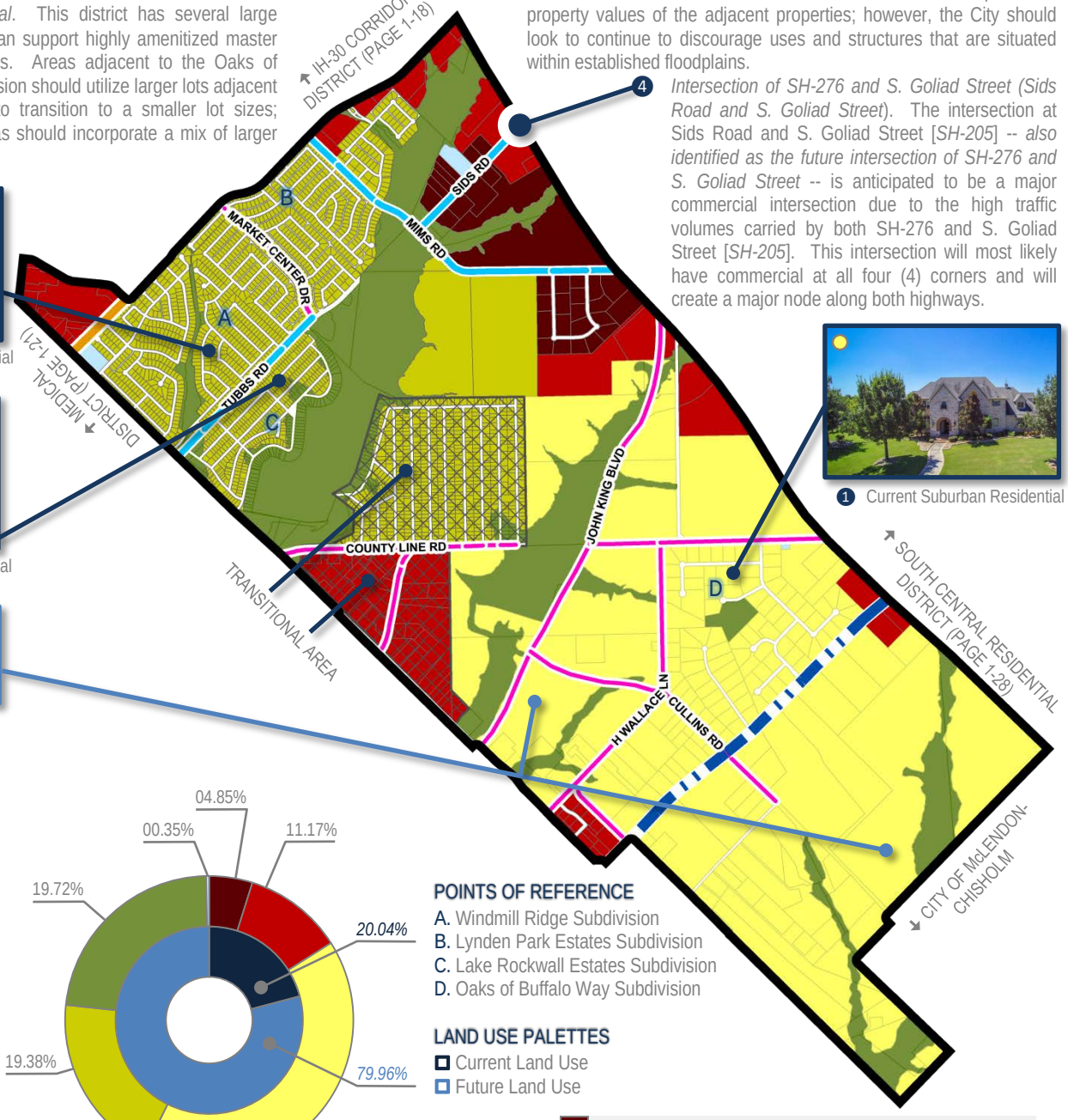


1 Current Suburban Residential



1 Future Suburban Residential

1 Current Suburban Residential



POINTS OF REFERENCE

A. Windmill Ridge Subdivision
B. Lynden Park Estates Subdivision
C. Lake Rockwall Estates Subdivision
D. Oaks of Buffalo Way Subdivision

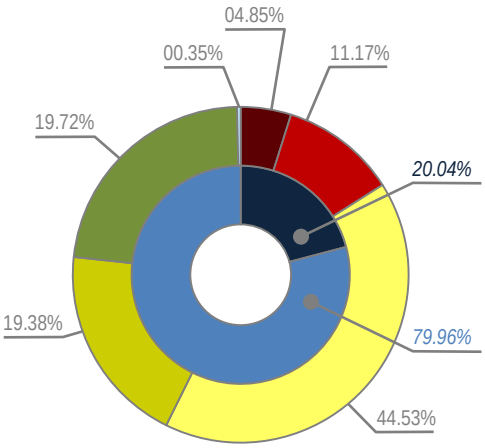
LAND USE PALETTES

Current Land Use
Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

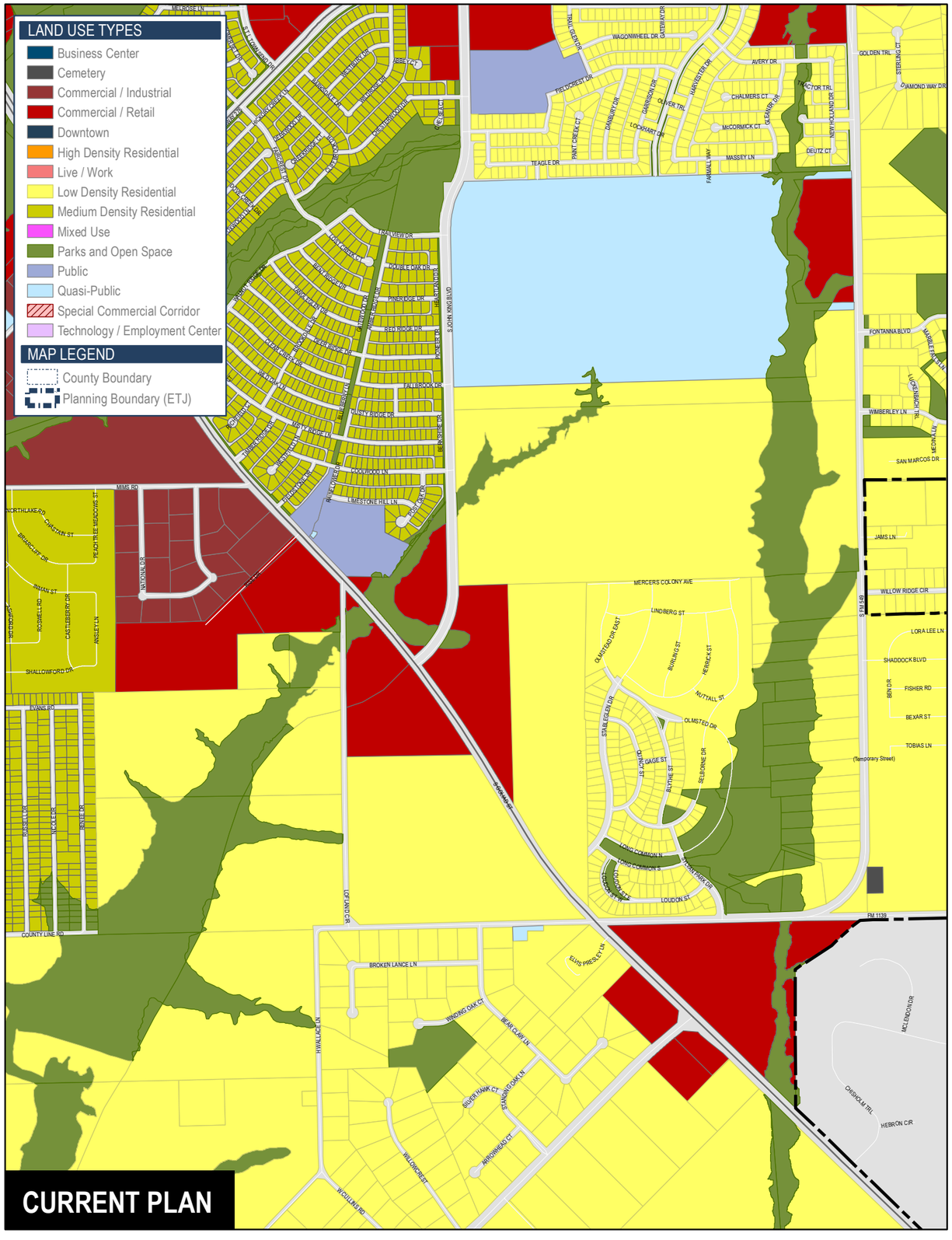
CURRENT
2,190
188
7,437

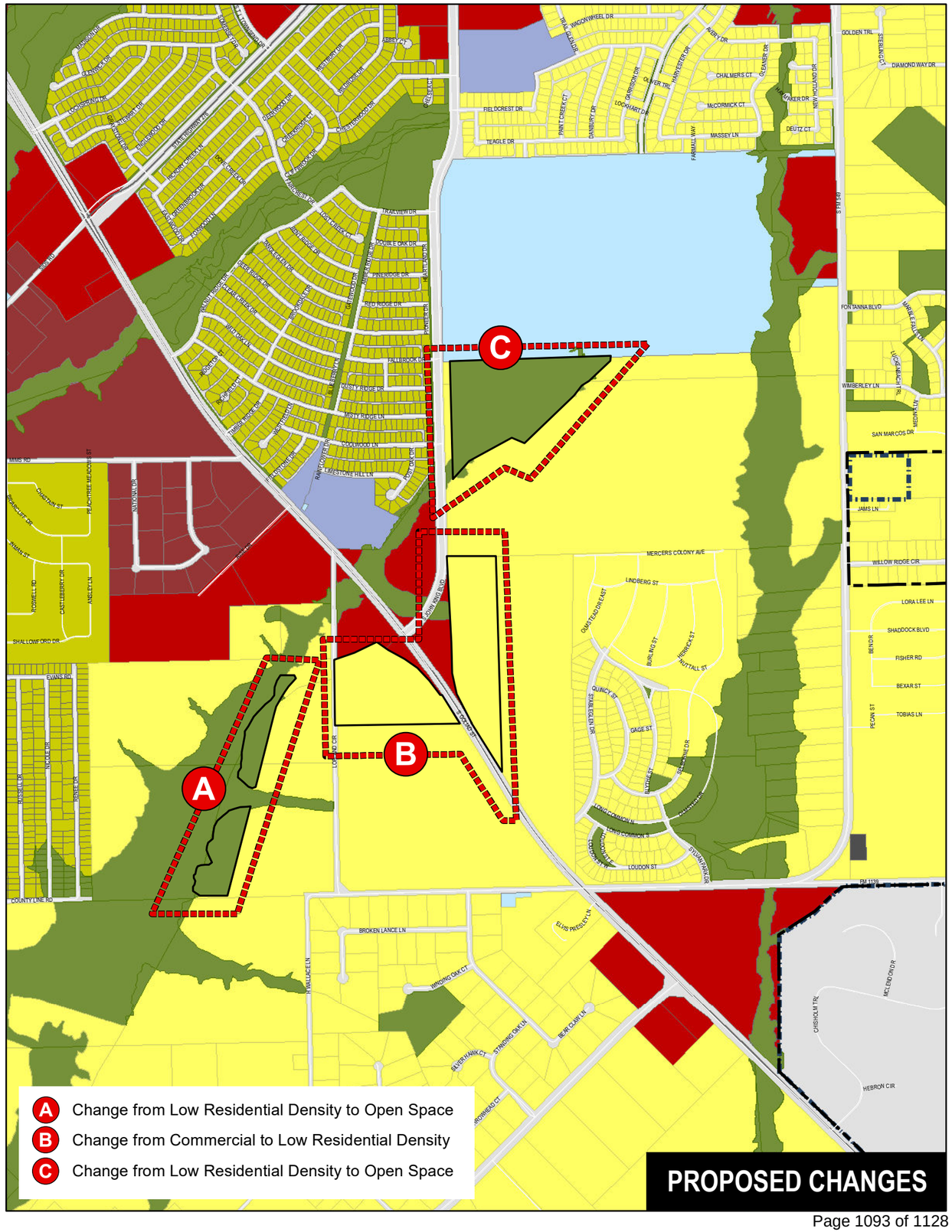


COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

MINOR COLLECTOR
M4D
M4U
TXDOT 4D

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES


LAND USE TYPES
Business Center
Cemetery
Commercial / Industrial
Commercial / Retail
Downtown
High Density Residential
Live / Work
Low Density Residential
Medium Density Residential
Mixed Use
Parks and Open Space
Public
Quasi-Public
Special Commercial Corridor
Technology / Employment Center
MAP LEGEND
County Boundary
Planning Boundary (ETJ)
CURRENT PLAN


C
A
B
A Change from Low Residential Density to Open Space
B Change from Commercial to Low Residential Density
C Change from Low Residential Density to Open Space
PROPOSED CHANGES

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 AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, *BEING* A 536.42-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACTS 7 & 7-2 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, 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 has received a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 536.42-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas 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 maybe 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*;

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SECTION 3. That development of the trails and trail heads for the *Subject Property* shall generally be in accordance with the *Trail and Trail Head Plan*, depicted 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 development of the amenities for the *Subject Property* shall generally be in accordance with the *Amenity Center Guidelines*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, 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 *Density and Development Standards*, outlined in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, 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 Planned Development Concept Plan depicted in Exhibit 'C' and Trail Layout Plan depicted in Exhibit 'D' of this ordinance* -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 7. That residential development on 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(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject 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 a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.

(1) Master Parks and Open Space Plan
(2) Master Plat
(3) Preliminary Plat
(4) PD Site Plan
(5) Final Plat

(c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

(d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

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(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.

(f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

SECTION 8. That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

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, 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 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 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 1ST DAY OF JULY, 2024.

_____

Trace Johannesen, *Mayor*

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ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *August 19, 2024*

2nd Reading: *September 3, 2024*

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Exhibit 'A':
Legal Description

BOUNDARY 1

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a ½-inch iron rod found at the northwest corner of a called 139.308-acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308-acre tract, at a distance of 973.07-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01-feet to a ½-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57-feet;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90-feet;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10-feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03-feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99-feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the northeast line of said SH 205, a distance of 19.60-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 06 degrees 20 minutes 55 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 1,275.25-feet (Chord Bearing North 34 degrees 13 minutes 17 seconds West - 1,274.59-feet), to the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93-feet and a central angle of 52 degrees 52 minutes 54 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 927.51-feet (Chord Bearing North 24 degrees 59 minutes 44 seconds East - 894.94-feet), to the point of tangency;

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THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35-feet to a ½-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00-acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00-acre tract, a distance of 3,696.05-feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54-feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00-acre tract, a distance of 669.62-feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00-acre tract, a distance of 393.66-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16-feet;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97-feet;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00-feet;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16-feet;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00-feet;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71-feet to a ½-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308-acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308-acre tract, a

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distance of 1,672.69-feet to the *POINT OF BEGINNING* and containing 268.2965-acres of land.

BOUNDARY 2

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120-acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.)., part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60-acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05-acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598-acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72-acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72-acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81-feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01-feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29-feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East 116.29-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tagent curve to the right, having a radius of 11,389.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95-feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East 496.91-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 08 degrees 54 minutes 51 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,775.05-feet (Chord Bearing South 35 degrees 28 minutes 22 seconds East 1,773.26-feet) to a point from which a found 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap bears North 55 degrees 23 minutes 36 seconds East, a distance of 2.26-feet;

THENCE South 55 degrees 23 minutes 36 seconds West, continuing with the southwest line of said SH 205, a distance of 44.21-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 299.87-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56-feet to a point on a non-tangent curve to the left, having a radius of 5,105.59-feet

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and a central angle of 12 degrees 47 minutes 28 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.82-feet (Chord Bearing South 38 degrees 03 minutes 30 seconds East 1,137.45-feet) to the south line of said Lofland 72-acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72-acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42-feet passing the southwest corner of said Lofland 72-acre tract and the southeast corner of said Lofland 60-acre tract, continuing with the south line of said Lofland 60-acre tract and the north line of said Lofland Circle, a total distance of 2,789.02-feet to the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60-acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98-feet to the southwest corner of said Lofland 60-acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60-acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25-feet to the northwest corner of said Lofland 60-acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60-acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28-feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60-acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98-feet to a ½-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60-acre tract and the south line of said Forrest tract, a total distance of 2,545.43-feet to the southeast corner of said Forrest tract, being in the west line of said Lofland 72-acre tract;

THENCE North 01 degree 05 minutes 11 seconds West, with the west line of said Lofland 72-acre tract and the east line of said Forrest tract, a distance of 571.91-feet to the *POINT OF BEGINNING* and containing 242.8992-acres of land.

BOUNDARY 3

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod (controlling monument) found at the northwest corner of a tract of land described in a right-of-way deed to the State of Texas (FM 549) (variable width right-of-way), as described in Document No. 20200000017688, of the Official Public Records of Rockwall County, Texas (O.P.R.C.C.T.), being in an interior south line of a called 173.00-acre tract of land described in a deed to the Rockwall Independent School District, as recorded in Instrument No, 2010-00443616 O.P.R.R.C.T.;

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,037.85-feet;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a

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distance of 50.00-feet;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 50.00-feet;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 50.12-feet to a 5/8-inch iron rod found;

THENCE South 00 degrees 54 minutes 23 seconds East, continuing with the west line of said FM 549, a distance of 171.74-feet to a 5/8-inch iron rod (controlling monument) found in an interior north line of said 173.00-acre tract;

THENCE South 88 degrees 23 minutes 38 seconds West, with said north line, a distance of 572.76-feet to a point in a creek;

THENCE North 18 degrees 43 minutes 38 seconds West, with an interior east line of said 173.00-acre tract and generally along said creek, a distance of 15.83-feet;

THENCE North 13 degrees 52 minutes 54 seconds West, continuing with said east line and generally along said creek, a distance of 165.60-feet;

THENCE North 50 degrees 33 minutes 15 seconds East, continuing with said east line and generally along said creek, a distance of 85.13-feet;

THENCE North 72 degrees 01 minute 55 seconds East, continuing with said east line and generally along said creek, a distance of 38.44-feet;

THENCE North 15 degrees 26 minutes 07 seconds East, continuing with said east line, a distance of 119.88-feet;

THENCE North 09 degrees 56 minutes 47 seconds West, continuing with said east line and generally along said creek, a distance of 80.55-feet;

THENCE North 51 degrees 24 minutes 38 seconds West, continuing with said east line and generally along said creek, a distance of 90.30-feet;

THENCE South 89 degrees 08 minutes 06 seconds West, continuing with said east line and generally along said creek, a distance of 96.61-feet;

THENCE North 00 degrees 45 minutes 48 seconds West, continuing with said east line and generally along said creek, a distance of 367.60-feet;

THENCE North 27 degrees 52 minutes 21 seconds East, continuing with said east line and generally along said creek, a distance of 163.10-feet;

THENCE North 22 degrees 05 minutes 52 seconds East, continuing with said east line, a distance of 149.77-feet;

THENCE North 28 degrees 18 minutes 12 seconds West, continuing with said east line and generally along said creek, a distance of 135.42-feet;

THENCE North 88 degrees 23 minutes 38 seconds East, with the above referenced interior south line, a distance of 581.01-feet to the *POINT OF BEGINNING* and containing 16.89-acres of land.

BOUNDARY 4

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

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Exhibit 'A':
Legal Description

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93-feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60-feet to the point of curvature of a curve to the right, having a radius of 894.93-feet and a central angle of 52 degrees 46 minutes 14 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 824.25 (Chord Bearing South 24 degrees 56 minutes 28 seconds West 795.42-feet), to the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 01 degree 59 minutes 12 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the left, an arc distance of 399.07-feet (Chord Bearing North 38 degrees 56 minutes 12 seconds West 399.05-feet);

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00-feet the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05-feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West 503.01-feet);

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00-feet to the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75-feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West 161.75-feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed ½-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86-feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07-feet to the southernmost southeast corner of said Hickory Ridge Phase Four;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17-feet to the *POINT OF BEGINNING* and containing 15.5866-acres of land.

DRAFT ORDINANCE 08.19.2024

Exhibit 'B':
Survey

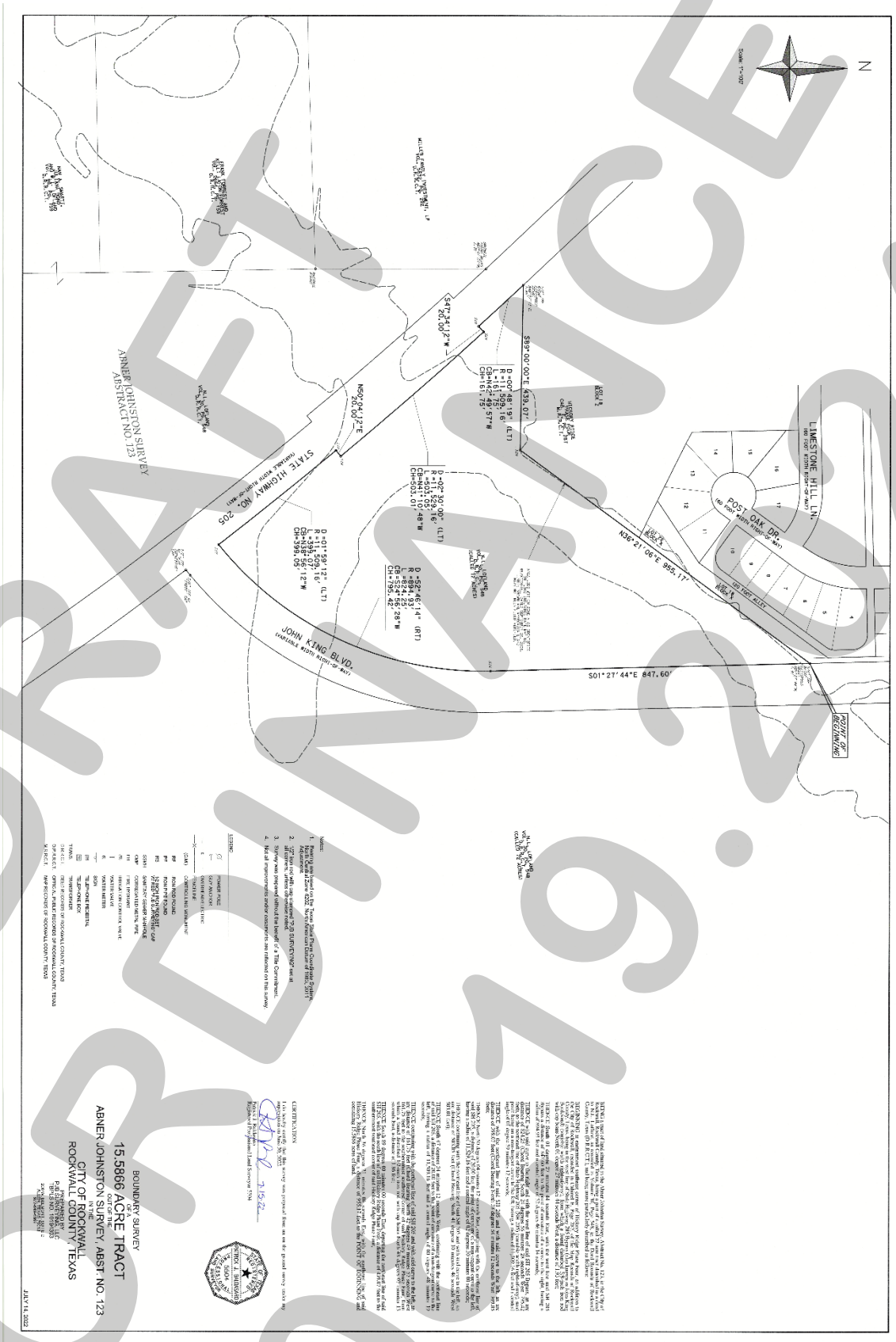
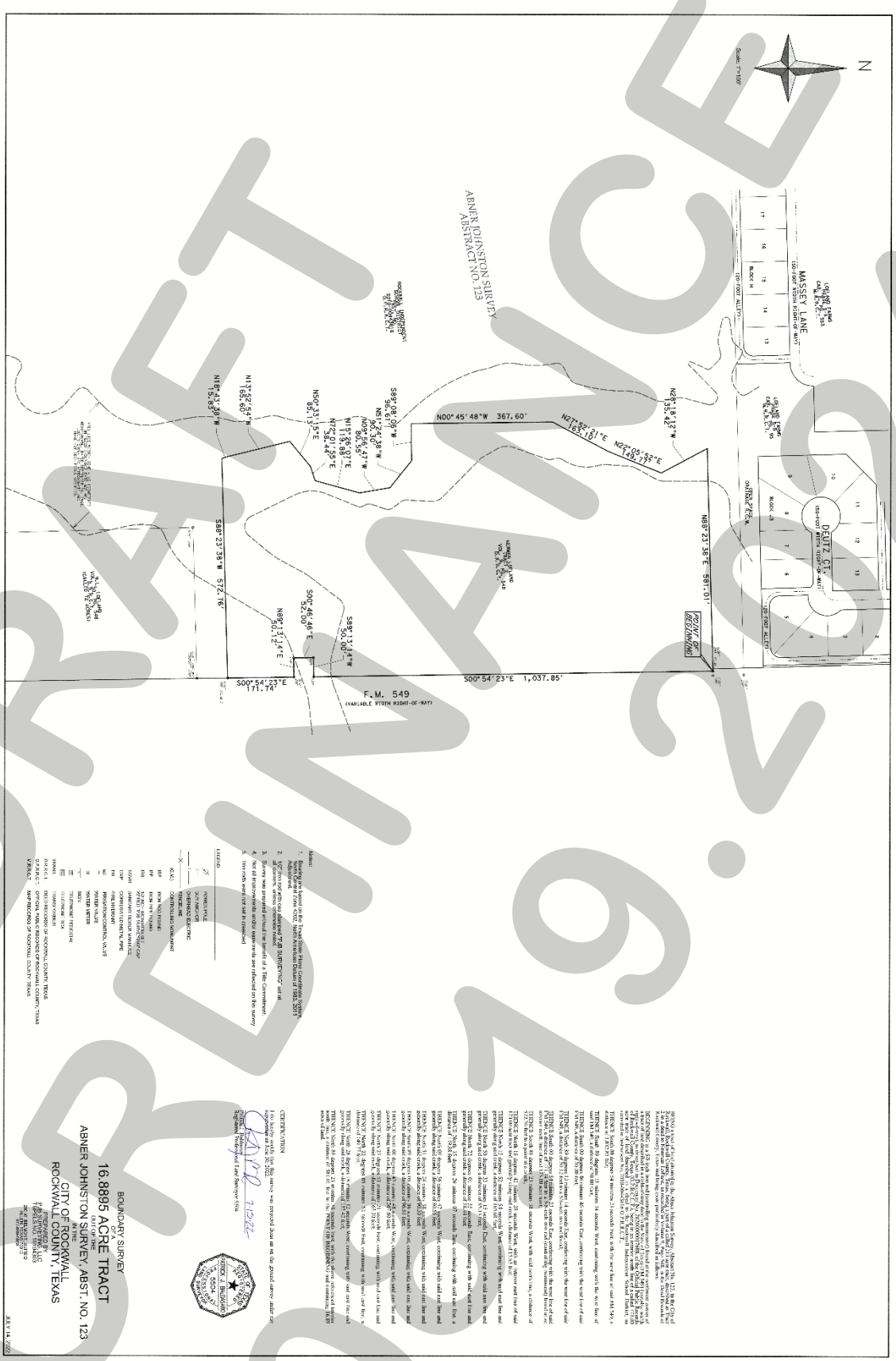


Exhibit 'B':
Survey



DRAFT ORDINANCE 10.19.2024

Exhibit 'B':
Survey

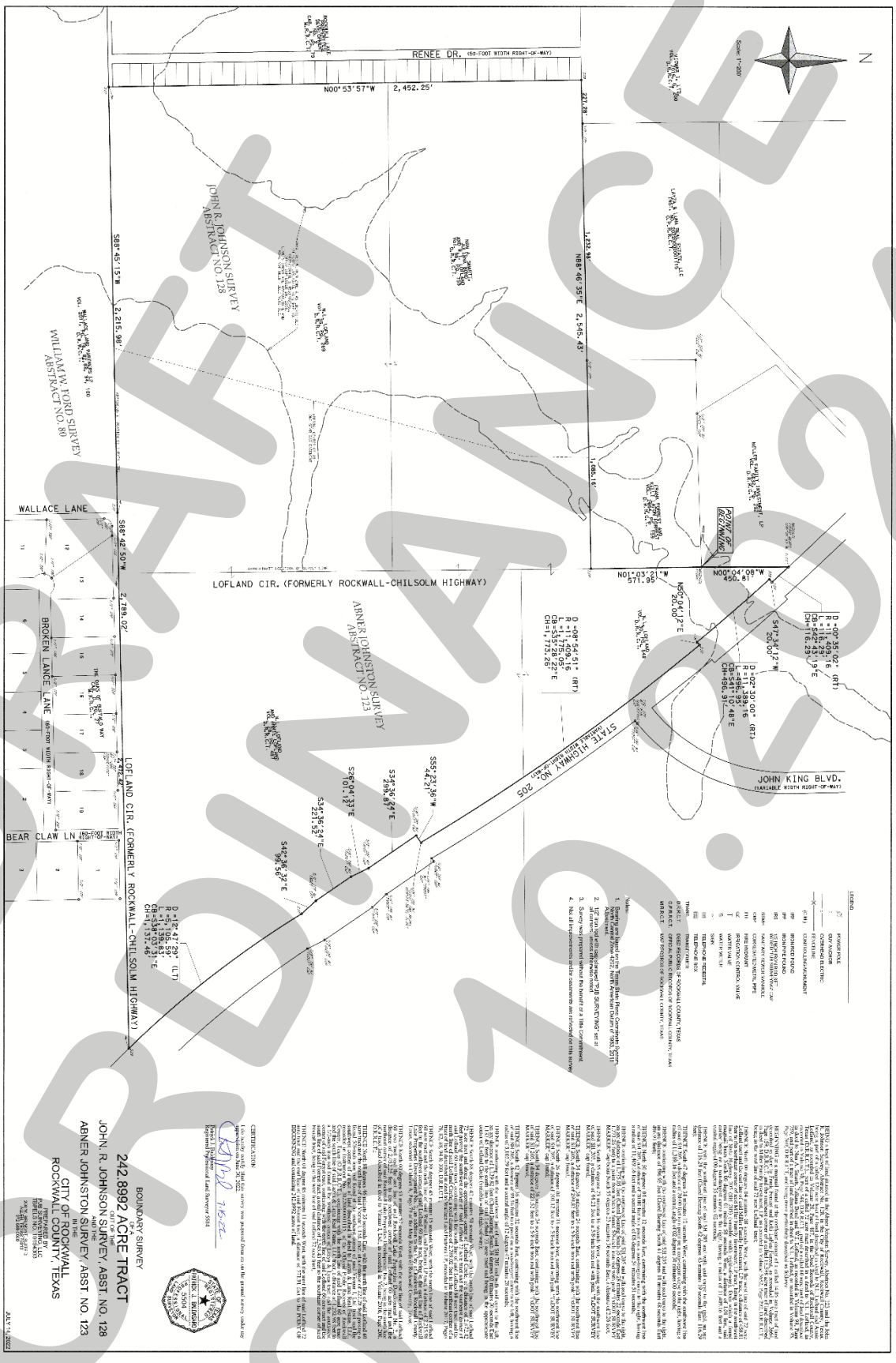
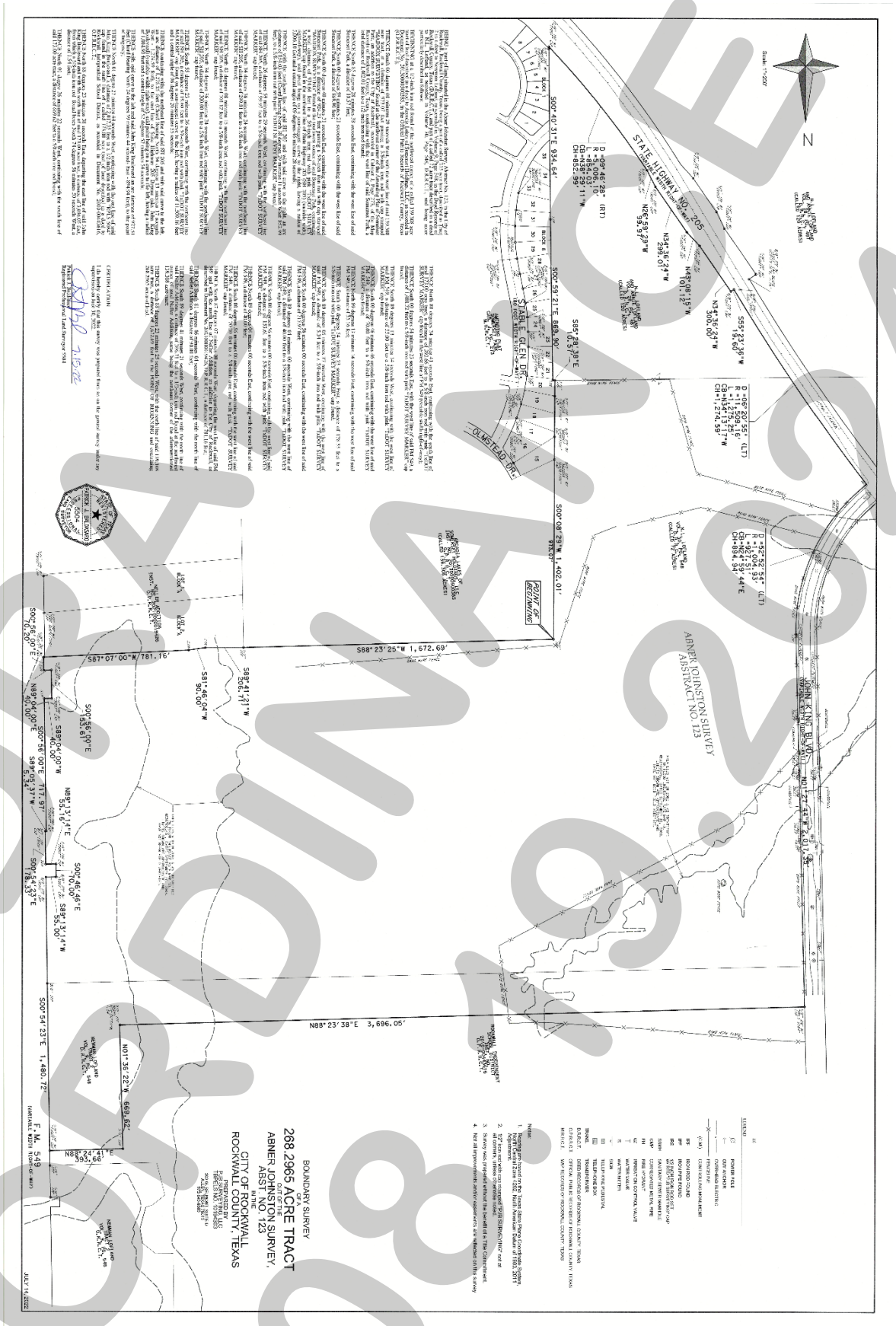
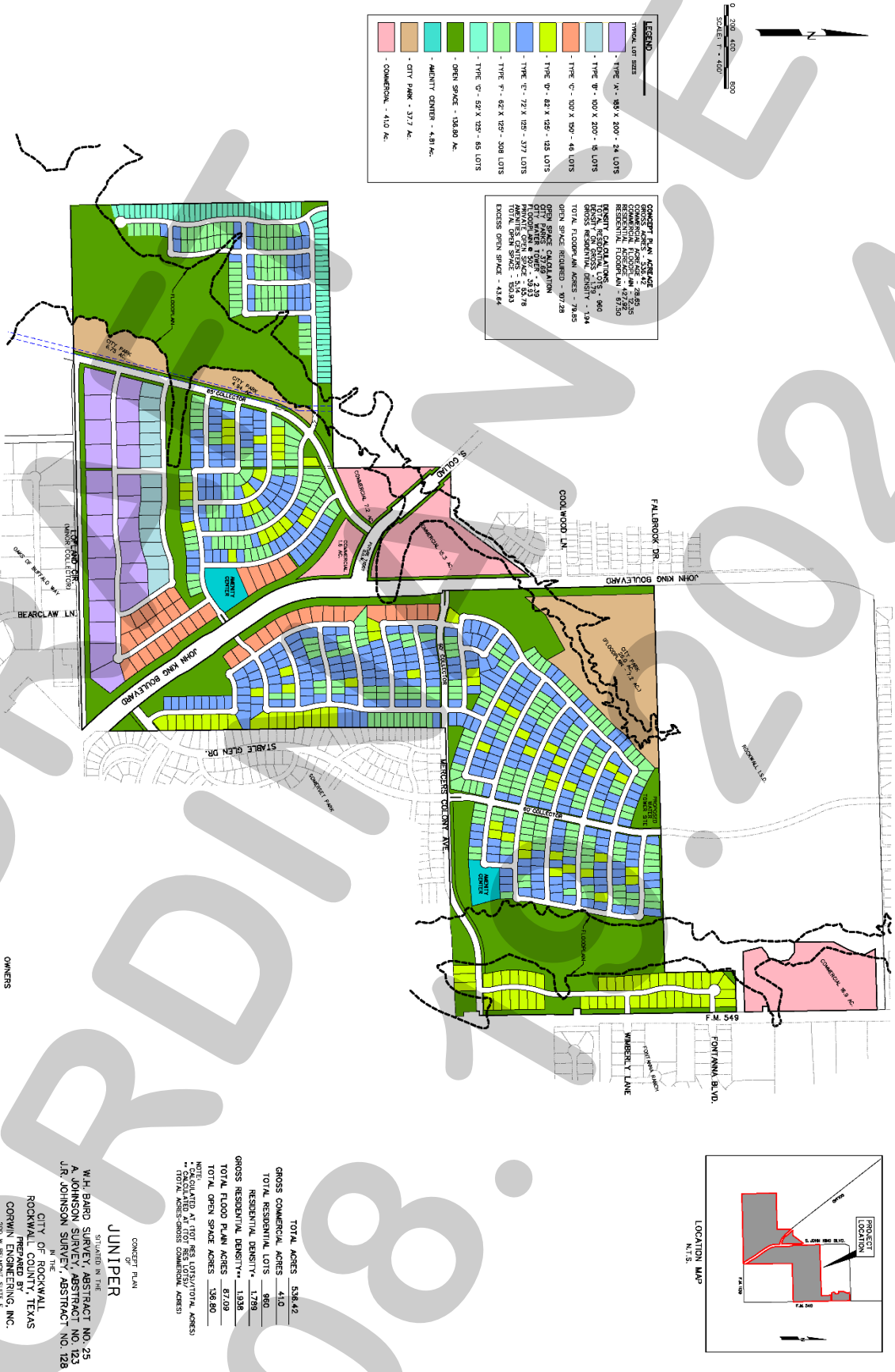

RENEE DR. (50-FOOT WIDTH RIGHT-OF-WAY)
N00°53'57"W 2,452.25'
S88°45'15"W 2,215.98'
JOHN R. JOHNSON SURVEY ABSTRACT NO. 128
WILLIAM W. FORD SURVEY ABSTRACT NO. 80
N88°46'35"E 2,545.43'
WALLACE LANE
S88°42'50"W 2,789.02'
BROKEN LANE LANE (60' WIDTH RIGHT-OF-WAY)
LOFLAND CIR. (FORMERLY ROCKWALL-CHILSOM HIGHWAY)
BEAR CLAW LN (60' WIDTH RIGHT-OF-WAY)
ABNER JOHNSTON SURVEY ABSTRACT NO. 123
STATE HIGHWAY NO. 205 (VARIABLE WIDTH RIGHT-OF-WAY)
JOHN KING BLVD. (VARIABLE WIDTH RIGHT-OF-WAY)
N01°03'21"W 571.95'
N00°04'08"W 450.81'
S47°34'12"W 200.00'
N50°04'12"E 20.00'
D=00°35'02" (RT)
R=1,962.39'
L=16.23'
CH=542°45'19"E
CH=16.23'
D=02°30'00" (RT)
R=11,399.16'
L=496.91'
CH=541°19'48"E
CH=496.91'
D=08°54'51" (RT)
R=11,409.16'
L=1,775.09'
CH=537°25'07"E
CH=1,773.26'
D=12°45'29" (LT)
R=1,196.83'
L=266.43'
CH=537°46'31"E
CH=265.91'
S55°23'36"W 42.21'
S34°36'24"E 298.87'
S26°04'33"E 101.32'
S34°36'24"E 221.52'
S42°36'32"E 96.36'
LEGEND
POINT FOUND
SET 1/2" IRON ROD WITH CAP
OVERHEAD ELECTRIC
FENCELINE
CONTROLLING MONUMENT
(C.M.)
IRF IRON ROD FOUND
IRS IRON ROD SET
CIRS CORNER IS SET WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "KAZ INC"
CMF CORNER IS FOUND WITH IRS
FH FIRE HYDRANT
IC IRRIGATION CONTROL VALVE
WM WATER METER
SIGN
TELEPHONE PEDESTAL
TRANSFORMER BOX
R.O.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS
Notes:
1. Bearings based on the Texas Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. This survey was prepared "FOR DEVELOPMENT PURPOSES ONLY" and is not to be used or viewed or relied upon as a final survey document.
3. Survey was prepared without the benefit of a title commitment.
4. Not all improvements and/or easements are noticed for this survey.
BEGINNING at an iron rod found at the northeast corner of a called 0.429 acre tract of land described in deed to Loflan Cir. Properties, LLC, recorded in Instrument No. 20190000000000, Official Public Records of Rockwall County, Texas, and the northwest corner of a called 0.26 acre tract of land described in deed to Loflan Cir. Properties, LLC, recorded in Instrument No. 20190000000000, Official Public Records of Rockwall County, Texas, same being in the south right-of-way line of Loflan Cir. (formerly Rockwall-Chilsom Highway) (a variable width right-of-way);
THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 0.26 acre tract, a distance of 450.81 feet to a 1/2" iron rod found for corner in the south right-of-way line of State Highway No. 205 (a variable width right-of-way);
THENCE North 01 degrees 03 minutes 21 seconds West, continuing with the west line of said 0.26 acre tract, a distance of 571.95 feet to a 1/2" iron rod found for corner in the north right-of-way line of said State Highway No. 205, same being the southeast corner of a called 0.26 acre tract of land described in deed to Loflan Cir. Properties, LLC, recorded in Instrument No. 20190000000000, Official Public Records of Rockwall County, Texas;
THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northwest line of said 0.26 acre tract, a distance of 20.00 feet to a 1/2" iron rod found for corner in the south right-of-way line of Loflan Cir. (formerly Rockwall-Chilsom Highway) (a variable width right-of-way);
THENCE South 47 degrees 34 minutes 12 seconds East, with the northeast line of said 0.26 acre tract, a distance of 200.02 feet to a 1/2" iron rod found for corner in the south right-of-way line of said Loflan Cir. (formerly Rockwall-Chilsom Highway), same being the northeast corner of said 0.26 acre tract;
THENCE with the south right-of-way line of said Loflan Cir. (formerly Rockwall-Chilsom Highway) and the north line of said 0.26 acre tract, the following courses and distances:
South 42 degrees 36 minutes 32 seconds East, a distance of 96.36 feet to a 1/2" iron rod found for corner;
South 34 degrees 36 minutes 24 seconds East, a distance of 221.52 feet to a 1/2" iron rod found for corner;
South 26 degrees 04 minutes 33 seconds East, a distance of 101.32 feet to a 1/2" iron rod found for corner;
South 34 degrees 36 minutes 24 seconds East, a distance of 298.87 feet to a 1/2" iron rod found for corner;
South 55 degrees 23 minutes 36 seconds West, a distance of 42.21 feet to a 1/2" iron rod found for corner in the north right-of-way line of John King Blvd. (a variable width right-of-way);
THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the northeast line of said 0.26 acre tract, a distance of 16.23 feet to a 1/2" iron rod found for corner in the south right-of-way line of said John King Blvd., same being the northeast corner of a called 0.26 acre tract of land described in deed to Loflan Cir. Properties, LLC, recorded in Instrument No. 20190000000000, Official Public Records of Rockwall County, Texas;
THENCE with the south right-of-way line of said John King Blvd. and the north line of said 0.26 acre tract, the following courses and distances:
South 42 degrees 34 minutes 19 seconds West, a distance of 266.43 feet to a 1/2" iron rod found for corner;
South 47 degrees 34 minutes 12 seconds West, a distance of 200.00 feet to a 1/2" iron rod found for corner;
South 42 degrees 25 minutes 48 seconds East, a distance of 496.91 feet to a 1/2" iron rod found for corner;
South 47 degrees 34 minutes 12 seconds West, a distance of 1,775.26 feet to a 1/2" iron rod found for corner;
South 42 degrees 25 minutes 48 seconds East, a distance of 1,773.26 feet to a 1/2" iron rod found for corner in the north right-of-way line of Loflan Cir. (formerly Rockwall-Chilsom Highway);
THENCE with the south right-of-way line of said Loflan Cir. (formerly Rockwall-Chilsom Highway) and the north line of said 0.26 acre tract, the following courses and distances:
South 47 degrees 34 minutes 12 seconds West, a distance of 265.91 feet to a 1/2" iron rod found for corner;
South 42 degrees 25 minutes 48 seconds East, a distance of 16.23 feet to a 1/2" iron rod found for corner;
South 47 degrees 34 minutes 12 seconds West, a distance of 542.45 feet to a 1/2" iron rod found for corner;
South 42 degrees 25 minutes 48 seconds East, a distance of 1,962.39 feet to a 1/2" iron rod found for corner;
South 47 degrees 34 minutes 12 seconds West, a distance of 1,196.83 feet to a 1/2" iron rod found for corner;
South 42 degrees 25 minutes 48 seconds East, a distance of 266.43 feet to a 1/2" iron rod found for corner;
South 47 degrees 34 minutes 12 seconds West, a distance of 1,962.39 feet to a 1/2" iron rod found for corner;
South 42 degrees 25 minutes 48 seconds East, a distance of 1,962.39

Exhibit 'B':
Survey



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07.19.2024

Exhibit 'C':
Concept Plan



OWNERS
J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,
WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,
GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND
(LOFLAND FAMILY TRUSTS)
DALLAS, TEXAS 75225

CONCEPT PLAN
OF
JUNIPER
SITUATED IN THE
W.H. BAIRD SURVEY, ABSTRACT NO. 25
A. JOHNSON SURVEY, ABSTRACT NO. 123
J.R. JOHNSON SURVEY, ABSTRACT NO. 128
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
CORWIN ENGINEERING, INC.
200 N. JACKSON STREET
ALLEN, TEXAS 75013
972-396-1200
AUGUST 2024 SCALE 1" = 400'

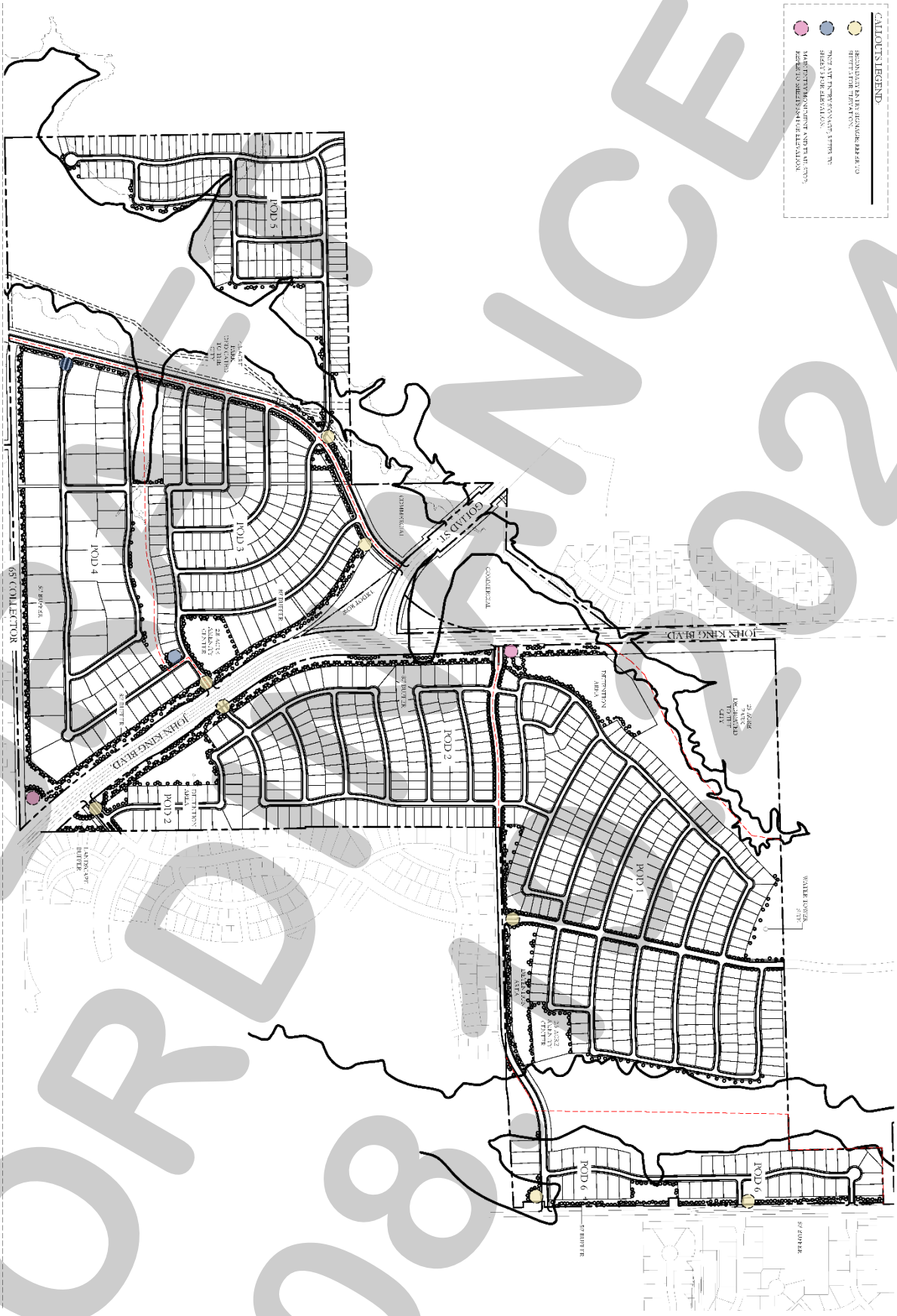
CASE NO. XXXX

TOTAL ACRES	538.42
GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	960
RESIDENTIAL DENSITY*	1.789
GROSS RESIDENTIAL DENSITY**	1.938
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	136.80

NOTES:
* CALCULATED AT (TOT. RES. LOTS)/(TOTAL ACRES)
** CALCULATED AT (TOT. RES. LOTS)/(TOTAL ACRES - TOTAL ACRES GROSS COMMERCIAL ACRES)

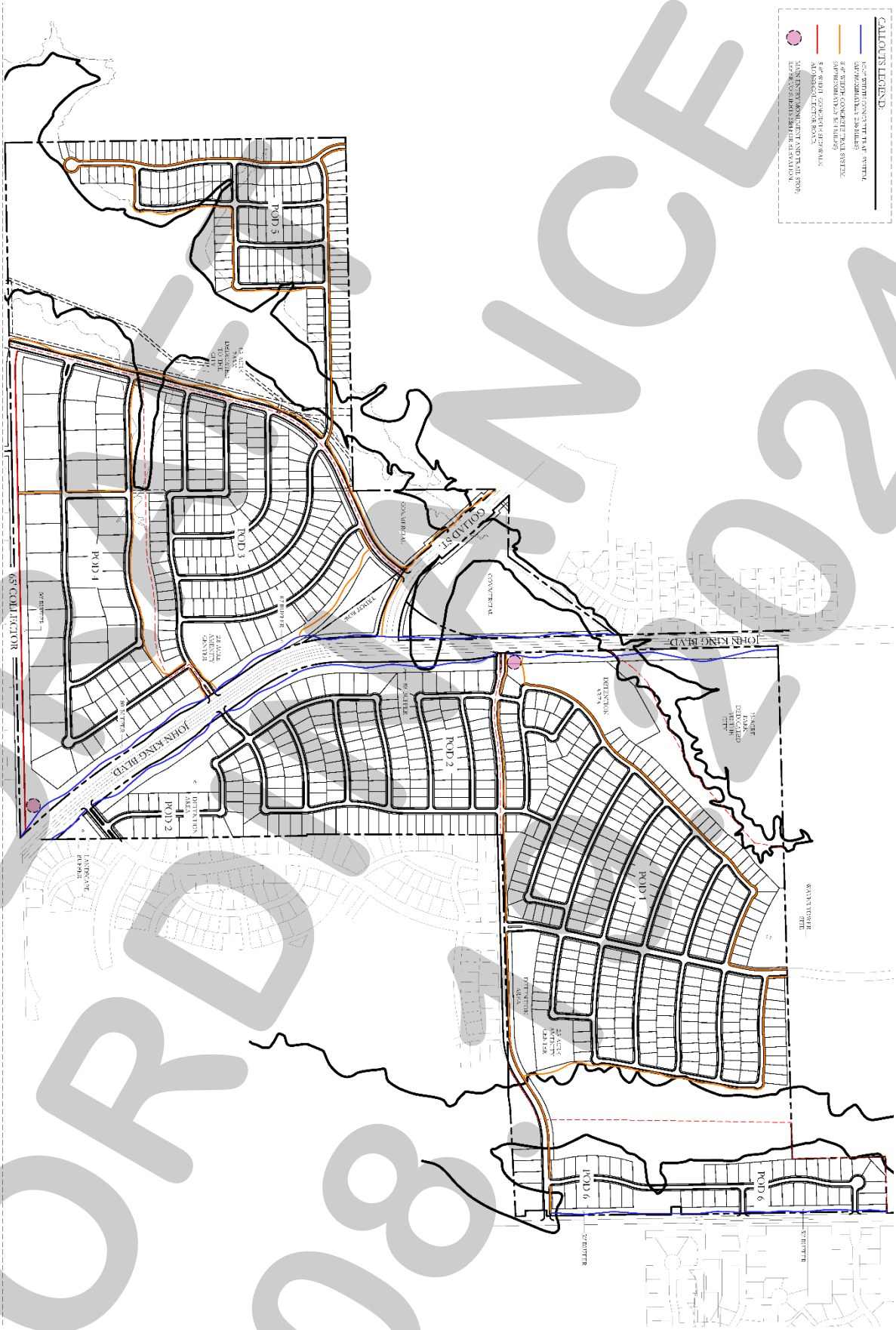
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Exhibit 'D':
Entry Signage and Trail Plan



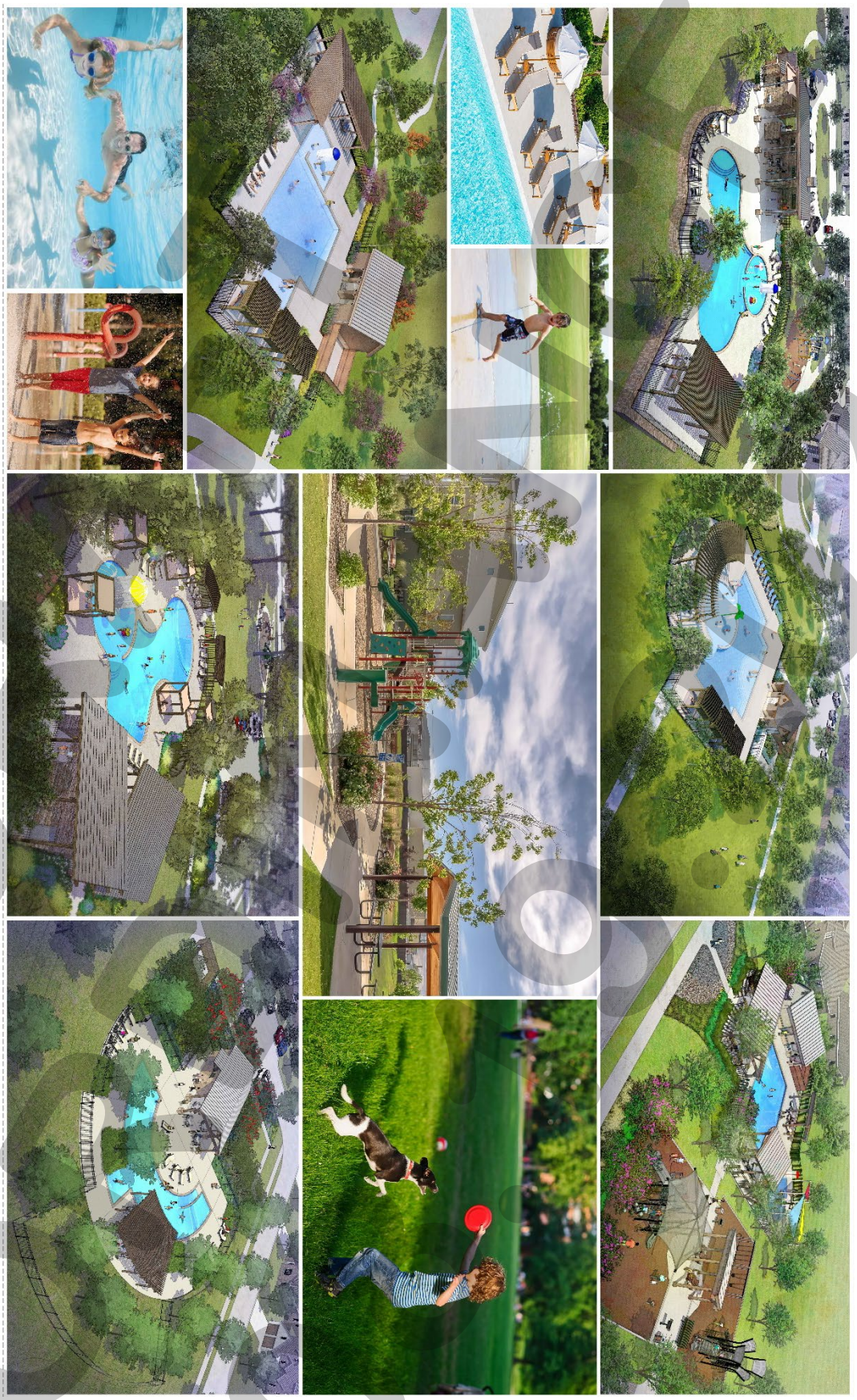
DRAFT ORDINANCE 08-19-2024

Exhibit 'D':
Entry Signage and Trail Plan



DRAFT ORDINANCE 08-2024

Exhibit 'E':
Amenity Centers



DRAFT 10.08.2024

Exhibit 'F':
Density and Development Standards

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) *Residential Land Uses*. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) *Non-Residential Land Uses*. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- CONVENT, MONASTERY, OR TEMPLE
- COMMERCIAL PARKING GARAGE
- RESIDENCE HOTEL
- MOTEL
- CEMETERY/MAUSOLEUM
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPITAL
- MORTUARY OR FUNERAL CHAPEL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- TRADE SCHOOL
- MINOR AUTO REPAIR GARAGE
- SELF SERVICE CAR WASH
- SERVICE STATION
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- ANTENNA DISH
- COMMERCIAL FREESTANDING ANTENNA
- HELIPAD
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY

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08.19.2024

(2) *Residential Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	43,560 SF	24	02.50%
B	100' x 200'	21,780 SF	15	01.56%
C	100' x 140'	12,000 SF	46	04.79%
D	82' x 125'	9,600 SF	125	13.02%
E	72' x 125'	8,640 SF	377	39.27%
F	62' x 125'	7,440 SF	308	32.08%
G	52' x 120'	6,000 SF	65	06.77%
		Maximum Permitted Units:	*960*	*100.00%*

(3) *Density and Dimensional Requirements*. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

(a) *Residential*. Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed *1.76* dwelling units per gross acre of land; however, in no case should the proposed development exceed *960* units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	**A**	**B**	**C**	**D**	**E**	**F**	**G**
Minimum Lot Width [1]	185'	100'	100'	82'	72'	62'	52'
Minimum Lot Depth	200'	200'	140'	125'	125'	125'	120'
Minimum Lot Area (SF)	43,560	21,780	12,000	9,600	8,640	7,440	6,000
Minimum Front Yard Setback [2], [5] & [6]	30'	30'	20'	20'	20'	20'	20'
Minimum Side Yard Setback	15'	15'	10'	6'	6'	6'	6'
Minimum Length of Driveway Pavement [8]	20'	20'	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	30'	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [7]	3,200	3,200	3,200	2,800	2,750	2,400	2,000
Maximum Lot Coverage	50%	65%	65%	65%	65%	65%	65%
Minimum Garage Parking Spaces	3	3	3	3	2	2	2

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% and the rear lot width reduced by ten (10) percent as measured at the front or rear property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line. For corner lots, the front yard building setback shall be applied to all property lines that have frontage on a public street. Keystone lots (*i.e. corner lots that share a rear yard with the side yard of another property*) shall be required to have the fencing at or behind the front yard building setback.

[3]: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.

[4]: The location of the *Rear Yard Building Setback* as measured from the rear property line.

[5]: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for

DRAFT NOT FOR OFFICIAL USE 08.19.2024

any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

[6]: *J-Swing* or *Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.

[7]: Air-conditioned space.

[8]: No drive approach for a residential lot shall be situated to allow access on a collector or arterial roadway.

(b) *Non-Residential*. Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of a 50-foot landscape buffer utilizing a berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) *Building Standards for Residential*. All residential development shall adhere to the following building standards:

(a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (*excluding dormers and walls over roof areas*). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (*e.g. HardiBoard or Hardie Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (*see examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitous fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



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FIGURE 2: EXAMPLES OF BOARD AND BATTEN



FIGURE 3: EXAMPLES OF HORIZONTAL LAP



(b) *Roof Pitch*. A minimum of an *8:12* roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a *4:12* roof pitch.

(c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design standards and orientation requirements:

(1) *Type 'A', 'B', 'C' & 'D' Lots*. The *Type 'A, 'B', 'C', & 'D' Lots* (*i.e. the yellow, orange, light blue, and purple lots depicted in Exhibit 'C'*) shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration*. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

(2) *Type 'E', 'F' & 'G' Lots*. A total of 24.96% or 171 of the *Type 'E', 'F', & 'G' Lots* (*i.e. dark blue, aqua, and light green colored lots depicted in Exhibit 'C'*) may have garage configurations that are oriented in a *Front Entry* garage configuration (*i.e. where the garage door faces the street*); however the front façade of the garage shall be setback a minimum of five (5) feet behind the front façade of the primary structure and the font yard building setback shall increased to 25-feet. The remaining 75.04% or 514 of the *Type 'E', 'F', & 'G' Lots* shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage*

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is situated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing* (*or j-swing*) garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (*or j-swing*) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, the following architectural elements must be incorporated into all garage configurations: [*1*] carriage style hardware and lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in *Figure 4*.

FIGURE 4. EXAMPLES OF ENHANCED WOOD GARAGE DOOR

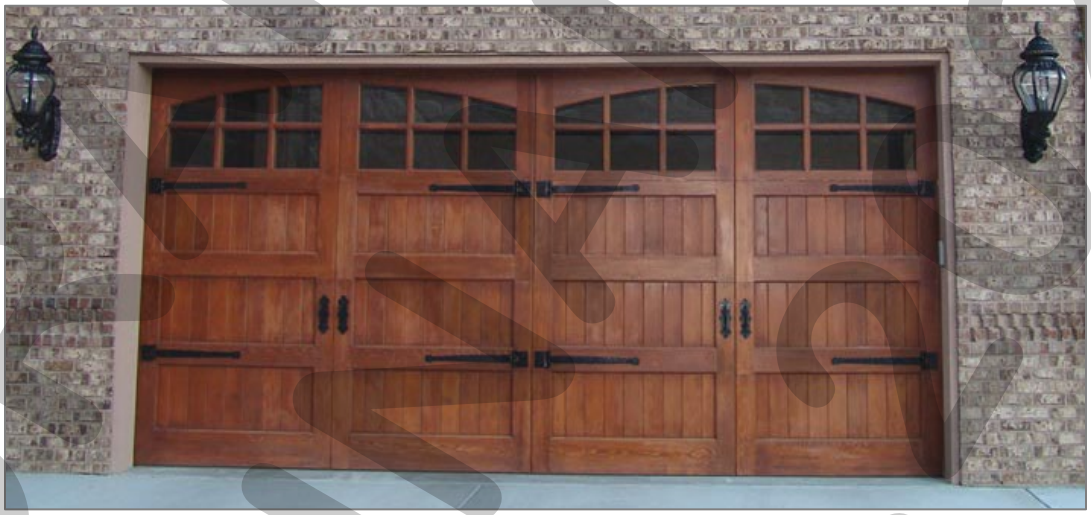
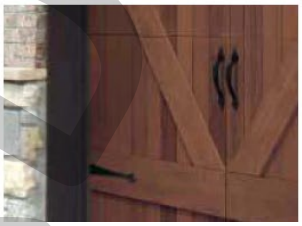


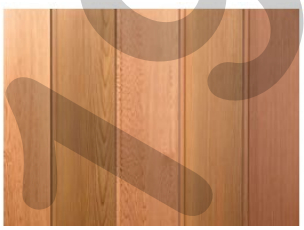
FIGURE 5: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



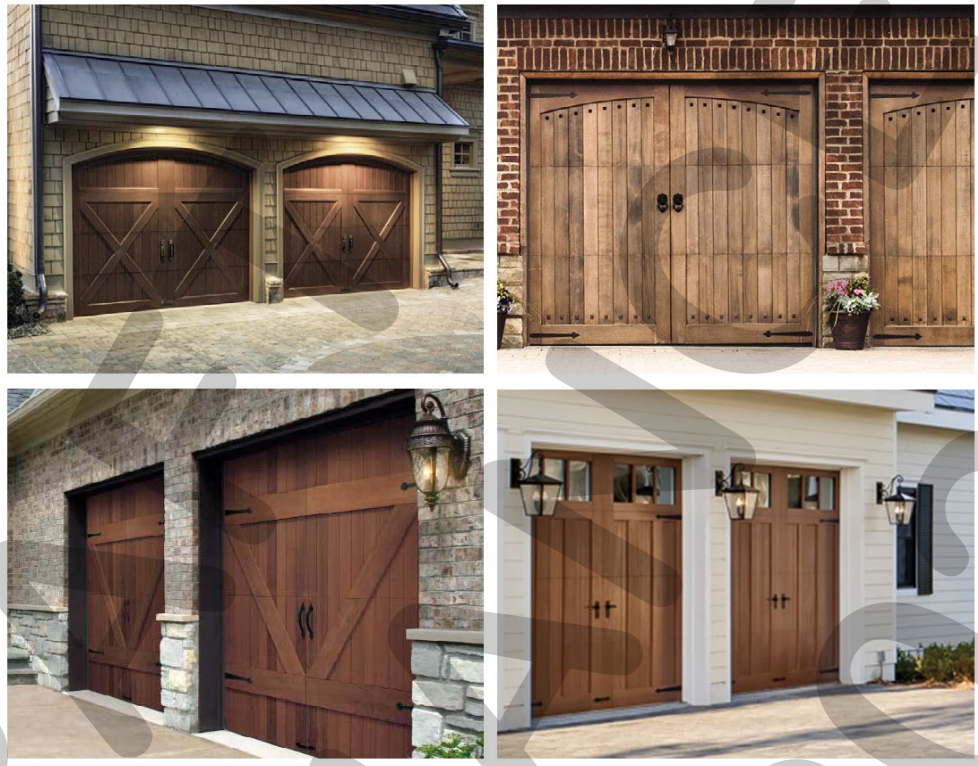
CEDAR CLADDING



ORNAMENTAL PAVING

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FIGURE 6: EXAMPLES OF UPGRADED GARAGES



(5) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (*for spacing requirements see Figures 7 & 8 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	185' x 200'	(1), (2), (3), (4), (5)
B	100' x 200'	(1), (2), (3), (4), (5)
C	100' x 140'	(1), (2), (3), (4), (5)
D	82' x 125'	(1), (2), (3), (4), (5)
E	72' x 125'	(1), (2), (3), (4), (5)
F	62' x 125'	(1), (2), (3), (4), (5)
G	52' x 120'	(1), (2), (3), (4), (5)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

(1) Number of Stories

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(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade
(5) Garage Orientation

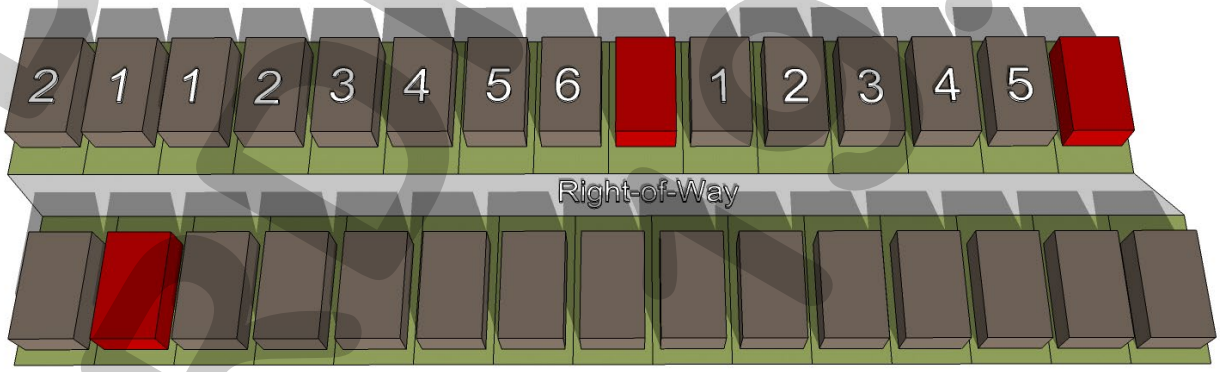
(c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 7. PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(6) *Fencing Standards*. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

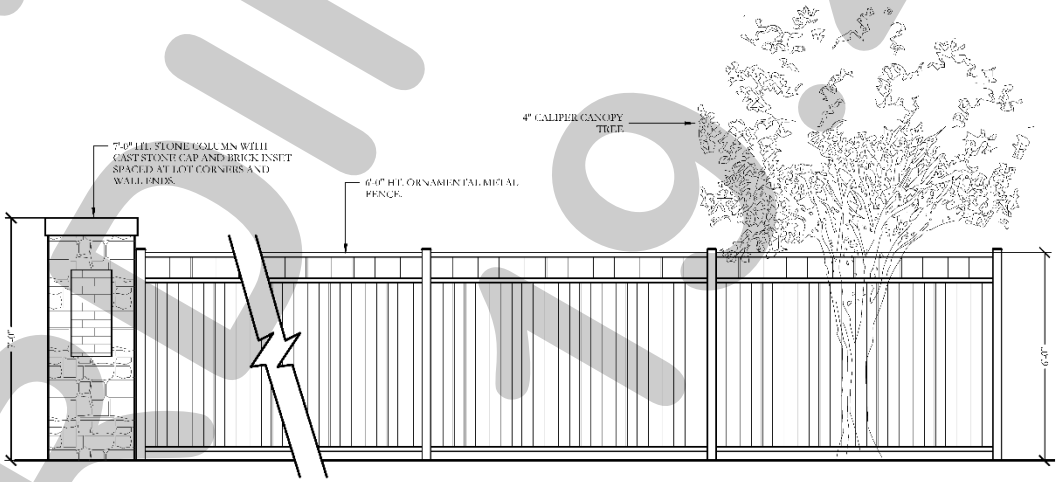
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(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.

(c) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks, and all *Type 'A', 'B' & 'C'* lots shall be required to install a wrought iron or tubular steel fences; however, lots backing to the proposed water tower site -- *as depicted in the Concept Plan in Exhibit 'C'* -- shall be *board-on-board* panel fences in accordance with the requirements of Subsection 6(b) above. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that being at the rear property line corner and terminates ten (10) feet behind the front yard building setback line (*see Figure 9*). A maximum of six (6) foot *board-on-board* fence shall be constructed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of ten (10) feet. The property owner shall be required to maintain both sides of the fence.

FIGURE 9. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS



(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across the City of Rockwall's easements.

(7) *Landscape and Hardscape Standards*.

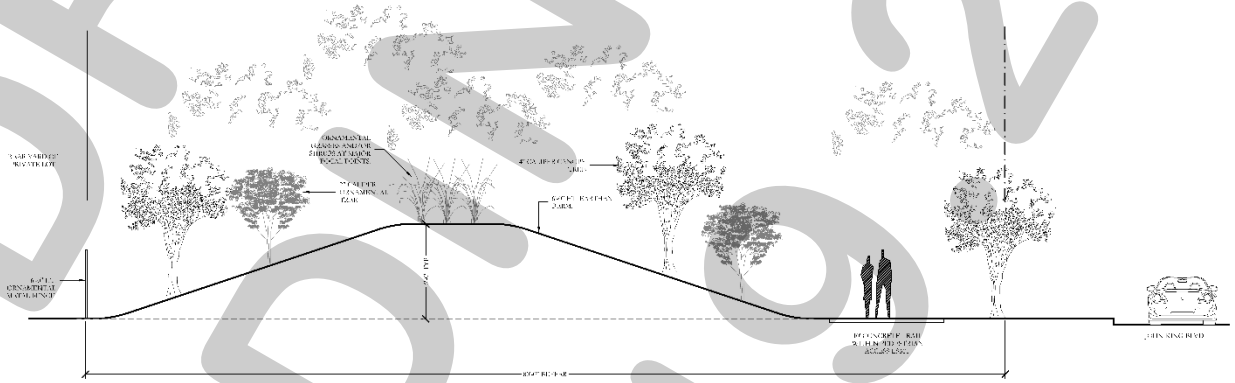
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(a) *Landscape*. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs'] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'D'* of this ordinance.

(1) *Landscape Buffer and Sidewalks (John King Boulevard)*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer. All residential lots backing to John King Boulevard shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD



(2) *Landscape Buffer and Sidewalks (S. Goliad Street [SH-205])*. A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer.

(3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an

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undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 50-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.

(4) *Landscape Buffer and Sidewalks (Perimeter Minor Collectors)*. A minimum of a 30-foot landscape buffer shall be provided along all *Perimeter Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

(5) *Landscape Buffer and Sidewalks (Minor Collectors)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(6) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers.

(7) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.

(8) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan* --, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.

(c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet

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vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.

(d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.

(e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).

(f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.

(8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.

(10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject 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. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.066-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

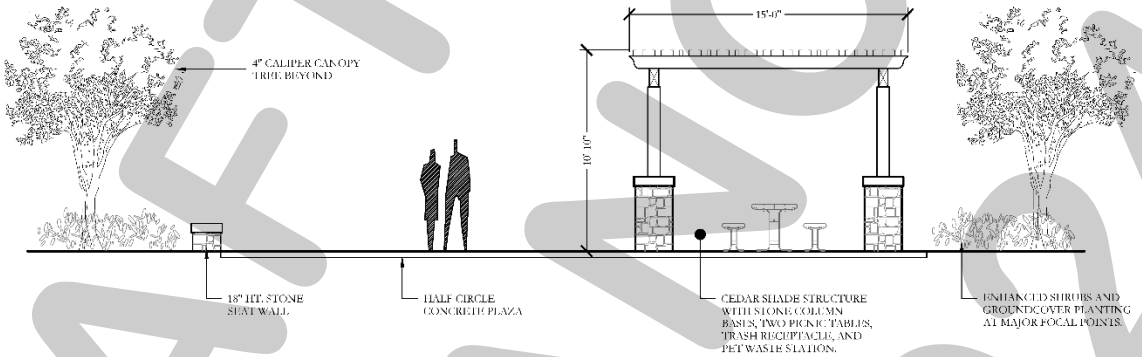
(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.

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(14) *Trails*. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'D'* of this ordinance, and shall provide connectivity to the proposed parks.

(15) *Trail Rest Stop*. A trail rest stop shall be constructed at the location as depicted in *Exhibit 'D'* of this ordinance and shall include a rest bench, shade structure, and bike repair station.

FIGURE 10. TRAIL REST STOP



(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*; however, they should generally conform with *Figures 11, 12* & *13*.

FIGURE 11. MAIN ENTRY SIGNAGE

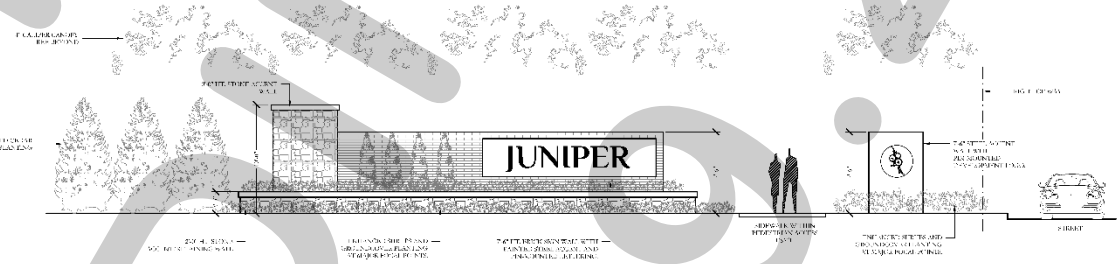
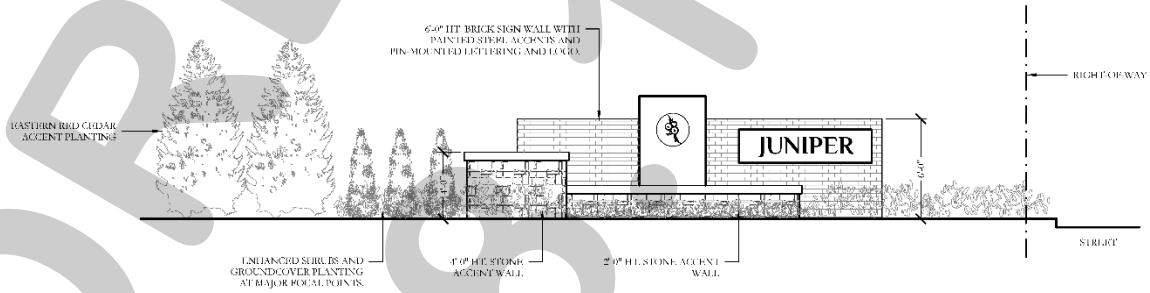
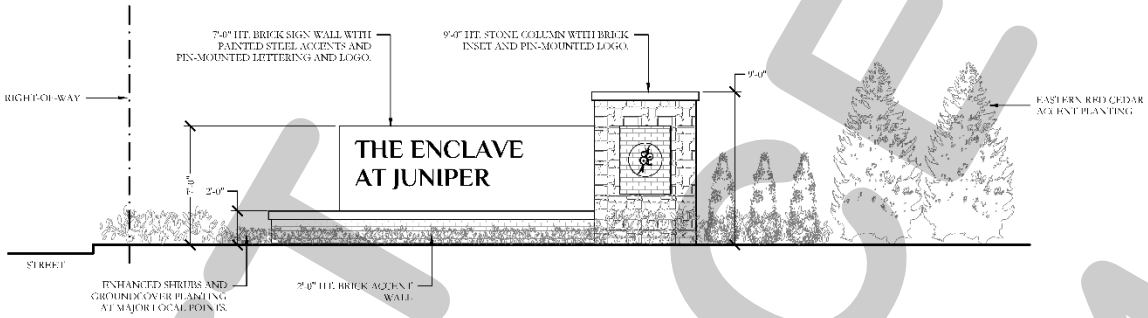


FIGURE 12. SECONDARY ENTRY SIGNAGE



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FIGURE 13. ENCLAVE ENTRY SIGNAGE



(17) *Homeowner's Association (HOA)*. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.

(18) *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.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

FROM: **Joey Boyd, Assistant City Manager**

DATE: **August 14, 2024**

SUBJECT: **SPR Packaging LLC – Texas Enterprise Zone Program**

In November 2022, the City Council approved an Ordinance participating in the Texas Enterprise Zone Program in the Office of the Governor Economic Development and Tourism. This is a State sales and use tax refund program designed to encourage private investment and job creation in economically distressed areas of the state. The initial nomination was made on behalf of Channel Corporation and now another local primary employer, SPR Packaging LLC, is interested in making application for the incentive program.

As part of the application process, Texas communities must nominate companies in their jurisdiction to receive an enterprise zone designation and thus be eligible to receive state sales and use tax refunds on qualified expenditures. Caitlin Glenn with KE Andrews, who is representing SPR in this process, will be present at the meeting on Monday to further discuss the application and make a formal request of support of the City.

Since the City Council previously approved an ordinance participating in the Texas Enterprise Zone Program, only a resolution nominating SPR Packaging is required at this time and is included for City Council consideration.

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 24-06

WHEREAS, the City of **Rockwall** (City) has previously passed Ordinance No. **22-58** electing to participate in the Texas Enterprise Zone Program, and the local incentives offered under this resolution are the same on this date as were outlined in Ordinance No. **22-58**;

WHEREAS, the Office of the Governor Economic Development and Tourism (EDC) through the Economic Development Bank (Bank) will consider **SPR Packaging LLC** as an enterprise project pursuant to a nomination and an application made by the City;

WHEREAS, the City desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals;

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the "Act"), **SPR Packaging LLC** has applied to the City for designation as an enterprise project;

WHEREAS, the City finds that **SPR Packaging LLC** meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. SPR Packaging LLC is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside of an enterprise zone and at least thirty-five percent (35.0%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and

2. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and

3. The designation of SPR Packaging LLC as an enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

WHEREAS, the City finds that **SPR Packaging LLC** meets the criteria for tax relief and other incentives adopted by the City and nominates **SPR Packaging LLC** for enterprise project status on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, the City finds that it is in the best interest of the City to nominate **SPR Packaging LLC** as an enterprise project pursuant to the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL:

That the findings of the City and its actions approving this resolution taken at the council meeting are hereby approved and adopted.

BE IT FURTHER RESOLVED that **SPR Packaging LLC** is a "qualified business", as defined in Section 2303.402 of the Act, and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.

BE IT FURTHER RESOLVED that the enterprise project shall take effect on the date of designation of the enterprise project by the agency and terminate on **September 4, 2029**.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 19TH DAY OF AUGUST, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

[CITY SEAL]

THE STATE OF TEXAS

COUNTY OF ROCKWALL

I, Kristy Teague, City Secretary of the City of **Rockwall**, Texas do hereby certify that the above and foregoing is a true and correct copy of Resolution Number **24-06** passed by the City of **Rockwall City Council** on the this 19th day of August, 2024.

_____
Kristy Teague, City Secretary

[CITY SEAL]

THE STATE OF TEXAS

COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, on this day personally appeared Kristy Teague, City Secretary of the City of **Rockwall**, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this ____day of August, 2024

_____
Notary Public, State of Texas

_____
My commission expires:

(Notary Seal)

NOTE: THIS DOCUMENT HAS IMPORTANT LEGAL CONSEQUENCES. CONSULTATION WITH AN ATTORNEY IS STRONGLY RECOMMENDED.