AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, October 21, 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 (re)appointments to city regulatory boards and commissions, pursuant to §551.074 (Personnel Matters)

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

3. Discussion regarding City Manager employee evaluation, pursuant to Section 551.074 (Personnel Matters)

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

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Moeller

VI. Proclamations / Awards / Recognitions

1. Introduction of Youth Advisory Council (YAC) members (guests at tonight's meeting)

2. Presentation by Rockwall Breakfast Rotary Club - Donation of Funds Raised for American Flag(s)

3. Chamber of Commerce Week

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 October 7, 2024 city council meeting, and take any action necessary.

2. **MIS2024-001** - Consider approval of an **ordinance** adopting impact fees for water, wastewater, and roadway facilities by updating the land use assumptions and capital improvement plans for such facilities, establishing updated service areas for such facilities, providing definitions, providing for collection and assessment, and take any action necessary **(2nd Reading)**.

3. Consider a bid award for a new fire engine to Siddons-Martin/Pierce in the amount of $1,300,000.00, to be funded by the General Fund Reserves, as well as pre-authorization to buy the loose equipment from various vendors, authorizing the City Manager to execute purchase orders for the new apparatus and associated equipment, and take any action necessary.

4. Consider authorizing the City Manager to execute a professional engineering services contract with Cardinal Strategies Engineering Services, LLC, to provide general hydrology and hydraulic engineering services, to be paid for by the Engineering Consulting Budget, and take any action necessary.

5. Consider authorizing the City Manager to execute a professional engineering services contract with Birkhoff, Hendricks, & Carter, LLP, to provide general water and wastewater engineering services, to be paid for by the Engineering Consulting Budget, and take any action necessary.

6. Consider approving contract renewals for concrete and asphalt pavement repairs and

maintenance and authorizing the City Manager to execute associated purchase orders to multiple vendors for a total of $980,000 to be funded by the Streets & Drainage Operating Budget, and take any action necessary.

7. Consider authorizing the City Manager and Fire Chief to execute an interlocal agreement with Rockwall County for Fire Protection Services for fiscal year 2025, and take any action necessary.

8. Consider approval of a resolution ratifying the adoption of a city Information Technology (I.T.)-related policy banning certain social media applications in compliance with S.B. 1893, and take any action necessary.

XI. Action Items

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

1. **Z2024-035** - Discuss and consider a request by William S. Dahlstrom of Jackson Walker, LLP on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of an **ordinance** for a *Zoning Change* from a Commercial (C) District to a Planned Development District for Commercial (C) District land uses on a 67.475-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary **(2nd Reading)**.

XII. 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. **Z2024-041** - Hold a public hearing to discuss and consider a request by Quadri Akamo of QJ Development, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.154-acre parcel of land identified as Lot 6, Block D, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 324 Valiant Drive, and take any action necessary **(1st Reading)**.

2. **Z2024-042** - Hold a public hearing to discuss and consider a request by Nadia Ramos for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 1.80-acre parcel of land identified as Lot 8 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 515 S. Clark Street, and take any action necessary **(1st Reading)**.

3. **Z2024-043** - Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of an **ordinance** for a *Specific Use Permit (SUP)* to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses,

addressed as 1202 Gideon Way, and take any action necessary **(1st Reading)**.

4. **Z2024-044** - Hold a public hearing to discuss and consider a request by Trenton Austin for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1950-acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Austin Street, and take any action necessary **(1st Reading)**.

5. **Z2024-046** - Hold a public hearing to discuss and consider a request by Carl and Wendy Petersen for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 108 Reliance Court, and take any action necessary **(1st Reading)**.

6. **Z2024-048** - 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 536.4297-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)**.

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 18th day of October 2024, at 5 PM 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

Rockwall, Texas

Proclamation

Whereas, Chambers of Commerce work with area industry, businesses, and merchants to advance the civic, economic, industrial, professional, and cultural life of cities; and

Whereas, Chambers of Commerce were first chartered by the Republic of Texas in 1840 and have contributed to the civic and economic life of Texas for 184 years; and

Whereas, this year marks the 95th anniversary of the Rockwall Area Chamber of Commerce and the 118th Anniversary of the Texas Association of Chamber of Commerce Executives, the state's longest standing association of Chamber professionals in the nation; and

Whereas, the Rockwall Area Chamber of Commerce, founded in 1929, is the leading broad-based business organization that serves as a unified voice for area business; and

Whereas, Chambers of Commerce encourage the growth of existing industries, services, and commercial firms and encourage new businesses and individuals to locate in Rockwall, acting as a liaison with the State of Texas, City and County of Rockwall, schools and business community; and

Whereas, Chambers of Commerce remain strong, viable organizations of professionals throughout the nation; and

Whereas, Chambers of Commerce provide guidance and leadership to communities across the state and serve as a career development organization for chamber of commerce professionals.

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, Texas, do hereby proclaim **October 14 - 18** as

Chamber of Commerce Week

in the City of Rockwall and encourage all citizens to recognize and applaud this organization for its many professional endeavors which benefit our city and beyond.

In Witness Whereof, I hereunto set my hand and official seal this 21st day of October, 2024.

Trace Johannesen, Mayor

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, October 7, 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 public 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 read the below-listed discussion items into the record and recessed the public meeting to go into Executive Session at 5:01 p.m.

II. Executive Session

1. Discussion regarding candidates and associated election for the Rockwall Central Appraisal District (CAD) Board of Directors, pursuant to Section 551.074 (personnel matters)

2. Discussion regarding City Manager employee evaluation, pursuant to Section 551.074 (Personnel Matters).

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

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

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

III. Adjourn Executive Session

Council concluded Ex. Session discussions at 5:58 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 - Councilmember Thomas

Councilmember Thomas delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. Domestic Violence Awareness Month

2. Toys for Tots Day

3. Breast Cancer Awareness Month

4. Fire Prevention Month

5. National Community Planning Month

Regarding the above proclamations, one-by-one, Mayor Johannesen called forth representatives from various organizations and from the community to accept each of the proclamations he read and presented this evening.

VII. Appointment Items

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

Derek Deckard, Planning & Zoning Commission Chairman, briefed Council on recommendations of the Commission regarding planning-related items on this evening's meeting agenda. Council took no formal action following Mr. Deckard's comments.

VIII. Open Forum

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

There being no one indicating such, he then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Mayor Pro Tem Jorif moved to put forth Sedric Thomas as a nomination to the Rockwall Central Appraisal District Board of Directors. Councilmember Moeller seconded the motion, which passed by a vote of 6 ayes with 1 abstention (Thomas) (note: nomination will be submitted to the RCAD via resolution).

Mayor Pro Tem Jorif moved to authorize the City Manager to negotiate the purchase of a parcel of land located on SH-66, authorizing the city attorney to finalize all necessary documents to complete the transaction and authorizing the city manager to execute all necessary agreements on behalf of the City. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

Mayor Pro Tem Jorif move to authorize the City Manager to negotiate the purchase of a parcel of land located on Washington Street, authorizing the city attorney to finalize all necessary documents to complete the transaction and authorizing the city manager to execute all necessary agreements on behalf of the City. Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. Consent Agenda

1. Consider approval of the minutes from the Sept. 16, 2024 city council meeting, and take any action necessary.

2. **Z2024-040** - Consider a request by Carol A. Byrd for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned

Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street, and take any action necessary **(2nd Reading)**.

3. Consider authorizing the City Manager to execute a professional engineering services contract with Lamb-Star LLC., to provide general traffic engineering services, to be paid for by the Engineering Consulting Budget, and take any action necessary.

4. Consider acceptance of the Little Buffalo Creek Wastewater System Improvements easement offer and authorize the City Manager to execute payment to the Lofland Family, in the amount of $50,660.00, to be funded by the State and Local Fiscal Recovery Funds, and take any action necessary.

5. Consider approval of the construction contract for Little Buffalo Creek Wastewater System Improvements and authorize the City Manager to execute a construction contract with FM Utilities, LLC, in the amount of $3,762,191.55, to be funded by the State and Local Fiscal Recovery Funds, and take any action necessary.

6. Consider approval of the material testing contract for Little Buffalo Wastewater and Lake Rockwall Estates Sanitary Sewer Improvements and authorize the City Manager to execute a construction contract with Henley Johnston & Associates., in the amount of $70,905.00, to be funded by the State and Local Fiscal Recovery Funds, and take any action necessary.

7. Consider approval of a construction contract for Lake Rockwall Estates (LRE) Sanitary Sewer Improvements and authorize the City Manager to execute contract with Kitching & Co. LLC, in the amount of $4,377,543.59, to be funded by the State and Local Fiscal Recovery Funds, and take any action necessary.

8. **P2024-030** - Consider a request by Paul Arce of Projects & Constructions Araque on behalf of Shirley Soto for the approval of a ***Replat*** for Lot 1, Block B, Lake Rockwall Estates East Addition being a 0.248-acre tract of land identified as a portion of Lot 1180 and all of Lot 1179 of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 340 Evans Road, and take any action necessary.

9. **P2024-032** - Consider a request by Kartavya Patel of Triangle Engineering, LLC on behalf of Shane Keilty of Structured REA-Rockwall Land, LLC for the approval of a ***Replat*** for Lots 12 & 13, Block B, Fit Sport Life Addition being a 4.624-acre parcel of land identified as a Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, located at the southeast corner of the intersection of Corporate Crossing [*FM-549*] and Fit Sport Life Boulevard, and take any action necessary.

10. Consider authorizing the City Manager to execute an interlocal cooperative agreement between the City of Rockwall and STAR Transit for transportation services for fiscal year 2025 in the amount of $124,848 to be funded by the Administration Department Operating Budget, and take any action necessary.

11. Consider authorizing the City Manager to execute an agreement with Meals on Wheels Senior Services for certain nutritional and senior service programs for fiscal year 2025 in the amount of $60,000 to be funded from the Administration Department Operating Budget, and take any action necessary.

12. Consider authorizing the City Manager to execute a new five-year contract between the City of Rockwall and Rockwall Adoption Center for operation of the City's Animal Adoption Center, and take any action necessary.

13. Consider awarding bids in the amount of $193,816.50 to Child's Play, Inc. for three playground projects to be funded by Rec. Development Funds, and authorize the City Manager to execute associated purchase orders and/or contracts, and take any action necessary.

14. Consider approval of a resolution authorizing and consenting to City of Forney providing sanitary sewer services to 445.98 acres of land (the "Bellagio 443 Tract") through a wholesale wastewater agreement between City of Forney and City of Mesquite, and take any action necessary.

15. Consider awarding bids to Caldwell Country Chevrolet, Rockdale Country Ford, Lake Country Chevrolet, and Silsbee Ford for the purchase of current-year model vehicles for a total amount of $583,922 to be funded by the 2025 Operating Budget and Water/Sewer funds, including authorizing the City Manager to execute associated purchase orders, and take any action necessary.

Councilmember Lewis pulled item #11 due to the need for him to abstain from this vote (as he serves on the board of this organization).

Councilmember McCallum then moved to approve the Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, and 15). Councilmember Thomas seconded the motion. Councilmember McCallum then briefly provided positive comments about the sewer infrastructure improvements in the Lake Rockwall Estates subdivision, especially pointing out that these improvement are being fully funded by federal grant funding, which is truly great. Mayor Johannesen and Mayor Pro Tem Jorif echoed similar, positive sentiments regarding LRE and these slated improvements.

The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 24-40
SPECIFIC USE PERMIT NO. S-343

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 IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2850-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5B, BLOCK 5, GRIFFITH 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 Consent Agenda items (minus #11) passed by a vote of 7 ayes to 0 nays.

Regarding Consent Agenda item #11, Mayor Johannesen moved to approve this agenda item. Councilmember McCallum seconded the motion, which passed by a vote of 6 ayes with 1 abstention (Lewis).

XI. Public Hearing Items

1. **MIS2024-001** - Hold a public hearing to discuss and consider approval of an **ordinance** adopting impact fees for water, wastewater, and roadway facilities by updating the land use assumptions and capital improvement plans for such facilities, establishing updated service areas for such facilities, providing definitions, providing for collection and assessment, and take any action necessary **(1st Reading)**.

Planning Director, Ryan Miller, provided background information concerning this agenda item. He explained that the update to the fees takes into account the growth and associated infrastructure projections that the city anticipates over the next decade, from 2024 through 2034. He explained that the Planning & Zoning Commission has been serving as the city's Capital Improvements Advisory Committee (CIAC) since March of this year. The CIAC and the committee has been reviewing the proposed land use assumptions and the capital improvement plans. This has included evaluating and updating the impact fees to reflect the current cost of infrastructure. The CIAC made a written recommendation that was shared with the Council back on Sept. 30, 2024, as required by state law. Key recommendations from the CIAC include:

Roadway Impact Fees: (1) the CIAC recommends expanding the program to cover the entire Master Thoroughfare Plan in order to address some changes in state law and to strengthen the city's ability to continue to get developers to construct roadways on the master thoroughfare plan.

Water / Wastewater Impact Fees: The recommendation from the CIAC is to continue collecting water and wastewater impact fees at maximum fee as allowed by the TX Local Government Code.

The rationale for these recommendations is based on the CIAC looking to reduce the burden on taxpayers to fund the growth of infrastructure by increasing new development contributions. Additionally, the CIAC wanted to adjust for the rising costs in construction, materials and labor. Also, the CIAC wanted to ensure that updated fees keep our city aligned with regional norms while allowing the city to manage the type and pace of growth effectively.

Eddie Haas from Freese & Nichols, Inc. and Derek Chaney, PE, from Birkoff, Hendricks & Carter, LLP are consultants who were retained by the City to assist with this process. They have have conducted detailed analyses that informed the recommendations that have been put forth to the public and the Council for consideration. Also, staff has prepared the land use assumptions report, which was predicated on the same 3% compound annual growth rate previously used in 2014 and 2019, as this is the rate at which our city continues to grow. An updated impact fees section will be brought back to Council at a later date, as staff is in the process of revising and rewriting that particular section.

Mr. Haas then came forth and provided a much more detailed presentation to Council concerning the study and associated recommendations pertaining to roadway impact fees. Following his lengthy presentation, Mr. Chaney came forth and briefed Council the water/wastewater impact fee-related study and associated recommendations.

Mayor Johannesen opened the public hearing, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed the public hearing.

Mayor Pro Tem Jorif moved to approve MIS2024-001. Councilmember Lewis seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE III, *IMPACT FEE REGULATIONS*, OF CHAPTER 38, *SUBDIVISIONS*, FOR THE PURPOSE OF AMENDING THE IMPACT FEES FOR WATER, WASTEWATER, AND ROADWAY FACILITIES BY UPDATING THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN FOR SAID FACILITIES; ESTABLISHING UPDATED SERVICE AREAS FOR SUCH FACILITIES; PROVIDING FOR DEFINITIONS; PROVIDING FOR COLLECTION AND ASSESSMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REMEDIES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve passed by a vote of 7 ayes to 0 nays.

2. **Z2024-035** - Hold a public hearing to discuss and consider a request by William S. Dahlstrom of Jackson Walker, LLP on behalf of James J. Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of an **ordinance** for a *Zoning Change* from a Commercial (C) District to a Planned Development District for Commercial (C) District land uses on a 67.475-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary **(1st Reading)**.

Mr. Miller, Planning Director, provided background information concerning this agenda item. This property is located at the northwest corner of Stodghill Road and the IH-30 Frontage Road. The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the December 7, 1993 *Zoning Map*, a portion of the subject property was zoned Highway Commercial (HC) District at some point between annexation and December 6, 1993. This designation was later changed to a Light Industrial (LI) District between December 8, 1993 and April 5, 2005 according to the City's *Historic Zoning Maps*. On January 6, 2020, the City Council approved *Case No. P2019-048* (*filed on April 9, 2021*) establishing the subject property as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition. On October 2, 2023, the City Council adopted *Ordinance No. 23-56* [*Case No. Z2023-041*] changing the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District. The subject property has remained vacant since annexation. On August 16, 2024, the applicant -- Bill Dahlstrom of Jackson Walker, LLP -- submitted a development application requesting to change the zoning of the subject property from a Commercial (C) District to a Planned Development District for Commercial (C) District land uses. Specifically, the applicant is requesting the approval of a Concept Plan that shows the subject property being zoned to allow: [1] a Large Format Retailer, [2] an Urban Residential style Condominium Building, [3] a Low-Rise Residential Community and Townhome Development, and [4] a Regional Shopping Center.

Mr. Miller indicated that the applicant is requesting to rezone the property to create a Planned Development District that has limited Commercial District land uses. He further explained that staff has taken the land uses permitted in a "Commercial District" (which is what the subject property is subject to today) and has even further limited those land uses included in tonight's draft ordinance such that the ones reflected have eliminated those not consistent with the intent of the city's commercial (IH-30) corridor and the proposed concept plan (i.e. some eliminated include 'car dealership,' 'car wash,' 'mini warehouse,' 'pawn shop' – all of which would either be allowed by right or via an SUP). The applicant is wanting to divide the property into four sub-districts, with Sub-District A having 18.70 acres, which will be dedicated to a single, large format retailer (161,000 sq. feet and 650 parking spaces). It is being proposed that a portion of Conveyor Street be

abandoned and privately maintained. So, if Council chooses to approve this request this evening, a roadway abandonment ordinance (in addition to the case-related ordinance) will need to be read. Sub-District B will consist of 33.215 acres will be a variety retail center with commercial retail, restaurants, shopping and entertainment businesses. There will also be a central open space where restaurants back to a stage / performance area and another open space that will be an entry feature to the shopping center. Sub-District C will have a 250 unit urban residential condominium development with a wrap format (parking garage in the center with units wrapped around it). It will have 387 parking spaces within the garage. Sub-District D will have 115 townhomes and 120 condominium units and 435 parking spaces. The condos will be individually metered and deeded; however, the units may be owed by one or more property owners – something the city cannot control or regulate. Mr. Miller went on to show preliminary renderings / concept pans for each sub-district. The applicant will be required to submit a PD Development Plan, an interim step, in the planning and zoning process that will allow the Planning & Zoning Commission to look at the design and determine how well it conforms to the concept plan. Mr. Miller went on to share brief details of key changes the applicant made between the first time it went before the P&Z Commission and the second time (i.e. additional trails to increase connectivity and create more of a mixed use environment; additional green space with a stage/performance area; a 190' flagpole to serve as an eastern entry feature for the city; also, incorporation of some phasing as far as the construction timing is concerned; changes to the lot mix (net decrease in overall dwelling units per acre/lowering of the density); changes to the signage plan in Sub-District A (removed one of two digital billboards, reduced number of overall signs, removed all billboards adjacent to IH-30, provided a specific signage plan (most of which meet the city's municipal code of ordinances).

Mr. Miller went on to share that the current proposal does better align to the city's Comprehensive Plan with a few deviations that are not a-typical in the commercial IH-30 corridor. Generally, the plan does seem to align with the city's Comprehensive Plan. Any potential approval of this request is a discretionary decision on the part of Council. Staff mailed out 43 notices to property owners and occupants located within 500' of the subject property and has received two notices (within the 500') back in favor; 5 notices in favor (from those outside of the notification area, but in the city); 32 emails from property owners outside of the notification are (but within the city) that were opposed to this case.

Mayor Johannesen called forth the applicant / applicant representatives to speak at this time.

William S. Dahlstrom
Land Use Attorney with Jackson Walker
on behalf of Pegasus Ablon
2323 Ross Avenue
Dallas, TX

Mike Ablon with Pegasus Ablon
8222 Douglas Avenue, #390
Dallas, TX

Mr. Ablon came forth and provided comments to Council, indicating he and his team made some substantial changes to the original proposal based on feedback received by the City and by residents. Mr. Ablon shared that a retailer like IKEA has the ability to attract along with it other businesses such as specialty grocery store retailers and chef specialized restaurants, all of which, he indicated, will benefit the city as far as being a destination location for the region and improving the city's sales tax revenue.

Mayor Johannesen opened the public hearing at this time, asking if anyone would like to speak at this time and asking that any speakers please limit their comments to three minutes or less.

Ciara Ortiz
1583 N. Hills Drive
Rockwall, TX 75087

Ms. Ortiz came forth and shared views regarding various benefits regarding this proposal and various reasons she is in favor of approval of this request.

Les Chapman
733 Sunset Hill Drive
Rockwall, TX 75087

Mr. Chapman came forth and generally spoke against approval of this request.

Susan Lorey
308 Summerhill Drive
Rockwall, TX 75032

Ms. Lorey came forth and spoke in opposition of this item's approval.

Milton Wittig
1759 Baywatch Drive
Rockwall, TX

Mr. Wittig came forth and spoke in opposition of this item being approved.

Leslie Wilson
535 Cullins Road
Rockwall, TX 75032

Mrs. Wilson came forth and indicated she built her home in 1997. She went on to speak in opposition of this item being approved.

Mike Rasmussen
507 Park Place Blvd.
Rockwall, TX

Mr. Rasmussen shared he wrote letters to each council member, and he thanked those who acknowledged his letter. He went on to share various reasons why he is opposed to approval of this request this evening.

Mike McElroy
605 Limmerhill
Rockwall, TX 75087

Mr. McElroy came forth and generally spoke in opposition of this item being approved this evening.

Penelope Chapman
733 Sunset Hill Drive
Rockwall, TX 75087

Mrs. Chapman came forth and shared that she is opposed to approval of this request, chiefly due to her concerns about water supply limitations and challenges, both now and in the future. She urged Council to not approve this request.

Patty Griffin
2140 Airport Road
Rockwall, TX

Mrs. Griffin shared that her home is right up against the notification area, but she did not receive a notice in the mail (Mr. Miller, Planning Director, clarified that she lives just outside of the 500' notification area). She spoke in opposition of this request.

Gerzim Daniel
2067 Airport Road
Rockwall, TX 75087

Mr. Daniel shared that he moved to Rockwall from Garland about a year ago, and he lives on the same street as Mrs. Griffin. He went on to share details of research he indicated he has done related to increases in crime rates as related to multi-family. He generally spoke in opposition of this request this evening.

Councilmember Lewis asked Mr. Daniel for some clarification on the studies he spoke about. Mr. Daniel shared that they were studies done by universities in the United States and they focused on the impacts that 'multi-family' housing has when that sort of development comes.

David Garcia
2705 Cypress Drive
Rockwall, TX

Mr. Garcia shared that he works on planning projects for elected officials throughout the country. He and his wife moved here from Illinois about five years ago. Mr. Garcia generally spoke in opposition of this request this evening.

Stan Jeffus
2606 Cypress Drive
Rockwall, TX

Mr. Jeffus came forth and shared a story about his home being roofed one time years ago, making the point that one word can make a big difference. He pointed out he believes "urban residential 'style' condominiums" is a sneaky word that really means 'apartments,' no matter what others say. He spoke in opposition of this request.

Larry Jeffus
552 Granite Fields Drive
Rockwall, TX

Mr. Jeffus came forth and spoke in opposition of this request being approved. He is especially concerned about big stores that end up going out of business, in time, and he is also opposed to the apartments.
Melba Jeffus

2606 Cypress Drive
Rockwall, TX

Mrs. Jeffus came forth and spoke in opposition of this request, specifically pointing out that she and many others are opposed to the apartments that are included in this request. She is okay with the IKEA and the entertainment aspects of the request, but she is very opposed to the multi-family portion of the proposal.

Caroline Nuytten
304 Wooded Trail
Rockwall (County), TX 75087

Mrs. Nuytten came forth and shared that in Fate, there is a multi-family apartment complex that was supposed to be age-restricted. However, when it could not be filled up with enough older tenants, a lot of the units ended up being filled up with Section 8 subsidized housing. She went on to speak in opposition of this request this evening.

Chuck Nuytten
304 Wooded Trail
Rockwall (County), TX 75087

Mr. Nuytten came forth and spoke in opposition of this request, especially due to his concerns related to the proposed apartments.

Donna Harrington
233 Winding Ridge Lane
Rockwall, (County) TX

Mrs. Harrington does not believe IKEA is a good fit for Rockwall, and she has a lot of concerns about the proposed development. She spoke in opposition of this request this evening.

There being no one else wishing to come forth and speak at this time, Mayor Johannesen closed the Public Hearing.

The applicant, Mr. Ablon, came forth and shared he will not address some of the concerns that residents vocalized this evening (such as water and electricity), as some of those issues are city-related issues in particular, and he trusts those issues are being planned for appropriately by the city.

Councilmember Campbell shared that she is a school teacher, and she has personally witnessed the impact that multifamily has on the schools. She wonders how many school-aged children. Mr. Ablon shared that the estimated number of school-aged children in this sized development will probably be up to forty kids / students. Councilmember Campbell asked for and received some clarification on several topics (i.e. cost of each student / impact on the schools; expected impact on the tax base associated with this commercial development; why IKEA requires that the retail be attached to multifamily (the applicant shared that they desire to have that component because it will further support the retail component).

Councilmember Lewis sought clarification from IKEA regarding how many stores IKEA has closed / moved to a different location. Mr. Dahlstrom shared that he is not aware of any of them closing. Councilmember Lewis also confirmed that the applicant would have to build exactly what is shown to the City in its proposal if/when it actually gets ready to build. Councilmember Lewis shared that he recently had a conversation with

our city's Police Chief, Ed Fowler, and for this reason, he had previously sought clarification from Mr. Daniels' (resident who spoke earlier) regarding studies he was quoting earlier this evening related to crime statistics. He shared some details regarding data he received from our city's police chief that indicates crime in multi-family developments currently in existence in our city limits is actually lower, overall, than calls for service in residential areas. Councilmember Lewis then asked Chief Fowler to speak more about the data he and his staff pulled and studied, clarifying that the Chief takes no 'position' on the matter. He was simply asked for more information and clarification on crime-related statistics within our city, especially related to multi-family apartments.

Police Chief, Ed Fowler, went on to share extensive details concerning crime statistics and data he and his staff pulled, evaluated, and broke down, working most all weekend to assimilate this sort of crime data and study it following Councilmember Lewis seeking more information regarding this sort of data, specifically within our city.

Mayor Johannesen pointed out that the reason we have low crime is because our police department does a really good job of providing a very high level of service to our community. Councilmember Lewis thanked Chief Fowler for extensively studying the crime statistics in order to produce facts for him to consider.

Councilmember Thomas asked the applicant for clarification on the expected timeline. Mr. Dahlstrom shared that he would like to start IKEA as soon as possible. Mr. Ablon shared that the anticipated timeline on IKEA would be about 2 years, and the ultimate build-out timeline would be about six years, overall. Councilman Thomas sought clarification on the proposed living units. Mr. Ablon shared that the average one-bedroom apartment would be around 900 square feet, and the expected rent would be $2,400 per month.

Councilmember Moeller asked Mr. Ablon for clarification on the multifamily, acknowledging that he knows the housing product will be very high and very good. Councilmember Moeller went on to indicate he saw that each unit could be individually deeded, and he wonders if they will all be rentals / leased. Mr. Ablon shared that, yes, the will all be leased units for rent.

Mayor Pro Tem Jorif shared he believes the IKEA will serve the city and the citizens very well. He questions if the multi-family aspect can be omitted – is there any, any way possible that the project can be 'retail only?' Mr. Ablon shared that his answer to that question is "no."

Councilmember McCallum asked if Mr. Ablon will share who his primary investors are and what his 'capital stack' is for this project (where is the cash coming from)? City Attorney Frank Garza interjected that, it is up to Mr. Ablon's discretion if he would like to answer the questions, but he cautioned that the City Council cannot take those answers into consideration at all during this zoning case. Mr. Ablon shared that, in more than 30 years, he has never been asked this sort of question at a council meeting. Mr. Ablon shared that he prefers to not answer the questions. Councilmember McCallum asked who currently has the land under contract. Mr. Ablon shared that it is IKEA who currently has the land under contract. Councilmember McCallum suggested that the developer might consider, in lieu of the multi-family aspect of the proposal, building a very nice hotel and convention center instead. Mr. Ablon clarified that right now, he is putting forth this particular proposal. Councilmember McCallum went on to express concerns about the proposal, especially because he and many members of the community are opposed to the multi-family aspect of this proposal.

Mayor Johannesen shared that, generally, he is opposed to multifamily housing in the city. His voting history has shown that to be so; however, in this specific situation, the ability for this to attract tax revenue that will come from outside of our city and support our city's tax base and for it to contain some really desirable retail, is something that is attractive. He is not a big fan of the multi-family aspect. He went on to speak briefly

about concerns he has heard expressed (i.e. traffic, crime, infrastructure, schools, signage, water, etc.). After briefly mentioning the concerns, he then briefly mentioned the various 'pros' associated with the proposal, if it gets approved (i.e. infrastructure will be built, tax base will be grown, it will attract more quality retailers (in addition to the IKEA), it is not a car dealership, massive tax advantage for the school district). He went on to share that he has assimilated about 15 positive things about the proposal and a few things that are 'cons.'

Mayor Johannesen then moved to approve Z2024-035. Councilmember Thomas seconded the motion. He went on to share several reasons why he believes this proposal is a good idea. Thomas shared that he works for a company that is a "Department of Defense" retailer company, indicating they build developments on military installations across the world. His company has seen these sort of developments work well when there is housing incorporated into the development and large number of residents to support the retail / shopping aspects. He pointed out that the housing product in this instance will not be cheap, and it certainly won't be "Section 8" housing. Rather, local residents, like teachers, EMTs, firefighters, etc. will live in these sorts of apartments (like his own daughter who is a local school teacher and a military veteran). He believes that residents who would end up living here would not be ones who come to do crimes.

Councilmember Moeller shared he has some concerns, and he also really does like the proposed project and what it could bring to Rockwall. He has concerns about, if this is not approved, the land could be parceled out. He wonders if this proposal is the very best proposal. He does know Mr. Ablon builds very high-quality projects. He has personally been very 'torn' regarding this proposed project. He believes there is probably more positives to the proposal than 'negatives.' If it were to NOT be approved, he has a lot of concerns about what could come (that may essentially be worse) instead.

Mayor Johannesen provided brief, additional comments. Thereafter, the (two) ordinance captions were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 24-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING THE DEDICATED PUBLIC RIGHT-OF-WAY FOR CONVEYOR STREET MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED *EXHIBIT 'B'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNER; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 24-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 67.475-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK B; LOT 1R, BLOCK C; AND LOT 1, BLOCK D, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' AND FURTHER DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve this item passed by a vote of 4 ayes with 3 nays (Jorif, Campbell and McCallum).

Mayor Johannesen called for a brief break at 9:02 p.m. He then reconvened the meeting at 9:16 p.m. It was noted that Councilmember McCallum left the meeting during the break, and he was then absent from the remainder of the Council meeting this evening.

XII. Action Items

1. **Z2024-036** - Discuss and consider a request by Travis Block for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Detached Garage* on a 0.53-acre tract of land identified as a portion of Block 4 of the 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 921 N. Alamo Street, and take any action necessary **(2nd Reading)**.

Indication was given that this item did not receive unanimous approval at the last Council meeting. So, it has been placed as an Action Item for consideration this evening.

Councilmember Lewis moved to approve Z2024-036. Councilmember Campbell seconded the motion. Mayor Pro Tem Jorif briefly expressed his various reasonings for voting in opposition of this particular request. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 24-39
SPECIFIC USE PERMIT NO. S-342

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *DETACHED GARAGE* ON A 0.530-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF BLOCK 4, 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.

Mayor Johannesen shared this is not a building that will be seen from the road, so it makes sense to approve it in this instance. The motion to approve passed by a vote of 5 ayes, 1 absence (McCallum), and 1 nay (Jorif).

2. Discuss and consider a request from Republic Waste, Inc. for an extension to the existing Solid Waste Collection Agreement, including authorizing the City Manager to negotiate said extension, and take any action necessary.

City Manager Mary Smith provided brief, introductory comments pertaining to this agenda item, indicating that the representative from Republic Waste has requested this agenda item for consideration by Council this evening. Rick Berans with Republic Waste then came forth and addressed the Council. He shared that sixteen months is the lead time on ordering and receiving new vehicles. He indicated he is, at a minimum, wanting to get some sort of indication from Council on what it wants to do with the city's solid waste contract, as it comes to an end in December of 2025.

Councilmember Lewis moved to approve an extension to the existing solid waste collection agreement with Republic Waste, Inc., and authorize the city manager to negotiate said extension. Mayor Pro Tem Jorif seconded the motion.

City Manager Mary Smith provided interesting statistics, sharing that each resident has the opportunity for 180 Republic Waste service stops annually. With the residential customer counts, that equates to 2,865,240 opportunities to do the job right or to do it wrong. She shared that, although the city staff do certainly get calls if collections are missed, the calls count in the single digits most days. She share that Republic, by and large, really does provide a very good service to our city. Mayor Johannesen echoed the good job that Republic provides within our city.

Following the brief comments, the motion passed by a vote of 6 ayes to 0 nays.

3. **A2024-001** - Discuss and consider the expiration of an existing 212 Development Agreement for ten (10) properties contiguous with the City of Rockwall's corporate limits and being a ~482.39-acre tract of land identified as Tracts 5, 38, 38-01, & 38-3 of the J. Strickland Survey, Abstract No. 187; Tracts 1-1 & 3-1 of the M. Simmons Survey, Abstract No. 197; Tracts 2 & 2-1 of the E. Sherwood Survey, Abstract No. 206; and Tracts 7 & 7-1 of the J. Smith Survey, Abstract No. 191, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), generally located north of FM-552, west of FM-549, and east of Anna Cade Road, and take any action necessary.

Planning Director, Ryan Miller provided background information on this agenda item. Councilmember Thomas then moved to approve A2024-001 and extend the 212 Development Agreement by a period of an additional fifteen years. Councilmember Moeller seconded the motion, which passed by a vote of 6 ayes with 1 absence (McCallum).

XIII. 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

City Manager, Mary Smith reminded Council of the annual city volunteers appreciation event slated for Wed., October 16 from 6:00 – 8:00 p.m.

XIV. Adjournment

Mayor Johannsen adjourned the meeting at 9:28 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 21st DAY OF OCTOBER, 2024.

_____
Trace Johannesen, Mayor

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 24-41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE III, *IMPACT FEE REGULATIONS*, OF CHAPTER 38, *SUBDIVISIONS*, FOR THE PURPOSE OF AMENDING THE IMPACT FEES FOR WATER, WASTEWATER, AND ROADWAY FACILITIES BY UPDATING THE LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN FOR SAID FACILITIES; ESTABLISHING UPDATED SERVICE AREAS FOR SUCH FACILITIES; PROVIDING FOR DEFINITIONS; PROVIDING FOR COLLECTION AND ASSESSMENT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REMEDIES; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall adopted its impact fee program for roadway impact fees by *Ordinance No. 08-21*, and its impact fee program for water and wastewater impact fees by *Ordinance No. 90-22*; and

WHEREAS, the City of Rockwall has prepared studies updating its land use assumptions (*see Exhibit 'B'*), capital improvements plans (*see Exhibits 'C' & 'D'*) and impact fees for water, wastewater, and roadway facilities and the associated service areas and equivalency tables; and

WHEREAS, the City of Rockwall has recalculated the maximum impact fee for water, wastewater, and roadway facilities that may be assessed against new development based on such land use assumptions and capital improvements plan; and

WHEREAS, a public hearing, following written endorsement of the impact fee update study by the Capital Improvements Advisory Committee (CIAC) [*Planning & Zoning Commission*], was held before the City Council and testimony was taken on *October 7, 2024*, to consider proposed amendments to land use assumptions, capital improvements plans and impact fees for water, wastewater, and roadway facilities and the associated service areas and equivalency tables, and corresponding changes to rates of assessment and collection for impact fees; and

WHEREAS, the City published notice of such public hearing in a newspaper of general circulation within the City in accordance with the requirements of Chapter 395 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the collection of impact fees for new developments at revised rates in order to fund water, wastewater, and roadway improvements to serve such developments substantially furthers the public health, safety and general welfare; and

WHEREAS, the City Council finds that changes to the land use assumptions, capital improvements plans and impact fee assessment and collection rates are fully warranted, as presented in the impact fee update studies prepared by the City's engineering consultants; and

WHEREAS, the City Council further finds that the collection rates for water, wastewater, and roadway impact fees are reasonable and further the public health, safety and general welfare;

WHEREAS, the City Council further finds that the collection rates for water, wastewater, and roadway facilities are substantially less than the City's actually costs of mitigating the impacts from new development on the City's water, wastewater, and roadway systems;

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

SECTION 1. ***Municipal Code of Ordinances.*** *Sections 38-360 & 38-361* of Chapter 38, *Subdivisions*, of the City of Rockwall's Municipal Code of Ordinances are hereby repealed in their entirety replaced with

the provisions contained in *Exhibit 'A'* of this ordinance; and

SECTION 2. ***Land Use Assumptions.*** The land use assumptions for water, wastewater, and roadway impact fees are hereby updated and amended, as set forth in *Exhibit 'B': Land Use Assumptions for Impact Fees* of this ordinance, which herein after shall be referred to as *Exhibit 'B'*, and incorporated herein by reference; and

SECTION 3. ***Service Areas.*** The service areas for roadway impact fees hereby is updated and amended as depicted in *Figure 3: Roadway Service Area* of *Exhibit 'B'* of this ordinance, and the service areas for water and wastewater impact fees hereby are updated and amended as depicted in *Figure 4: Water/Wastewater Service Area* of *Exhibit 'B'* of this ordinance.

SECTION 4. ***Capital Improvements Plans.*** The capital improvements plan for roadway impact fees hereby is updated and amended as set forth in *Exhibit 'C': 2024 Update of Roadway Impact Fees* of this ordinance -- *which herein after shall be referred to as Exhibit 'C', and incorporated herein by reference* --, and the capital improvements plan for water and wastewater impact fees hereby are updated and amended, as set forth in *Exhibit 'D': 2024-2034 Water & Wastewater Impact Fee Update* of this ordinance -- *which herein after shall be referred to as Exhibit 'D', and incorporated herein by reference* --; and

SECTION 5. ***Land Use Equivalency Tables.*** The land use equivalency table that converts land uses into the total service units for roadway impact fees hereby is updated and amended as set forth in *Table 3: Land-Use Vehicle Mile Equivalency Table* of *Exhibit 'C'* of this ordinance; and, the land use equivalency table that coverts land uses into number of living unit equivalents (*service units*) for water and wastewater impact fees, hereby is updated and amended, as set forth in *Table No. 22: Maximum Assessable Water & Wastewater Impact Fee* of *Exhibit 'D'* of this ordinance.

SECTION 6. ***Impact Fee Assessment.*** The amount of the roadway impact fees to be assessed per roadway service area hereby is established as set forth in *Schedule 1* of *Section 361.(a)(1)* of *Exhibit 'A'* of this ordinance, and the amount of the water and wastewater impact fees to be assessed per living unit equivalent hereby is established as set forth in *Schedule 1* of *Section 361.(b)(1)* of *Exhibit 'A'* of this ordinance.

SECTION 7. ***Impact Fee Collection.*** The amount of the roadway impact fees to be collected per roadway service area hereby is established as set forth in *Schedule 2* of *Section 361.(a)(2)* of *Exhibit 'A'* of this ordinance, and the water and wastewater impact fees to be collected per living unit equivalent hereby is established as set forth in *Schedule 2* of *Section 361.(b)(2)* of *Exhibit 'A'* of this ordinance.

SECTION 8. ***Ordinances Cumulative.*** All ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby superseded to the extent of that conflict.

SECTION 9. ***Severability.*** 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 Subdivision Regulations of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

SECTION 10. ***Effective Date.*** This ordinance shall take effect immediately.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 21ST DAY OF OCTOBER, 2024.

_____

Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: October 7, 2024

2nd Reading: October 21, 2024

SECTION 38-360: LAND USE ASSUMPTIONS REPORT

See *Ordinance No. 24-41* for the *Land Use Assumptions for Impact Fees: 2024 Roadway & Water/Wastewater Fee Update* report.

SECTION 38-361: SCHEDULES FOR IMPACT FEES

(a) *Roadway Impact Fees.*

(1) *Schedule 1: Roadway Impact Fee Assessment*. The following schedule is for roadway impact fee assessment.

Service Area	Cost Per Service Unit
1	$3,842.00
2	$4,212.00
3	$4,266.00
4	$4,778.00

(2) *Schedule 1: Roadway Impact Fee Collection*. The following schedule is for roadway impact fee collection.

	Collection Rates			
Service Area	Residential	Commercial	Office	Industrial
1	$1,345.00	$1,921.00	$1,345.00	$1,537.00
2	$1,345.00	$1,921.00	$1,345.00	$1,537.00
3	$1,345.00	$1,921.00	$1,345.00	$1,537.00
4	$1,345.00	$1,921.00	$1,345.00	$1,537.00

(b) *Water & Wastewater Impact Fees.*

(1) *Schedule 1: Maximum Water & Wastewater Impact Fees*. The following schedule is the maximum impact fees per single-family/living unit equivalent for water and wastewater facilities. The below impact fees per service unit depicted in each column also apply to new developments that were unplatted and which did not require platting at the time of development within the period listed.

	Land Platted or Replatted Between				Land Platted or Replatted After 10/07/2024
	07/16/1990 – 06/02/2008	06/03/2008 – 10/20/2014	10/21/2014 – 11/04/2019	11/05/2019 – 10/07/2024	
Water (per SFLUE)	$848.00	$4,229.03	$3,111.05	$3,139.04	$3,960.37
Wastewater (per SFLUE)	$3,340.00	$783.49	$2,472.58	$4,820.01	$6,498.41

(2) *Schedule 2: Impact Fees to be Paid Per Service Unit for Water and Wastewater Facilities.*

Facilities	Per Living Unit Equivalent (5/8" Water Meter)
Water	$1,980.19
Wastewater	$3,249.21

Exhibit 'B':
Land Use Assumptions for Impact Fees
2024 Roadway & Water/Wastewater Fee Update

Exhibit 'C':
2024 Update of Rodway Impact Fees

Exhibit 'D':
2024 – 2034 Water & Wastewater Impact Fee Update

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Misty Farris, Purchasing Agent**

DATE: **October 21, 2024**

SUBJECT: **Purchase of New Fire Apparatus**

The purchase of a new fire engine and the associated loose equipment funded from General Fund Reserves are approved in the 2024-2025 budget.

This new engine will replace 2017 model engine 1. Build time on the new engine will take approximately 48 months from order date. Acceptance by and delivery to the Fire Department are estimated to be October 2028. Cost is $1,300,000.00

The apparatus has been competitively bid and available for purchase from Siddons-Martin/Pierce through the Houston-Galveston Area Council of Governments (H-GAC) Cooperative Purchasing Program contract FS12-23 (FIRE). The City, as a member and participant in this cooperative program, has met all formal bidding requirements pertaining to the purchase of these two apparatus.

For Council consideration is the bid award for the new engine to Siddons-Martin/Pierce for $1,300,000.00, to be funded by the General Fund Reserves, as well as pre-authorization to buy the loose equipment from various vendors and authorize the City Manager to execute purchase orders for the new apparatus and associated equipment.

ATTACHMENTS:
None

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

FROM: **Amy Williams, P.E. Director of Public Works/City Engineer**

DATE: **October 21, 2024**

SUBJECT: **General Engineering Service Contract for Miscellaneous Consulting on Stormwater Issues**

The City of Rockwall's storm drainage system encompasses approximately 20 separate watersheds located totally or partially within the corporate limits and ETJ of the City. Some of these watersheds have been analyzed for existing and fully developed conditions. Whenever a development occurs that potentially impacts any floodplain area or other properties, development standards require a registered professional engineer to perform a flood study to determine these potential impacts and to provide an engineering solution that minimizes these impacts. Potential impacts may include increases in flood elevations, increases in inundation areas of land, and increases in erosive flood flow velocities.

To recoup the City's review costs, a flood study review fee was implemented in 2013 by the City for developments requiring a flood study. The City currently uses Cardinal Strategies Engineering Services, LLC as the City's Engineering Hydrology and Hydraulics Review Consultant, to perform the reviews of flood and detention studies to ensure compliance with the Cities storm drainage requirements.

Staff is requesting City Council consider authorizing the City Manager to initiate the General Engineering Services Contract with Cardinal Strategies Engineering Services, LLC to provide general engineering services for the preparation and review of all flood and detention studies submitted to the City, to be funded by the Engineering Consulting budget.

AW

Cc:

Jonathan Browning, P.E., CFM, Asst. City Engineer
File

STATE OF TEXAS ♦

♦

COUNTY OF ROCKWALL ♦

PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Cardinal Strategies Engineering Services, LLC, ("ENGINEER"), located at 2770 Capital Street, Wylie, Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for *Miscellaneous Consulting on Stormwater Issues.*

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Attachment "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be based on an as-needed time and material basis and billed as a *hourly* basis per rates provided in Attachment "B". Specific services identified at a later date may be billed as a *lump sum* basis with a not to exceed amount identified around the specific tasks. Engineer is not authorized to perform any work without approval of City.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment "C". In the event of termination, Engineer will assist the CITY in

arranging a smooth transition process. However, Engineer's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

CITY shall pay Engineer its fees based on the presentation by Engineer to CITY of a correct monthly statement for all the amounts earned under the Contract together with reasonable supporting documentation verifying the accuracy of the fees and expenses. CITY shall then pay Engineer its fee within thirty (30) days after presentation of the accurate monthly statement by Engineer to CITY. CITY is a State sales and use tax exempt political subdivision of the State of Texas. All records supporting payment shall be kept in the offices of Engineer for a period of not less than three (3) years and shall be made available to CITY for inspection, audit or copying upon reasonable request.

4. Engineer's Standard of Care

Engineer shall provide its services under this Contract with the same degree of care, skill and diligence as is ordinarily provided by a professional Engineer under similar circumstances for a similar project. Engineer represents that it has the capability, experience, available personnel, and means required to perform the services contemplated by this Contract. Services will be performed using personnel and equipment qualified and/or suitable to perform the work requested by the CITY. CITY retains the right to report to Engineer any unsatisfactory performance of Engineer personnel for appropriate corrective action. Engineer shall comply with applicable federal, state, and local laws in connection with any work performed hereunder.

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business that has an agreement or is in negotiations of an agreement with CITY. CITY may waive this conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the

extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

A. Engineer agrees to maintain Worker's Compensation and Employer's Liability Insurance to cover all of its own personnel engaged in performing services for CITY under this Contract in at least the following amounts:

Workmen's Compensation – Statutory
Employer's Liability – $100,000
Bodily Injury by Disease - $500,000 (policy limits)
Bodily Injury by Disease - $100,000 (each employee)

B. Engineer also agrees to maintain Commercial General Liability, Business Automobile Liability, and Umbrella Liability Insurance covering claims against Engineer for damages resulting from bodily injury, death or property damages from accidents arising in the course of work performed under this Contract in not less than the following amounts:

$2,000,000 General aggregate limit

$1,000,000 each occurrence sub-limit for all bodily injury or property damage incurred all in one occurrence

$1,000,000 each occurrence sub-limit for Personal Injury and Advertising

C. Engineer shall add CITY, its City Council members and employees, as an additional insureds on all required insurance policies, except worker's compensation, employer's liability and errors and omissions insurance. The Commercial General Liability Policy and Umbrella Liability Policy shall be of an "occurrence" type policy.

D. Engineer shall furnish CITY with an Insurance Certificate on the date this Contract is executed and accepted by CITY, which confirms that all above required insurance policies are in full force and effect.

E. Engineer agrees to maintain errors and omissions professional liability insurance in the amount of not less than one million dollars ($1,000,000) annual aggregate, on a claims made

basis, as long as reasonably available under standard policies.

7. **INDEMNIFICATION**

ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES, DAMAGES, CLAIMS, OR LIABILITY, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, ALL EXPENSES OF LITIGATION, COURT COSTS, AND REASONABLE ATTORNEY'S FEES FOR INJURY OR DEATH TO ANY PERSON, OR INJURY TO ANY PROPERTY, RECEIVED OR SUSTAINED BY ANY PERSON OR PERSONS OR PROPERTY, TO THE EXTENT CAUSED BY THE NEGLIGENT ACTS OF ENGINEER OR ITS AGENTS OR EMPLOYEES, IN THE EXECUTION OF PERFORMANCE OF THIS CONTRACT.

ENGINEER'S TOTAL LIABILITY TO CITY FOR ANY LOSS OR DAMAGES FROM CLAIMS ARISING OUT OF, OR IN CONNECTION WITH, THIS CONTRACT FROM ANY CAUSE INCLUDING ENGINEER'S STRICT LIABILITY, BREACH OF CONTRACT, OR PROFESSIONAL NEGLIGENCE, ERRORS AND OMISSIONS SHALL NOT EXCEED ONE MILLION DOLLARS ($1,000,000). NEITHER PARTY TO THIS AGREEMENT SHALL BE LIABLE TO THE OTHER PARTY OR ANY THIRD PARTY CLAIMING THROUGH THE OTHER RESPECTIVE PARTY, FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, LIQUIDATED, DELAY OR CONSEQUENTIAL DAMAGES OF ANY KIND INCLUDING BUT NOT LIMITED TO LOST PROFITS OR USE OF PROPERTY, FACILITIES OR RESOURCES, THAT MAY RESULT FROM THIS AGREEMENT, OR OUT OF ANY GOODS OR SERVICES FURNISHED HEREUNDER.

8. Addresses for Notices and Communications

CITY
Amy Williams, PE, City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ENGINEER
Thomas Caffarel, PE, CFM, Principal, Engineering Services Manager
Cardinal Strategies Engineering Services, LLC
2770 Capital Street
Wylie, Texas 75098

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

Engineer and CITY may terminate this Contract for their convenience at any time by giving at least thirty (30) days notice in writing to each other. If the Contract is terminated by CITY and/or Engineer as provided herein, Engineer will be paid for the Work provided and expenses incurred up to the termination date, if such final compensation is approved by CITY, in its sole discretion. If this Contract is terminated due to the fault of Engineer, Paragraph 10 hereof, relative to Termination for Cause, shall apply.

11. Changes

CITY may, from time to time, request changes in the Scope of Work of **Engineer** to be performed hereunder. Such changes, including any increase or decrease in the amount of **Engineer's** compensation, or time for performance, which are mutually agreed upon by and between **CITY** and **Engineer**, shall be incorporated in written amendments to this Contract. Any subsequent contract amendments shall be executed by the City Manager or other authorized representative as designated by the City Manager or City Council.

Any alterations, additions or deletions to the terms of this Contract, including the scope of work, shall be by amendment **in writing** executed by both CITY and Engineer.

13. Reports and Information

Engineer, at such times and in such forms as **CITY** may reasonably require, and as specified in the Scope of Work or in additional Contract Amendments shall furnish **CITY** periodic reports pertaining to the Work or services undertaken pursuant to this Contract, the cost and obligations incurred, or to be incurred in connection therewith, and any other matter covered by this Contract.

14. Entire Agreement

This Contract and its Attachments and any future Contract Amendments constitute the entire agreement, and supersede all prior agreements and understandings between the parties concerning the subject matter of this Contract.

15. Waiver

The failure on the part of either party herein at any time to require the performance by the other party, of any portion of this Contract, shall not be deemed a waiver of, or in any way affect that party's rights to enforce such provision, or any other provision. Any waiver by any party herein of any provision hereof, shall not be taken or held to be a waiver of any other provision hereof, or any other breach hereof.

16. Severability

The invalidity or unenforceability of any provision of this Contract shall not affect the validity or enforceability of any other provision of this Contract.

17. Survival

Any and all representations, conditions and warranties made by Engineer under this Contract are of the essence of this Contract and shall survive the execution, delivery and termination of it.

18. Governing Powers and Law

Both Parties agree and understand that the City does not waive or surrender any of its governmental powers by execution of this Agreement. To that end, the parties further understand that this agreement shall not be considered a contract for goods or services under Texas Local Government Code, Section 271.151 and Contractor waives any right or entitlement granted said provisions. This Contract is governed by the laws of the State of Texas and all obligations of the parties under this Contract are performable in Rockwall County, Texas.

19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this 9th day of October 2024

Cardinal Strategies Engineering Services, LLC

By: Kim Anderson
Name: Kim Anderson.
Title: President

EXECUTED in triplicate originals on this ____ day of _____ 202_.

ATTEST:

City of Rockwall, Texas

_____
Mary Smith
City Manager

EXHIBIT A
SCOPE OF SERVICES

TO BE PROVIDED BY CARDINAL STRATEGIES ENGINEERING SERVICES, LLC, TO THE CITY OF ROCKWALL FOR THE MISCELLANEOUS CONSULTING ON STORMWATER ISSUES

Project Description:

The City seeks to engage in professional engineering services for various projects involving stormwater and other water resources matters that will be needed from time to time based on the specific needs to the City. No specific projects have been identified, but as they are identified, specific scopes of service can be prepared accordingly.

A. SPECIAL SERVICES

The Consultant shall receive written approval from the City before proceeding with any of the following services listed below and shall invoice the services as different tasks on a monthly basis.

1. Stormwater Development Reviews –
    a. Consultant shall provide assistance with the review of proposed development projects and other proposed construction within the City's jurisdiction on issues related to stormwater drainage (including but not limited to conformance with the current City Standards of Design and Construction, conformance with the Flood Damage and Prevention Ordinance, review of Detention Studies, review of Floodplain Studies, Reclamation, and modifications within the floodplain); flood hazard and erosion potential and prevention; regulatory issues related to flood damage prevention, and other regulatory compliance issues related to water resources matters, and provide a list of review comments, summary of review, and opinions and recommendations to the City Public Works Department – Engineering Division for consideration.
    b. Upon request, consultant shall be available for project specific meetings with the City staff and developer team to discuss stormwater related challenges with the development.
    c. Consultant shall review development of LOMR, CLOMR, LOMAs that are submitted to the City requesting City approval for FEMA processing.
    d. Consultant shall serve as the City's Floodplain Mapping, Flood Study and digital H&H Model Repository
        i. Consultant shall update the City's Master hydrology and hydraulic models based on proposed developments that are approved and update the City's GIS Floodplain layers to reflect approved developments.
        ii. Consultant shall release flood models and mapping to proposed developers upon City's request along with City Criteria and other information to performing flood and detention studies within the City.
    e. Consultant shall review and provided comments for each submittal within in 2 weeks from the date of receipt and return to the City.

2. Perform and submit for the City upon request FEMA LOMRs, LOMR-Fs, LOMAs, etc.
    a. Consultant shall provide services for the above. Detailed scope of services and fee will be established by separate task.

3. Expert Stormwater Advice/Compliance –
    a. Consultant shall provide assistance to the City in their enforcement of their flood damage prevention and in requirements for compliance with related local, state, and federal regulations. Such assistance may or may not be associated with proposed development, and may include providing opinions, recommendations, advice and other miscellaneous

assistance to the City regarding drainage, flood hazard protection, and regulatory issues related to the City's ordinances pertaining to stormwater drainage, in particular the City's flood damage prevention ordinance and the City's Standards of Design and Construction.

4. Coordination and Meetings –
    a. Consultant shall be in attendance, upon request and when available, for specific meetings with City staff.

5. City Project Reviews
    a. Consultant shall provide assistance with the review of proposed City projects within the City's jurisdiction on issues related to stormwater drainage (including but not limited to conformance with the current City Standards of Design and Construction, conformance with the Flood Damage and Prevention Ordinance, review of Detention Studies, review of Floodplain Studies, Reclamation, and modifications within the floodplain); flood hazard and erosion potential and prevention; regulatory issues related to flood damage prevention, and other regulatory compliance issues related to water resources matters, and provide a list of review comments, summary of review, and opinions and recommendations to the City Public Works Department – Engineering Division for consideration.
    b. Upon request, consultant shall be available for project specific meetings with the City staff to discuss stormwater related challenges with the project area.
    c. Review of City's LOMR, CLOMR, LOMAs that are submitted to the City requesting City approval for FEMA processing.
    d. Consultant shall serve as the City's Floodplain Mapping, Flood Study and digital H&H Model Repository
        i. Consultant shall update the City's Master hydrology and hydraulic models based on proposed City projects that are approved and update the City's GIS Floodplain layers to reflect approved projects.
        ii. Consultant shall release flood models and mapping to City's engineers and project teams upon City's request along with City Criteria and other information to performing flood and detention studies within the City.
    e. Consultant shall review and provided comments for each submittal within in 2 weeks from the date of receipt and return to the City.

6. Stormwater Utility Fee
    a. Consultant shall provide assistance to the City Engineering Division with assistance in developing and justifying a stormwater utility fee in which the City shall have a dedicated funding source to manage stormwater related needs.
    b. Consultant shall provide services for the above. Detailed scope of services and fee will be established by separate task.

7. MS4 Program Support Services
    a. Consultant shall provide assistance to the City Engineering Division with audits, training, coordination with TCEQ, and MS4 stormwater plan renewal support.
    b. Consultant shall provide services for the above. Detailed scope of services and fee will be established by separate task.

8. Consultant shall provide other miscellaneous services as requested by the City and agreed to by the Consultant provided that such services are with in the field of expertise of the Consultant.

B. ADDITIONAL SERVICES

1. Environmental Permitting or Investigations
2. Geotechnical Engineering or Investigations
3. Surveying Services

4. Groundwater Services or Investigations
5. Expert Witness Services

This scope of services is to be provided on a time and materials cost basis in accordance with the attached compensation/pricing schedule. The termination date of this contract is September 30, 2027. Unless agreed in writing by both parties to extend this contract, or unless either party gives notice to other part to terminate this contract prior to this termination date.

EXHIBIT B
COMPENSATION/PRICING SCHEDULE

PROFESSIONAL ENGINEERING SERVICES AGREEMENT
BETWEEN THE CITY OF ROCKWALL AND CARDINAL STRATEGIES ENGINEERING SERVICES, LLC
FOR MISCELLANEOUS CONSULTING ON STORMWATER ISSUES

HOURLY CHARGES FOR PROFESSIONAL SERVICES
Rates include all salaries, salary expense, overhead, and profit.

Principal	$280 - $360 per hour
Senior Project Manager	$220 - $260 per hour
Project Manager	$192 - $232 per hour
Senior Engineer	$180 - $228 per hour
Engineer	$168 - $200 per hour
Junior Engineer	$148 - $168 per hour
CAD Professional	$104 - $144 per hour
GIS Professional	$120 - $160 per hour
Admin / Clerical	$80 - $120 per hour

Expense Items

Supplies	Cost plus 10%
Travel	IRS rate per mile
Lodging and meals (US Government per diem plus taxes)	Actual cost
Airfare and Rental Car	Cost plus 10%

Unless otherwise agreed in writing to extend this contract, or unless either party to this contract gives notice to terminate, this contract will terminate on September 30, 2027.

EXHIBIT C

SCHEDULE

PROFESSIONAL ENGINEERING SERVICES AGREEMENT BETWEEN THE CITY OF ROCKWALL AND CARDINAL STRATEGIES ENGINEERING SERVICES, LLC FOR MISCELLANEOUS CONSULTING ON STORMWATER ISSUES

The term of this agreement shall commence upon execution of the agreement by both parties and will extend through September 30, 2027, unless otherwise terminated or extended as agreed in writing. Consulting services listed in Exhibit A will be scheduled on an as-needed basis during the term of contract and any extension as agreed. Consulting services will end immediately upon termination of the contract.

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

FROM: **Amy Williams, P.E. Director of Public Works/City Engineer**

DATE: **October 21, 2024**

SUBJECT: **General Engineering Service Contract for Various Engineering Services**

The City of Rockwall has hired Birkhoff, Hendricks and Carter, LLP (BHC) for general engineering consultant services for the past several years. BHC provides lift station design review for all of the City's lift stations as well as various water and wastewater consulting services.

Staff is requesting City Council consider authorizing the City Manager to initiate the General Engineering Services Contract with Birkhoff, Hendricks and Carter, LLP to provide general engineering services for water and wastewater improvements in the City of Rockwall, to be funded by the Engineering Consulting budget.

AW

Attachments

Cc: Jonathan Browning, P.E., CFM, Civil Engineer
File

STATE OF TEXAS ♦
♦
COUNTY OF ROCKWALL ♦

PROFESSIONAL ENGINEERING SERVICES CONTRACT

This Agreement is made and entered into in Rockwall County, Texas, between City of Rockwall, Texas ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and Birkhoff, Hendricks, & Carter, LLP, ("ENGINEER"), located at 11910 Greenville Ave, Ste. 600, Dallas, Texas, Engineers duly licensed and practicing under the laws of the State of Texas.

WHEREAS, CITY desires to engage Engineer as an independent contractor to render certain technical and professional services necessary for performing:

PROFESSIONAL ENGINEERING SERVICES for *Various General Services.*

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the Parties hereby agree as follows:

1. Scope of Work

Engineer agrees to perform professional engineering services as specifically defined in this Contract as Attachment "A" and as authorized by CITY. Specifically, Engineer shall perform Professional services as requested by CITY and detailed in Attachment "A".

The Parties by mutual agreement through contract amendments may provide for additional technical and professional services to be performed under the basic general terms and conditions of this Contract. CITY reserves the right to enter into another agreement with other engineering firms to provide the same or similar professional services during the term of this Contract for different projects.

2. Compensation & Term of Agreement

Cost for such services will be based on an as-needed time and material basis and billed as a *hourly* basis per rates provided in Attachment "B". Specific services identified at a later date may be billed as a *lump sum* basis with a not to exceed amount identified around the specific tasks. Engineer is not authorized to perform any work without approval of City.

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CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

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Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business that has an agreement or is in negotiations of an agreement with CITY. CITY may waive this conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

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and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

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8. Addresses for Notices and Communications

CITY
Amy Williams, PE, City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ENGINEER
Derek B. Chaney, PE, RPLS
Birkhoff, Hendricks, & Carter, LLP
11910 Greenville Ave, Ste. 600
Dallas, Texas 75243

All notices and communications under this Contract shall be mailed or delivered to **CITY** and **Engineer** at the above addresses.

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19. Attorney's Fees

If it is necessary for either Party herein to file a cause of action at law or in equity against the other Party due to: (a) a breach of this Contract by the other Party and/or (b) any intentional and/or negligent act or omission by the other Party arising out of this Contract, the non-breaching or non-negligent Party shall be entitled to reasonable attorney's fees and costs, and any necessary disbursements, in addition to any other relief to which it is legally entitled.

20. State or Federal Laws

This Contract is subject to all applicable federal and state laws, statutes, codes, and any applicable permits, ordinances, rules, orders and regulations of any local, state or federal government authority having or asserting jurisdiction, but nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule or regulation in any forum having jurisdiction.

EXECUTED in triplicate originals on this 10th day of October 2024.

Birkhoff, Hendricks & Carter, LLP

By: _____

Name: Derek B. Chaney, P.E., R.P.L.S.
Title: Partner

EXECUTED in triplicate originals on this ____ day of _____ 202_.

ATTEST:

City of Rockwall, Texas

_____

Mary Smith
City Manager

ATTACHMENT “A”

Scope of Service

The City desires to engage the services of the Engineer to complete General Engineering Services, including consultation, water system analysis, wastewater system analysis, infrastructure planning, and other similar tasks and small design projects with construction values under $200,000.00. hereinafter referred to as the "Project"; and the Engineer desires to render such engineering design services for the City under the terms and conditions provided herein. Design projects requiring construction will be by separate agreement.

The parties agree that Engineer shall perform such services as expressly set forth in the preamble above. The parties understand and agree that deviations or modifications, in the form of written changes may be authorized from time to time by the City. Engineer shall have no further obligations or responsibilities for the project except as agreed to in writing. Engineer’s services and work product are intended for the sole use and benefit of Client and are non-intended to create any third-party rights or benefits, or for any use by any other entity or person for any other purpose.
Engineer will provide notification of specific scopes of services and budgets upon request for studies and small design projects.

Engineer shall perform his or her professional engineering services with the professional skill and care ordinarily provided by competent engineers practicing in North Central Texas and under the same or similar circumstances and professional license. Professional services shall be performed as expeditiously as is prudent, considering the ordinary professional skill and care of a competent engineer.

ATTACHMENT "B"

Payment Schedule

Compensation for engineering services shall be based on salary cost times a multiplier of 2.45 with expenses times a multiplier of 1.15. Survey Crew shall be at $185 per hour, plus mileage. The mileage rate shall be based on current I.R.S. rates at time of billing. Billing shall be posted monthly based on labor and materials expended, with payment due upon receipt of the invoice.

Based on August 2024 salaries, overhead and benefits, the following represents approximate billing rates for various categories of staff.

Description	Approximate Billing Rate
Partner in Charge (Project Manager)	$269.21
Senior Project Engineer / RPLS	$251.10
Engineer	$148.35 - $168.84
Engineer in Training (EIT)	$108.23 - $128.21
Senior Technical / CADD Designer	$187.78 – 196.25
Technical / CADD Operator	$96.88 – 129.46
Clerical	$79.23 - $134.66

The approximate billing rates may vary over time due to changes in salary, overhead and benefits.

ATTACHMENT "C"

Project Schedule

Upon the execution of an individual Project Agreement, the Engineer agrees to commence services in accordance with this Agreement and with the individual Project Agreement and to proceed diligently with said service.

ATTACHMENT "D"

Sub-Consultants

Sub-Consultant work is not anticipated based on the scope of services for this project.

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Misty Farris, Purchasing Agent**

DATE: **October 21, 2024**

SUBJECT: **Contract Renewal for Pavement Repairs and Maintenance Contracts**

Consider approving contract renewals for concrete and asphalt pavement repairs and maintenance and authorizing the City Manager to execute associated purchase orders to multiple vendors for a total of $980,000 to be funded by the Streets & Drainage Operating Budget, and take any action necessary.

Approved in the General Fund, Streets and Drainage Operating Budget each year are funds to make asphalt pavement repairs and perform preventative maintenance work. The scope of work for this contract include materials, equipment and labor to make street repairs along with all the incidentals that go with this type of work.

The annual repair work for FY 2025 is an estimated $3,000,000 as budgeted. Contract renewals are as follows:

Nortex Concrete Lift	$ 75,000	Pavement & Sidewalk stabilization & lifting
Road Master Striping	$ 75,000	Pavement Marking
B & B Concrete	$400,000	Concrete Replacement
Medrano Construction	$400,000	Concrete Replacement
Texas Materials	$ 30,000	Asphalt daily maintenance

For Council consideration are the contract renewals to the various contractors listed above and authorize the City Manager to execute purchase orders.

ATTACHMENTS:
None

City of Rockwall

MEMORANDUM

TO: Mayor and City Council Members

FROM: Kristy Teague, City Secretary/Asst. to the City Manager

DATE: October 21, 2024

SUBJECT: ILA with Rck. Co. for Fire Protection Services (FY 2025)

This is a standard interlocal cooperation agreement the city enters into annual with Rockwall County. The city manager and/or fire chief will be able to answer any questions Council may have concerning this agreement.

ATTACHMENTS:

1. City of Rockwall, Rc, Co - Fire Protection Services_FY25

STATE OF TEXAS §
COUNTY OF ROCKWALL §
CITY OF ROCKWALL §

INTERLOCAL AGREEMENT FOR FIRE PROTECTION SERVICES

THIS AGREEMENT is made and entered into by and between the County of Rockwall, Texas, hereinafter referred to as "County" and the City of Rockwall, Texas, hereinafter referred to as "City" or "Rockwall".

WITNESSETH:

WHEREAS, pursuant to §352.001(b)(3) of the Texas Local Government Code, a county is authorized to execute interlocal agreements with any city, town or village within such county to provide fire protection services to the citizens of any such county residing outside the corporate limits of any city, town or village; and

WHEREAS, pursuant to Chapter 791 of the Texas Government Code, the City is authorized to execute interlocal agreements with a county to provide governmental services and functions such as fire protection; and

WHEREAS, the City is the owner of certain trucks and other equipment designed for and capable of being used in the protection of persons and property from and in the suppression and fighting of fires; and

WHEREAS, the County desires to obtain such services for its citizens residing in unincorporated areas of the County, and the City is willing to provide such services as hereinafter set forth and provided.

NOW, THEREFORE, it is mutually agreed by and between the parties hereto as follows:

Section 1. That the recitals set forth above are true and correct and incorporated herein.

Section 2. Definitions. The following words shall have the following meanings when used in this Agreement:

a) "Call" means each response by the City of Rockwall Fire Department to rescues, auto accidents, actual fire, false alarms, fires to be found extinguished on arrival of the City's fire unit or units, potential fire situations or emergencies.

b) "Chief Administrative Officer" means the Mayor or City Manager of the City.

c) "District" means the area within the boundaries of Rockwall County, Texas, for which the City of Rockwall Fire Department has permanent responsibility for first alarm response to fires in such district. This includes Public Protected Classification, outside protected areas, and Fire Districts defined by the Texas Department of Insurance.

d) "Employed" means a fire fighter who is paid a salary by the City, or volunteer fire fighter.

e) "Fire Chief" means the Fire Chief of the City or his duly authorized designees.

f) "Fire Fighter" means a fire fighter of the City.

g) "Requesting Party" means the entity requesting fire protection assistance from the City for fire services for residents of the County, but not living within any city's incorporated limit.

Section 3. The parties hereto hereby agree that the City will provide fire equipment and services to points in the County which are outside the corporate limits of any city in the County, but inside the boundary limits known as First Alarm County District for the City. Areas outside such boundary shall be known as the Second Alarm County District for the City, and a closer fire department shall be notified for first response.

Section 4. In consideration of such service, the County will pay to the City the sum of Sixty-Five Thousand Four Hundred and Fifty-Six (65,456.00) dollars for calls outside the corporate limits of any city in the County subject to annual funding approval by the Rockwall County Commissioner's Court during the regular budget process. Said payment shall be made on an annual basis upon written request from the City to the Rockwall County Auditor and will be payable within thirty (30) days after receipt of such, by the Auditor's Office.

Section 5. County hereby gives and grants to the City full and complete authority to operate its fire fighting vehicles on and over public roads, highways, and other thoroughfares of the County and other public places.

Section 6. City shall, at its own cost and expense, purchase and keep in force at all times insurance for the minimum amount of liability under the Texas Tort Claims Act. City agrees to provide copies of such policy or policies of insurance and/or other evidence satisfactory to the County Auditor of Rockwall County, Texas.

Section 7. The Fire Chief shall be the sole judge of the amount and type of equipment and number of personnel dispatched to calls made pursuant to this Agreement. Said Fire Chief, or his designee, shall be in charge of the firefighting techniques used in response to any calls.

For each call made pursuant to this Agreement, the Fire Chief shall prepare a report showing the date, location, and description of the call. True copies of such reports shall be on file with the Fire Chief and available for review by the County Auditor or Commissioner's Court of the County.

Section 8. City hereby agrees to render services to other Fire Districts within the County if backup emergency assistance is requested. The City's fire fighters shall report to the Requesting Party's Officer In Control at the location to which they have been assigned, and shall be under the command of the Requesting Party's Fire Chief and will be released when their services are no longer required.

Calls for assistance may be aborted only by (1) another Fire Department at the scene; (2) an officer of the Sheriff's Department at the scene; (3) a State Department of Public Safety Officer at the scene; (4) the responding department's Fire Chief or designee; (5) or Dispatch.

Section 9. While any fire fighter, regularly employed as such by the City, is in the service of the Requesting Party, such fire fighter shall be a fire fighter of the Requesting Party and be under the command of the Requesting Party's Chief, with all the powers of a regular fire fighter of the Requesting Party, as fully as if such fire fighter were within the territorial limits of the governmental entity where such fire fighter is regularly employed. A fire fighter's qualifications for employment by the governmental entity by which he or she is regularly employed shall constitute such fire fighter's qualifications for such position within the territorial limits of the Requesting Party, and no other oath, bond or compensation need be made.

Section 10. Each party to this Agreement expressly waives the right to recovery from the other party for reimbursement of wages, disability, pension payments, damages to equipment and clothing, medical expenses, travel, food and lodging expenses.

Section 11. Any fire fighter or other person who is assigned, designated or ordered by the Fire Chief of the party which regularly employs such, to perform duties pursuant to this Agreement, shall receive the same wages, salary, pension, compensation and all other rights for such service, including injury benefits, death benefits, and worker's compensation benefits, as if the service had been rendered within the territorial limits of the party where such fire fighter is regularly employed. Moreover, all wage and disability payments, including worker's compensation benefits, pension payments, damage to equipment and clothing, medical expenses, and expenses of travel, food and lodging, shall be paid by the party which regularly employs such person in the same manner as if the service had been rendered within the territorial limits of the party where such fire fighter is regularly employed.

Section 12. In the event that any person performing fire fighting services pursuant to this Agreement shall be cited as a party to any civil lawsuit, state or federal, arising out of the performance of those services, such fire fighter shall be entitled to the same benefits that he or she would be entitled to receive if such civil action had arisen out of the performance of such person's

duties as a member of the department where and in the jurisdiction of the party where such person is regularly employed.

Section 13. Each party to this Agreement expressly waives all claims against the other party for compensation arising from loss, damage, personal injury or death occurring as a consequence of the performance of this Agreement.

Section 14. Third party claims against parties hereto shall be governed by the Texas Tort Claims Act or other appropriate statutes, charters and ordinances of the parties.

Section 15. It is expressly understood and agreed that by executing this Agreement, neither party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise by available to it, against claims arising in the exercise of governmental powers and functions.

Section 16. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns.

Section 17. This Agreement shall be governed by and constructed in accordance with the laws of the State of Texas. Venue shall be in Rockwall County, Texas.

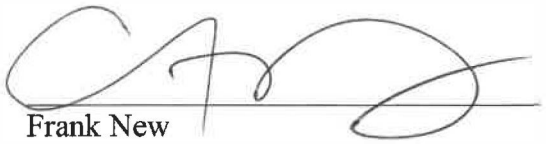
Section 18. If any one or more of the provisions contained in this Agreement shall, for any reason, be held to be invalid, illegal or unenforceable in any respect, such invalidity or illegality shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein, and shall not render the entire Agreement invalid.

Section 19. This Agreement constitutes the entire Agreement and understanding between parties. Any modification, change or amendment to this Agreement shall be in writing and approved by both parties.

Section 20. This Agreement shall become effective as of October 1, 2024 and shall continue through September 30, 2025.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed under authority of appropriate action taken by their respective governing bodies.

COUNTY OF ROCKWALL, TEXAS



Frank New
County Judge

CITY OF ROCKWALL, TEXAS

_____
Mary Smith, City Manager

_____
Kenneth Cullins, Fire Chief

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

FROM: **Chris Minckler, Information Technology Manager**

DATE: **October 1st, 2024**

SUBJECT: **Ratifying Adoption of City Policy Banning Certain Social Media Applications**

In 2023, the Texas Legislature passed S.B. 1893 requiring political subdivisions of the State of Texas to prohibit the installation of certain social medial applications on city-owned devices, specifically TikTok. The social media applications of concern are developed by companies headquartered in a foreign country where the country could force the developer to provide user data. This potential lack of privacy jeopardizes the security of the City's network.

The City's Information Technology Department proactively began blocking these applications several years ago due to security concerns. To comply with S.B. 1893, City Council must approve a City Policy prohibiting the use of these applications no later than November 20th, 2024. Please see the attached social media policy for Council's consideration and approval. Below is the current list of prohibited software/applications/developers listed on the Texas DIR website.

- Alipay
- ByteDance Ltd.
- CamScanner
- Kaspersky
- QQ Wallet
- SHAREit
- Tencent Holdings Ltd.
- TikTok
- VMate
- WeChat
- WeChat Pay
- WPS Office
- Any subsidiary or affiliate of an entity listed above.

CITY OF ROCKWALL

RESOLUTION NO. 24-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, RATIFYING THE PREVIOUSLY INSTITUTED CITY OF ROCKWALL POLICY BANNING CERTAIN SOCIAL MEDIA APPLICATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2023, the Texas Legislature passed S.B. 1893, requiring political subdivisions of the State of Texas to prohibit the installation of certain social medial applications on city-owned devices, specifically TikTok; and

WHEREAS, the social media applications of concern are known to be developed by companies headquartered in a foreign country where the country could force the developer to provide user data; and

WHEREAS, it is believed this potential lack of privacy jeopardizes the security of the City's network; and

WHEREAS, the City's Information Technology Department proactively began blocking these applications several years ago, even prior to the Legislature's action, due to security concerns; and

WHEREAS, in addition to the City having already instituted policies and procedures that ban these applications, in order to comply with S.B. 1893, the Rockwall City Council must approve a City Policy prohibiting the use of these applications no later than November 20th, 2024.

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

Section 1. the Rockwall City Council, hereby formally ratifies the adoption of a city policy previously instituted by the City's I.T. Department, as reflected in ***Exhibit A*** of this resolution.

Section 2. the Rockwall City Council hereby authorizes the City Manager to take necessary steps to ensure implementation of said policy and compliance with S.B. 1893 and any/all related State laws/ requirements, which the Council acknowledges could vary in the future; and

Section 3. this resolution shall take effect immediately upon its passage, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 21st DAY OF OCTOBER, 2024.

ATTEST: **Trace Johannesen, Mayor**

Kristy Teague, City Secretary

EXHIBIT A

City of Rockwall

Covered Applications and Prohibited Technology Policy

Date: September 16, 2024

Version: 1.0

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INSTRUCTIONS FOR GOVERNMENTAL ENTITY

This document is intended to serve as a model policy for Texas governmental entities to modify and adopt to fulfill the requirements of Government Code Chapter 620 and the Office of the Governor's directive regarding the installation and use of prohibited technologies on personal devices used to conduct state business. Entities should review this document and implement any organization-specific components as necessary. Sections in the policy **[contained in bold brackets]** are intended to be replaced by the entity implementing the policy.

Please direct questions regarding this model policy to GRC@dir.texas.gov.

1.0 INTRODUCTION

1.1 PURPOSE

On December 7, 2022, Governor Greg Abbott required all state agencies to ban the video-sharing application TikTok from all city-owned and city-issued devices and networks over the Chinese Communist Party's ability to use the application for surveilling Texans. Governor Abbott also directed the Texas Department of Public Safety (DPS) and the Texas Department of Information Resources (DIR) to develop a plan providing state agencies guidance on managing personal devices used to conduct state business. Following the issuance of the Governor's directive, the 88th Texas Legislature passed Senate Bill 1893, which prohibits the use of covered applications on governmental entity devices.

As required by the Governor's directive and Senate Bill 1893, this model policy establishes a template that entities subject to the directive or bill may mimic to prohibit the installation or use of covered applications or prohibited technologies on applicable devices.

1.2 SCOPE AND APPLICATION

Due to distinctions in requirements between the Governor's directive and SB 1893, Sections 2 and 3 apply to distinct organizations. Where appropriate, each section will identify the unique entities to whom the section applies and the appropriate definitions.

Governmental entities, including local governments, must adopt a covered applications policy as described by Section 2.0.

State agencies to whom the Governor issued his December 7, 2022, directive must adopt a prohibited technology policy as described by Section 3.0. To the extent a state agency is also subject to the requirements of Senate Bill 1893, that agency must also adopt a covered applications policy as described by Section 2.0.

2.0 Covered Applications Policy for Governmental Entities

2.1 Scope and Definitions

Pursuant to Senate Bill 1893, governmental entities, as defined below, must establish a covered applications policy:

- A department, commission, board, office, or other agency that is in the executive or legislative branch of state government and that was created by the constitution or a statute, including an institution of higher education as defined by Education Code Section 61.003.
- The supreme court, the court of criminal appeals, a court of appeals, a district court, or the Texas Judicial Council or another agency in the judicial branch of state government.
- A political subdivision of this state, including a municipality, county, or special purpose district.

This policy applies to all City of Rockwall full- and part-time employees, contractors, paid or unpaid interns, and other users of government networks. All City of Rockwall employees are responsible for complying with this policy.

A covered application is:

- The social media service TikTok or any successor application or service developed or provided by ByteDance Limited, or an entity owned by ByteDance Limited.
- A social media application or service specified by proclamation of the governor under Government Code Section 620.005.

2.2 Covered Applications on Government-Owned or Leased Devices

Except where approved exceptions apply, the use or installation of covered applications is prohibited on all government-owned or -leased devices, including cell phones, tablets, desktop and laptop computers, and other internet-capable devices.

The City of Rockwall will identify, track, and manage all government-owned or -leased devices including mobile phones, tablets, laptops, desktop computers, or any other internet-capable devices to:

a. Prohibit the installation of a covered application.
b. Prohibit the use of a covered application.
c. Remove a covered application from a government-owned or -leased device that was on the device prior to the passage of S.B. 1893 (88th Leg, R.S.).
d. Remove an application from a government-owned or -leased device if the Governor issues a proclamation identifying it as a covered application.

The City of Rockwall will manage all government-owned or leased mobile devices by implementing the security measures listed below:

a. [Restrict access to "app stores" or unauthorized software repositories to prevent the installation of unauthorized applications.]
b. [Maintain the ability to remotely wipe non-compliant or compromised mobile devices.]
c. [Maintain the ability to remotely uninstall unauthorized software from mobile devices.]
d. [Other Governmental Entity-implemented security measures.]

2.3 Ongoing and Emerging Technology Threats

To provide protection against ongoing and emerging technological threats to the government's sensitive information and critical infrastructure, DPS and DIR will regularly monitor and evaluate additional social media applications or services that pose a risk to this state.

DIR will annually submit to the Governor a list of social media applications and services identified as posing a risk to Texas. The Governor may proclaim items on this list as covered applications that are subject to this policy.

If the Governor identifies an item on the DIR-posted list described by this section, then the City of Rockwall will remove and prohibit the covered application.

The City of Rockwall may also prohibit social media applications or services in addition to those specified by proclamation of the Governor.

2.4 Bring Your Own Device Policy

If the City of Rockwall has a "Bring Your Own Device" (BYOD) program, then the

the City of Rockwall may consider prohibiting the installation or operation of covered applications on employee-owned devices that are used to conduct government business.

2.5 Covered Application Exceptions

The City of Rockwall may permit exceptions authorizing the installation and use of a covered application on government-owned or -leased devices consistent with the authority provided by Government Code Chapter 620.

Government Code Section 620.004 only allows the City of Rockwall to install and use a covered application on an applicable device to the extent necessary for:

(1) Providing law enforcement; or
(2) Developing or implementing information security measures.

If the City of Rockwall authorizes an exception allowing for the installation and use of a covered application, the City of Rockwall must use measures to mitigate the risks posed to the City during the application's use.

The City of Rockwall must document whichever measures it took to mitigate the risks posed to the City during the use of the covered application.

3.0 Prohibited Technology Policy

3.1 Scope

This policy applies to all state agencies to whom the Governor issued his December 7, 2022, directive. This policy applies to all City of Rockwall employees, including interns and apprentices, contractors, and users of City networks. All City of Rockwall employees, contractors, and City network users to whom this policy applies are responsible for complying with these requirements and prohibitions.

3.2 City-Owned Devices

Except where approved exceptions apply, the use or download of prohibited applications or websites is prohibited on all city-owned devices, including cell phones, tablets, desktop and laptop computers, and other internet capable devices.

The City of Rockwall must identify, track, and control city-owned devices to prohibit the installation of or access to all prohibited applications. This includes the various prohibited applications made available through application stores for mobile, desktop, or other internet capable devices.

The City of Rockwall must manage all city-owned mobile devices by implementing the security controls listed below:

a. Restrict access to "app stores" or nonauthorized software repositories to prevent the install of unauthorized applications.
b. Maintain the ability to remotely wipe noncompliant or compromised mobile devices.
c. Maintain the ability to remotely uninstall unauthorized software from mobile devices.
d. Deploy secure baseline configurations for mobile devices as determined by the City of Rockwall.

3.3 Personal Devices Used For City Business

Employees and contractors may not install or operate prohibited applications or technologies on any personal device that is used to conduct city business, which includes using the device to access any city-owned data, applications, email accounts, non-public facing communications, city email, VoIP, SMS, video conferencing, CAPPS, Texas.gov, and any other city databases or applications.

A city that authorizes its employees and contractors to use their personal devices to conduct city business must also establish a "Bring Your Own Device" (BYOD) program. If an employee or contractor has a justifiable need to allow the use of personal devices to conduct city business, the employee or contractor must ensure that their device complies with the City of Rockwall's BYOD program, which may include proactive enrollment in the program.

The City of Rockwall's BYOD program prohibits an employee or contractor from enabling prohibited technologies on personal devices enrolled in the the City of Rockwall program.

3.4 Sensitive Locations

The City of Rockwall will identify, catalogue, and label all sensitive locations. A sensitive location is any location, physical or logical (such as video conferencing, or electronic meeting rooms), that is used to discuss confidential or sensitive information including information technology configurations, criminal justice information, financial data, personally identifiable data, sensitive personal information, or any data protected by federal or state law.

An employee whose personal device, including their personal cell phone, tablet, or laptop, is not compliant with this prohibited technology policy may not bring their personal device into sensitive locations. This includes using their unauthorized personal to device to access any electronic meeting labeled as a sensitive location.

Visitors granted access to sensitive locations are subject to the same limitations as employees and contractors. If a visitor is granted access to a sensitive location and their personal device has a prohibited application installed on it, then the visitor must leave their unauthorized personal device at an appropriate location that is not identified as sensitive.

3.5 Network Restrictions

DIR has blocked access to prohibited technologies on the state network. To ensure multiple layers of protection, the City of Rockwall has also implemented additional network-based restrictions, which include:

a. Configuring agency firewalls to block access to citywide prohibited services on all agency technology infrastructures, including local networks, WAN, and VPN connections.
b. Prohibiting personal devices with prohibited technologies installed from connecting to agency or city technology infrastructure or city data.
c. With the City of Rockwall executive head's approval, providing a separate network that allows access to prohibited technologies with the approval of the executive head of the agency.

3.6 Prohibited Technologies Exceptions

Only the City of Rockwall executive may approve exceptions to the ban on prohibited technologies. This authority may not be delegated. All approved exceptions to applications, software, or hardware included on the prohibited technology list must be reported to DIR.

Exceptions to the prohibited technology policy must only be considered when:

- the use of prohibited technologies is required for a specific business need, such as enabling criminal or civil investigations; or
- for sharing of information to the public during an emergency.

For personal devices used for city business, exceptions should be limited to extenuating circumstances and only granted for a predefined period of time. To the extent practicable or possible, exception-based use should only be performed on devices that are not used for other city business and on non-city networks, and the user should disable cameras and microphones on devices authorized for exception-based use.

3.7 Bring Your Own Device Policy for a Governmental Entity Not Subject to the Governor's Prohibited Technology Directive

If a Governmental Entity is not subject to the Governor's prohibited technology directive but is subject to Senate Bill 1893, it may also consider prohibiting the installation or operation of prohibited technologies and covered applications on employee-owned devices that are used to conduct government business.

If the City of Rockwall has a "Bring Your Own Device" (BYOD) program, then the City of Rockwall shall institute a "Bring Your Own Device" (BYOD) policy requiring the enrollment of these personal devices in the entity's program before their continued use in conducting governmental business.

3.8 Ongoing and Emerging Technology Threats Pursuant to the Governor's Directive

To provide protection against ongoing and emerging technological threats to the state's sensitive information and critical infrastructure, DPS and DIR will regularly monitor and evaluate additional technologies posing concerns for inclusion in this policy.

DIR posts the list of all prohibited technologies, including applications, software, hardware, or technology providers, to its website. If, after consultation between DIR and DPS, a new technology must be added to this list, DIR will update the prohibited technology list posted on its website.

The City of Rockwall will implement the removal and prohibition of any listed technology on all applicable devices. The City of Rockwall may prohibit other technology threats in addition to those on the posted list. The City of Rockwall will determine that such prohibition is appropriate.

4.0 Policy Compliance

All City of Rockwall employees shall sign a document annually confirming their understanding of the agency's covered applications and prohibited technology policies. Governmental entities that are subject to Senate Bill 1893 but not subject to the Governor's December 07, 2022, directive may elect not to require employees to complete an annual certification.

The City of Rockwall will verify compliance with this policy through various methods, including but not limited to, IT/security system reports and feedback to leadership.

An employee found to have violated this policy may be subject to disciplinary action, including termination of employment.

5.0 Policy Review

This policy will be reviewed annually and updated as necessary to reflect changes in state law, additions to applications identified under Government Code Section 620.006, updates to the prohibited technology list posted to DIR's website, or to suit the needs of the City of Rockwall.

CITY OF ROCKWALL

ORDINANCE NO. 24-42

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 102 (PD-102) FOR COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 67.475-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK B; LOT 1R, BLOCK C; AND LOT 1, BLOCK D, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from William S. Dahlstrom of Jackson Walker, LLP on behalf of Ronald P. Berlin of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a *Zoning Change* from a Commercial (C) District to Planned Development District 102 (PD-102) for Commercial (C) District land uses on a 67.059-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road (*FM-3549*) and the IH-30 Frontage Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with

the *Subdistrict Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Overall Concept 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 *Subject Property* shall generally be in accordance with the *Phasing Plan*, 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 *Conceptual Building Elevations*, depicted 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 development of the *Subject Property* shall generally be in accordance with the *Development Standards*, outlined in *Exhibit 'G'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'G'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 8. 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 9. 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 10. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (*including references to the Unified Development Code [UDC]*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 11. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 21ST DAY OF OCTOBER, 2024.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: September 16, 2024

2nd Reading: October 7, 2024

Exhibit 'A'
Legal Description

BEING a tract of land situated in the E.M. ELLIOTT SURVEY, ABSTRACT NO. 77 and the JOHN LOCKHART SURVEY, ABSTRACT NO. 134, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block B, Rockwall Commercial, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in County Clerk's File No. 20210000008470, Plat Records, Rockwall County, Texas (P.R.R.C.T.), a portion of Lot 1R, Block C, Rockwall Commercial, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in County Clerk's File No. 20210000008470, P.R.R.C.T., and the remainder of Lot 1, Block D, Rockwall Commercial Park, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, P.R.R.C.T., and a portion of Conveyors Street, a 60' right-of-way, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the most Southerly Southeast corner of said Lot 1, Block B, said iron rod being situated in the North right-of-way line of Interstate Highway 30, a variable width right-of-way, and the West right-of-way line of F.M. Highway 3549, a variable width right-of-way, and also being the Southeast corner of a corner clip;

THENCE, departing the West right-of way line of said F.M. Highway 3549 and said corner clip, and along the South line of said Lot 1, Block B, and the North right-of-way line of said Interstate Highway 30, the following:

South 72 deg 46 min 18 sec West, a distance of 384.46 feet to a 5/8" iron rod found for corner;

South 64 deg 14 min 27 sec West, a distance of 202.24 feet to a point for corner from which a 5/8-inch iron rod with pink plastic cap stamped "TXDOT" found bears South 77 deg 02 min 27 sec West, a distance of 0.68 feet;

South 72 deg 46 min 18 sec West, a distance of 1,507.74 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the most Southerly Southwest corner of said Lot 1, Block B, and the Southeast corner of the remainder of said Lot 1, Block D;

THENCE South 72 deg 43 min 43 sec West, along the South line of the remainder of said Lot 1, Block D, and continuing along the North right-of-way line of said Interstate Highway 30, a distance of 169.80 feet to a 1/2-inch iron rod with yellow plastic cap stamped "RPLS5034" found for corner;

THENCE South 72 deg 46 min 08 sec West, continuing along the South line of the remainder of said Lot 1, Block D, and the North right-of-way line of said Interstate Highway 30, a distance of 136.39 feet to a 5/8-inch iron rod with pink plastic cap stamped "TXDOT" found for corner, said iron rod being the Southwest corner of the remainder of said Lot 1, Block D, and being the beginning of a non-tangent curve to the right having a radius of 397.84 feet, a central angle of 13 deg 52 min 54 sec, a chord bearing of North 10 deg 51 min 14 sec West, and a chord length of 96.15 feet;

THENCE along said non-tangent curve to the right, departing the South line of the remainder of said Lot 1, Block D, and the North right-of-way line of said Interstate Highway 30, and along the West line of the remainder of said Lot 1, Block D, and the East right-of-way line of said Conveyors Street, an arc distance of 96.39 feet to a point for corner;

THENCE North 03 deg 13 min 23 sec West, continuing along the West line of the remainder of said Lot 1, Block D, and the East right-of-way line of said Conveyors Street, a distance of 144.04 feet to a point for corner;

THENCE South 86 deg 34 min 32 sec West, departing the West line of the remainder of said Lot 1, Block D, and the East right-of-way line of said Conveyors Street, and crossing the right-of-way of said Conveyors Street, a distance of 60.17 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner, said iron rod being the Southeast corner of said Lot 1R, Block C, and being situated in the West right-of-way line of said Conveyors Street;

THENCE South 86 deg 34 min 32 sec West, departing the West right-of-way line of said Conveyors Street, and along the common line of said Lot 1R, Block C, and Lot 1, Block C, of said Rockwall Commercial Park, a distance of 309.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 74 deg 26 min 07 sec East, a distance of 0.62 feet;

THENCE North 05 deg 29 min 52 sec West, departing said common line and along the common line of said Lot 1R, Block C, and a tract of land described in deed to Rockwall 549/I-30 Partners LP, recorded in Instrument Number 200700387631, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), a distance of 1,036.76 feet to a point for corner from which a 1/2-inch iron rod found bears North 78 deg 37 min 38 sec East, a distance of 0.42 feet;

THENCE North 89 deg 44 min 47 sec East, along the common line of said Lot 1R, Block C, and a tract of land as described in deed to Janis G. Dorris & Nelda L. Lacuesta, recorded in Volume 850, Page 85, O.P.R.R.C.T., a distance of 175.03 feet to a point for corner from which a 1/2-inch iron rod found bears South 49 deg 13 min 08 sec East, a distance of 0.47 feet;

THENCE North 01 deg 22 min 01 sec West, continuing along said common line, a distance of 14.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for a Northeast corner of said Lot 1R, Block C, and a Southeast corner of said Janis G. Dorris & Nelda L. Lacuesta tract;

THENCE North 88 deg 16 min 40 sec East, departing said common line and along the North line of said Lot 1R, Block C, and the South right-of-way line of Justin Road, an 85- foot right-of-way, a distance of 204.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the most Northerly corner of said Lot 1R, Block C;

THENCE North 88 deg 16 min 27 sec East, departing the North line of said Lot 1R, Block C, and over and across the right-of-way of said Justin Road and said Conveyors Street, a distance of 120.17 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for a Northwest corner of said Lot 1, Block B;

THENCE along the North line of said Lot 1, Block B, and the South right-of-way line of said Justin Road, the following:

> North 88 deg 16 min 40 sec East, a distance of 311.50 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;
>
> North 88 deg 25 min 20 sec East, a distance of 281.12 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and being the beginning of a curve to the left having a radius of 1,592.50 feet, a central angle of 17 deg 40 min 38 sec, a chord bearing of North 79 deg 26 min 21 sec
>
> East, and a chord length of 489.38 feet;
>
> Along said curve to the left, an arc distance of 491.33 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and being the beginning of a curve to the right having a radius of 3,979.40 feet, a central angle of 18 deg 16 min 32 sec, a chord bearing of North 79 deg 44 min 18 sec
>
> East, and a chord length of 1,263.93 feet;
>
> Along said curve to the right, an arc distance of 1,269.30 feet to a point for corner from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found bears North 11 deg 52 min 09 sec East, a distance of 0.84 feet;
>
> North 88 deg 52 min 34 sec East, a distance of 49.83 feet to a point for corner from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found bears North 14 deg 09 min 55 sec East, a distance of 0.76 feet, said point being the most Northerly Northeast corner of said Lot 1, Block B,

and the Northeast corner of a corner clip, and being situated in the West right-of-way line of said F.M. Highway 3549;

THENCE South 46 deg 07 min 44 sec East, continuing along the North line of said Lot 1, Block B, and the South right-of-way line of said Justin Road, and along the West right-of-way line of said F.M. Highway 3549, and said corner clip, a distance of 42.43 feet to a point for corner from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found bears North 11 deg 58 min 22 sec East, a distance of 0.71 feet, said point being a North corner of said Lot 1, Block B, and the Southeast corner of said corner clip;

THENCE, departing the South right-of-way line of said Justin Road, the North line of said Lot 1, Block B, and said corner clip, continuing along the West right-of-way line of said F.M. Highway 3549 and along the East line of said Lot 1, Block B, the following:

South 01 deg 13 min 54 sec East, a distance of 165.08 feet to a 1/2-inch iron rod found for corner;

South 01 deg 26 min 27 sec West, a distance of 113.61 feet to a 5/8-inch iron rod found for corner;

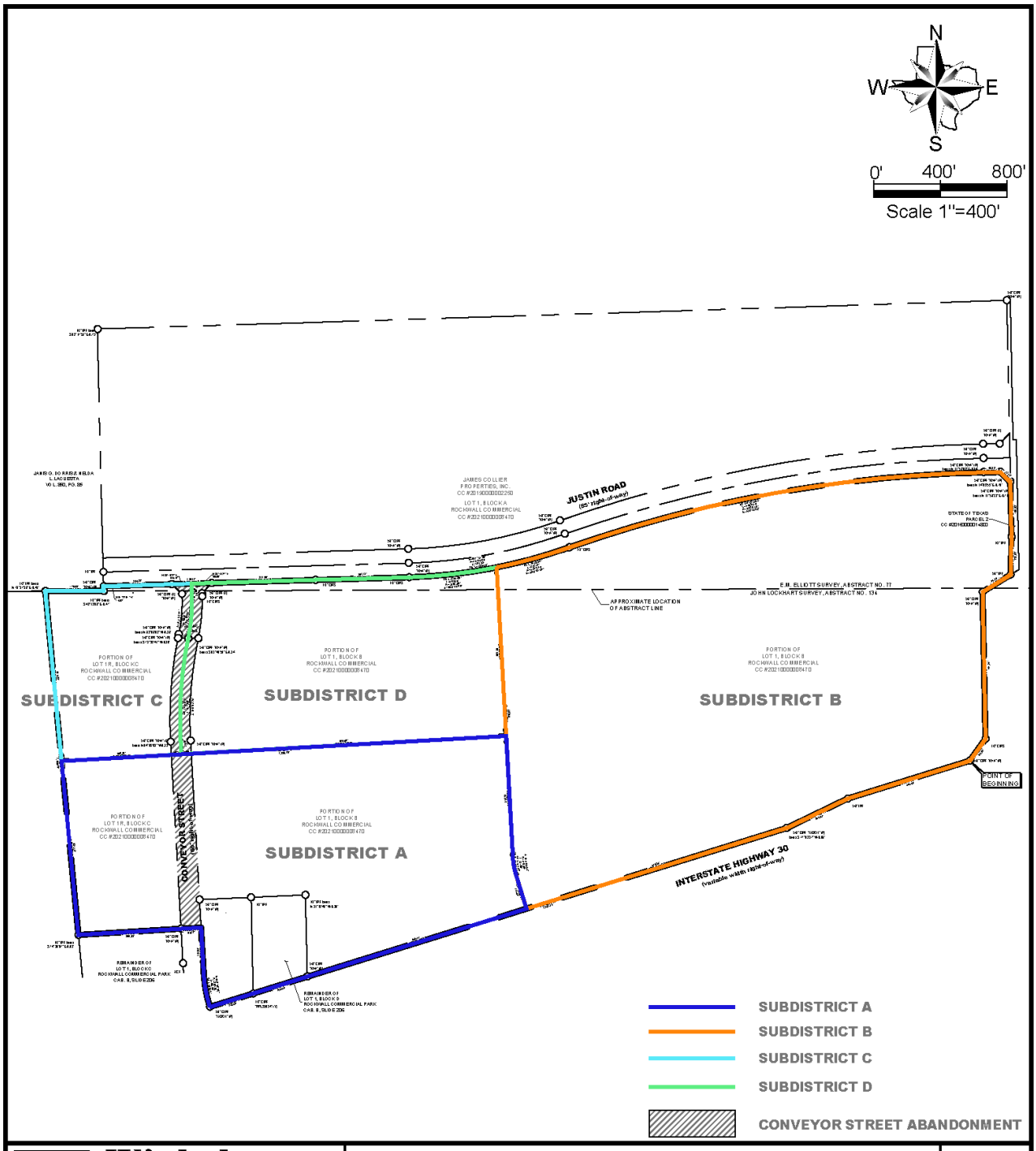
South 58 deg 12 min 56 sec West, a distance of 98.69 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 01 deg 07 min 09 sec East, a distance of 441.34 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" for corner, said iron rod being situated in the North right-of-way line of said Interstate Highway 30, and being the Northeast corner of a corner clip;

THENCE South 35 deg 33 min 35 sec West, continuing along the West right-of-way line of said F.M. Highway 3549, and along said corner clip, a distance of 80.25 feet to the *POINT OF BEGINNING*. Containing 67.475 acres or 2,939,199 square feet of land, more or less.

Bearings described herein are based upon an on-the-ground Survey performed in the field on the 25th day of April, 2024, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

Exhibit 'B'
Survey



Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10086600 Expires 12-31-2024
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Scale :	1:400
Date :	08.14.24
Dwg. File :	63406-Exhibit B
Project No. :	63406

EXHIBIT B
SURVEY

PROPERTY BOUNDARY
67.475 ACRES
(2,939,199 SQ. FT.)

SHEET 1 OF 1

Exhibit 'C'
Subdistrict Plan

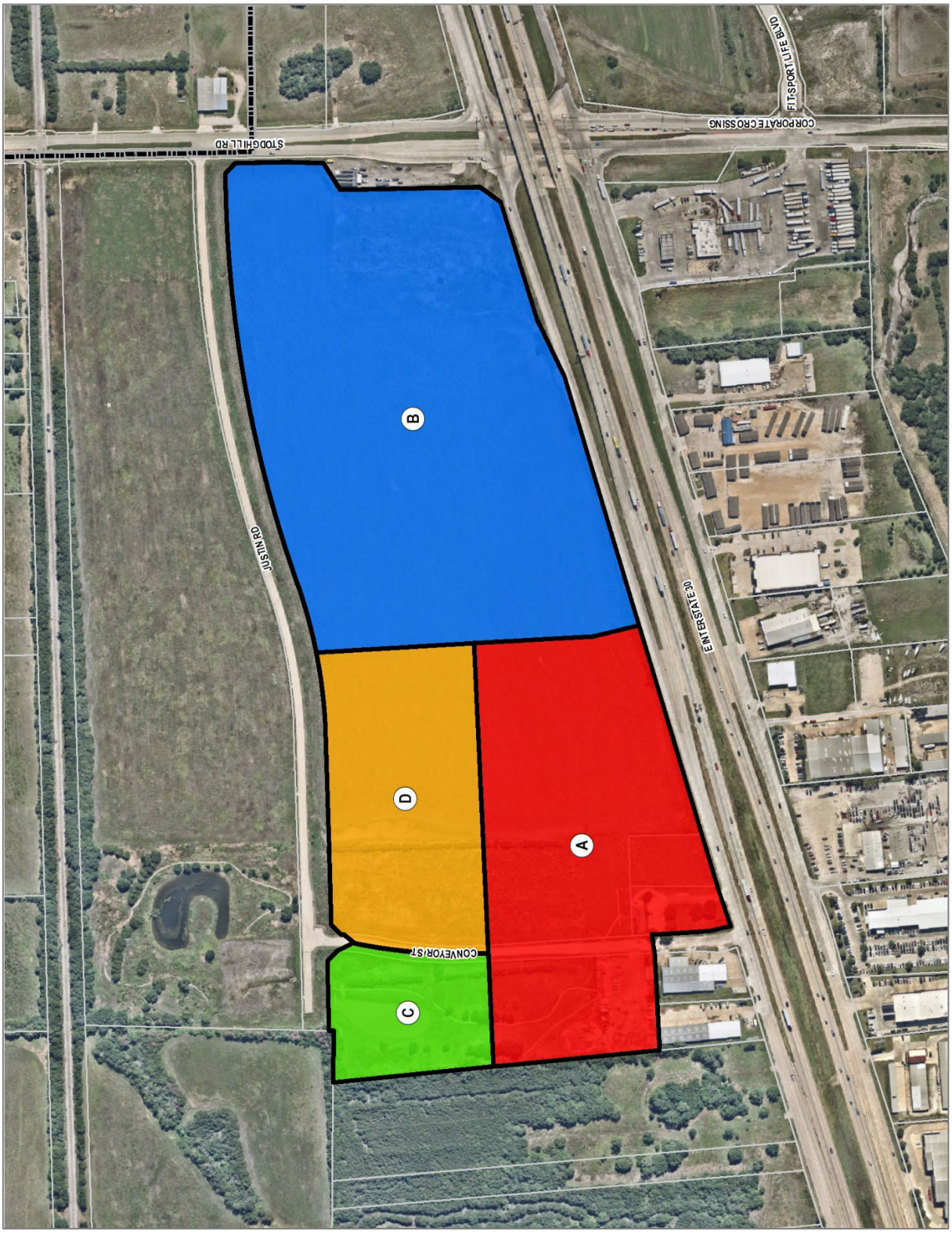


Exhibit 'D'
Overall Concept Plan



Exhibit 'E'
Phasing Plan

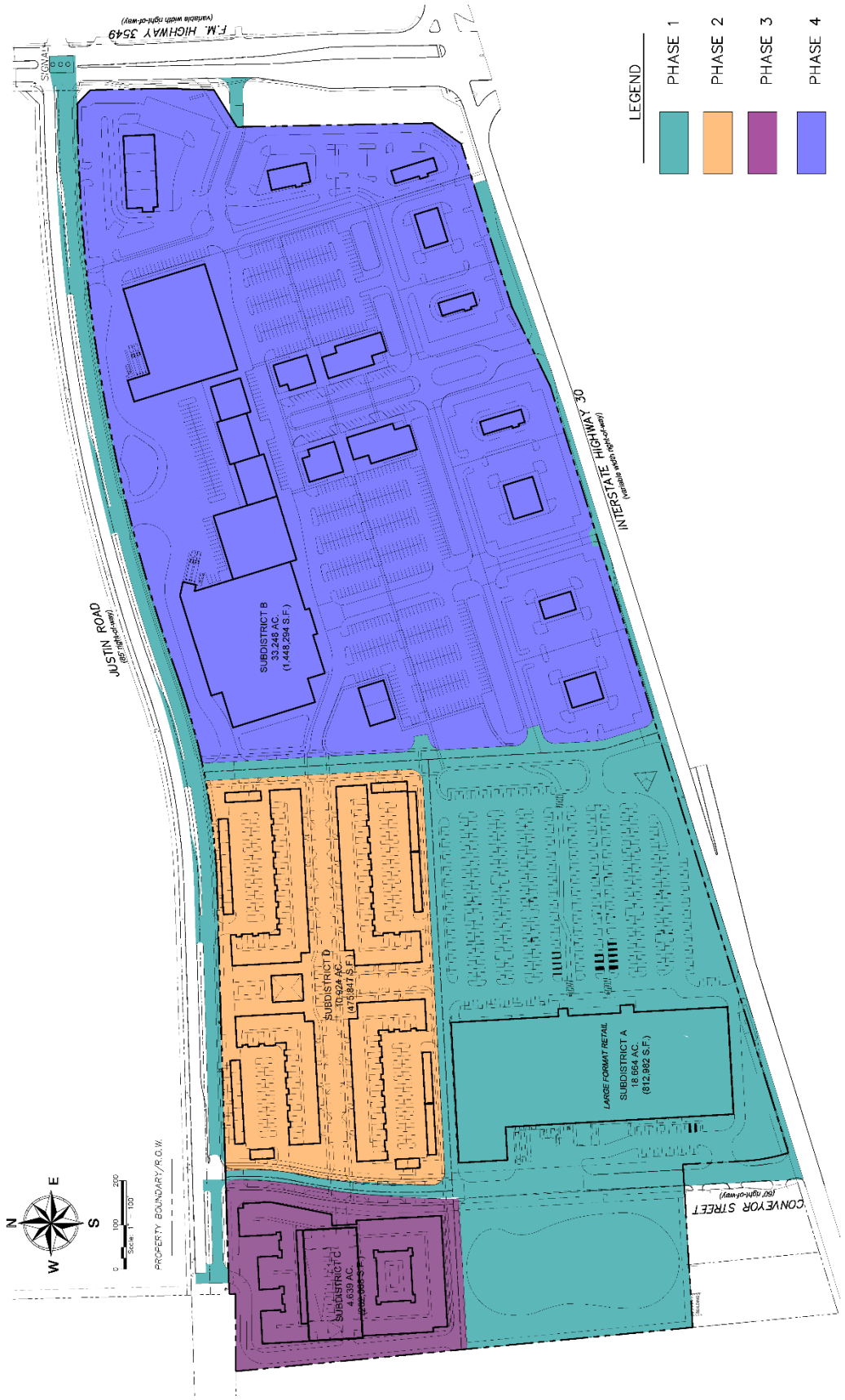


Exhibit 'F'
Conceptual Building Elevations | Subdistrict A

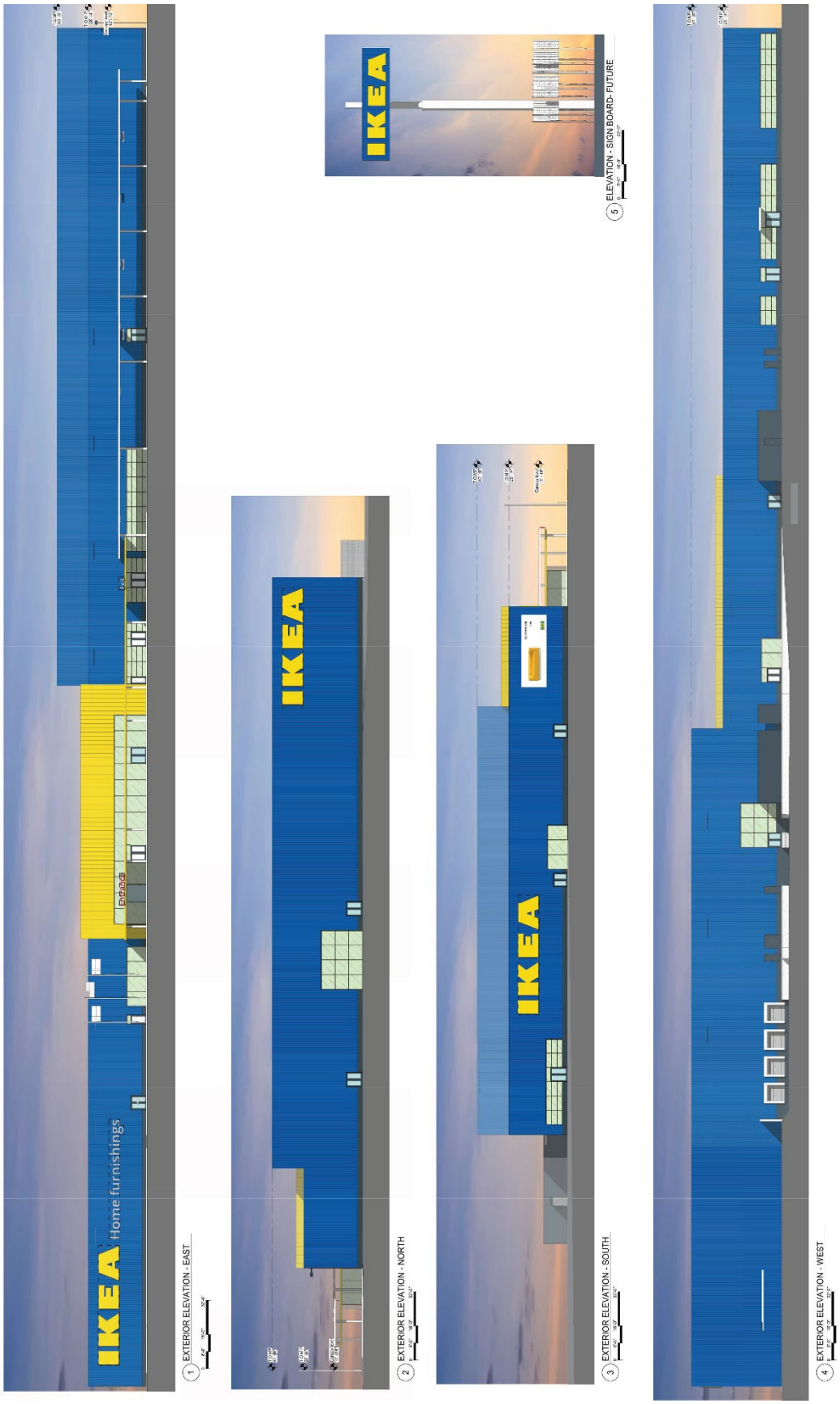


Exhibit 'F'
Conceptual Building Elevations | Subdistrict C





Exhibit 'F'
Conceptual Building Elevations | Subdistrict C





Exhibit 'F'
Conceptual Building Elevations | Subdistrict D







EAST STREET FACING
SCALE: 1/16" = 1'-0"



WEST INTERNAL PARKING COURT
SCALE: 1/16" = 1'-0"

Exhibit 'F'
Conceptual Building Elevations | Subdistrict D

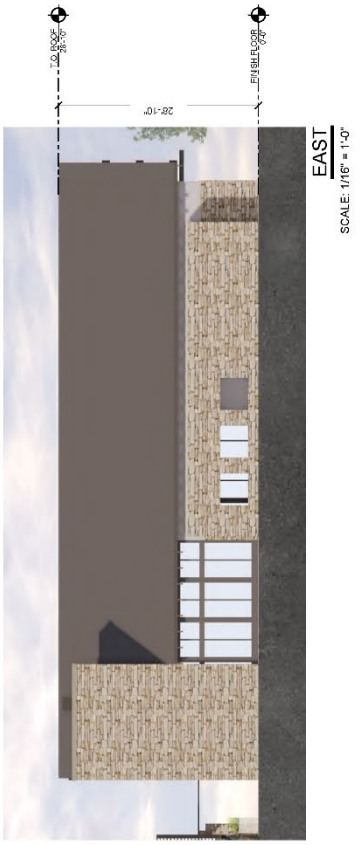








Exhibit 'F'
Conceptual Building Elevations | Subdistrict D



EAST
SCALE: 1/16" = 1'-0"



WEST
SCALE: 1/16" = 1'-0"



NORTH POOL FACING
SCALE: 1/16" = 1'-0"



SOUTH STREET FACING
SCALE: 1/16" = 1'-0"

Exhibit 'G'
Development Standards

(A) ESTABLISHMENT AND INTENT OF THE SUBDISTRICTS

The *Subject Property* shall be divided into four (4) subdistricts as depicted on the *Subdistrict Plan*, which is contained in *Exhibit 'C'* of this ordinance. The intent of each of the established *Subdistricts* is as follows:

(1) *Subdistrict A*. The intent of *Subdistrict A* is to provide for a single, *Large Format Retailer*.

(2) *Subdistrict B, C, & D*. The intent of *Subdistricts B, C, & D* is to provide a *Regional Mixed-Use Development* that incorporates residential, retail, restaurant, and/or entertainment land uses in conformance with the vision established in the *IH-30 Corridor Plan* contained in the OURHometown Vision 2040 Comprehensive Plan. Specifically, the intent of each of these *Subdistricts* is as follows:

(a) *Subdistrict B*. The intent of *Subdistrict B* is to provide a *Regional Commercial/Retail and Entertainment Center* that consists of retail, restaurant, and/or entertainment land uses in conformance with the vision established in the *IH-30 Corridor Plan* contained in the OURHometown Vision 2040 Comprehensive Plan.

(b) *Subdistrict C*. The intent of *Subdistrict C* is to provide an *Urban Residential* style condominium building that provides residential housing as part of the *Regional Mixed-Use Development*.

(c) *Subdistrict D*. The intent of *Subdistrict D* is to provide a *Low-Rise Residential* style condominium community that provides another style of residential housing as part of the *Regional Mixed-Use Development*.

(B) PROCESSES FOR EACH SUBDISTRICT

(1) *Subdistrict A*. *Subdistrict A* shall be developed in general conformance with the *Overall Concept Plan* contained in *Exhibit 'D'* of this ordinance, and the development standards contained in *Subsections (C) & (D)* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict A*, a *PD Site Plan -- that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]. A *PD Development Plan* shall not be required for development in *Subdistrict A*, as shown on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance.

(2) *Subdistrict B*. *Subdistrict B* shall be developed in general conformance with the *Overall Concept Plan* contained in *Exhibit 'D'* of this ordinance, and the development standards contained in *Subsections (C) & (E)* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict B*, a *PD Development Plan* and *PD Site Plan* shall be submitted and approved in accordance with the requirements of Article 10, *Planned Development District Regulations*, and Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*], and in conformance with the development standards contained in this Planned Development District ordinance.

(3) *Subdistrict C*. *Subdistrict C* shall be developed in general conformance with the *Overall*

Concept Plan contained in *Exhibit 'D'* of this ordinance, and the development standards contained in *Subsections (C) & (F)* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict C*, a *PD Site Plan -- that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]. A *PD Development Plan* shall not be required for development in *Subdistrict C*, as shown on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance.

(4) *Subdistrict D*. *Subdistrict D* shall be developed in general conformance with the *Overall Concept Plan* contained in *Exhibit 'D'* of this ordinance, and the development standards contained in *Subsections (C) & (G)* of this ordinance. Prior to the issuance of a *Building Permit* for any structure in *Subdistrict D*, a *PD Site Plan -- that conforms to the requirements of this Planned Development District ordinance and the Unified Development Code (UDC)* -- shall be submitted and approved in accordance with the requirements of Article 11, *Development Application Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]. A *PD Development Plan* shall not be required for development in *Subdistrict D*, as shown on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance.

(5) *PD Site Plans*. If a *PD Site Plan* is submitted that does *not* meet the intent of this Planned Development District Ordinance, the Director of Planning and Zoning shall prepare a recommendation outlining how the proposed *PD Site Plan* fails to meet the intent, and bring the *PD Site Plan* and recommendation to the Planning and Zoning Commission for action. Should the Planning and Zoning Commission determine that the *PD Site Plan* does meet the intent of this ordinance, the *PD Site Plan* may be approved in accordance with the procedures of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and with the requirements of this ordinance; however, should the Planning and Zoning Commission determine that the *PD Site Plan* does *not* meet the intent of this ordinance, the Planning and Zoning Commission shall deny the *PD Site Plan* and the applicant shall be required to submit a *PD Development Plan* in accordance with Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and this ordinance.

(C) GENERAL STANDARDS.

The following general standards shall apply for all *Subdistricts* as depicted on the *Subdistrict Plan* contained in *Exhibit 'C'* of this ordinance:

(1) *Development Standards*. Unless otherwise stipulated by this Planned Development District, all property situated within any *Subdistrict* shall be subject to the development standards stipulated by the *General Overlay District Standards* as outlined in Section 06.02, *General Overlay District Standards*, of Article 5, *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.

(2) *Landscape Buffers*. All landscape buffers shall be provided as follows:

(a) *Landscape Buffer Adjacent to the IH-30 Frontage Road*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of the IH-30 Frontage Road

(*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches and maybe non-continuous and undulating. Portions of an access drive may encroach within the landscape buffer in areas depicted on the *Overall Concept Plan* contained in *Exhibit 'D'* of this ordinance. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear six (6) foot sidewalk/trail shall be constructed within the 20-foot landscape buffer.

(b) *Landscape Buffer Adjacent to Stodghill Road (FM-3549)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of the Stodghill Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height 30-inches and maybe non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A five (5) foot sidewalk shall be constructed within the 20-foot landscape buffer.

(c) *Landscape Buffer Adjacent to Justin Road*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Justin Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover and shrubbery along the entire length of the frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet of frontage. An eight (8) foot trail shall be constructed within the ten (10) foot landscape buffer.

(d) *Landscape Buffer Adjacent to Conveyor Street*. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Conveyor Street (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery may be non-continuous and undulating. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet of frontage. A five (5) foot trail shall be constructed within the ten (10) foot landscape buffer.

(3) *Open Space*. A minimum of 13.50% of the gross land area (*i.e. a minimum of 9.1091-acres*) within the entire Planned Development District shall be devoted to public and private open space. Detention and retention areas, and landscape/open space areas greater than or equal to 20-feet in width may be counted towards the open space requirement. Open space may be satisfied by either public, private, or a combination of public and private open space.

(4) *Gateway/Entry Portal Sign*. One (1) *Gateway/Entry Portal Sign* shall be incorporated into the design of *Subdistrict B* and be constructed in the location shown on the *Overall Concept Plan* contained in *Exhibit 'D'* of this ordinance. This sign may be a maximum of 120-feet in height. The *Gateway/Entry Portal Sign* design shall be reviewed by the Architectural Review Board (ARB) in conjunction with the *PD Development Plan* for *Subdistrict B* and approved by the City Council as part of this process. The proposed *Gateway/Entry Portal Sign* shall be constructed prior to the issuance of a Certificate of Occupancy (CO) for any structure in *Subdistrict B*.

(5) *Variances/Exceptions*. Variances and exceptions to the requirements of this ordinance shall be submitted and approved in accordance with the process and procedures set forth

in Article 11, *Development Applications and Review procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

(D) SUBDISTRICT A: LARGE FORMAT RETAILER

(1) *Concept Plan*. Development within *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall generally conform with [*1*] the *Overall Concept Plan -- contained in Exhibit 'D' of this ordinance* --, and [*2*] *Figure 1. Subdistrict A Concept Plan* below.

FIGURE 1. *SUBDISTRICT A* CONCEPT PLAN



(2) *Building Elevations*. Development within *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall generally conform to the *Building Elevations* depicted in the *Conceptual Building Elevations | Subdistrict A* contained in *Exhibit 'F'* of this ordinance.

(3) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted *By-Right*:

- WAREHOUSE/DISTRIBUTION [1]

NOTES:
[1]: *AS AN ACCESSORY LAND USE TO A GENERAL RETAIL STORE ONLY.*

(b) The following land uses shall be expressly ***Prohibited***:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- MOTEL
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPICE
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TEMPORARY EDUCATION BUILDINGS FOR PUBLIC OR PRIVATE SCHOOL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- TEMPORARY FUNDRAISING EVENTS BY NON-PROFIT
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- ASTROLOGER, HYPNOTIST, OR PSYCHIC
- PORTABLE BEVERAGE SERVICE FACILITY
- BUSINESS SCHOOL
- CONVALESCENT CARE FACILITY/NURSING HOME
- DAYCARE WITH SEVEN (7) OR MORE CHILDREN
- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. MAXIMUM OF FOUR [4] VEHICLES*)
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- LAUNDROMAT WITH DROP-OFF/PICKUP SERVICES
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- SECONDHAND DEALER
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- ELECTRICAL, WATCH, CLOCK, JEWELRY AND/OR SIMILAR REPAIR
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE
- RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT
- LOCKSMITH
- SHOE AND BOOT REPAIR AND SALES
- TRADE SCHOOL
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH

- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- MINI-WAREHOUSE
- WHOLESALE SHOWROOM FACILITY
- COMMERCIAL ANTENNA
- COMMERCIAL FREESTANDING ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- HELIPAD
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY
- WIRELESS COMMUNICATION TOWER

(4) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict A -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development on *Subdistrict A* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK [1]	25'
MINIMUM SIDE YARD SETBACK [2]	10'
MINIMUM REAR YARD SETBACK [2]	10'
MINIMUM BETWEEN BUILDINGS [2]	15'
MAXIMUM BUILDING HEIGHT [3]	60'
MAXIMUM LOT COVERAGE [4]	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

[1]*: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
[2]*: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
[3]*: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
[4]*: NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

(5) *Parking Requirements*. Parking requirements for specific land uses will be as calculated in Article 06, *Parking and Loading*, of the Unified Development Code (UDC); however, the following parking ratios shall apply regardless of these standards:

(a) *Office*: One (1) Parking Space per 300 SF of Building Area.
(b) *General Retail*: One (1) Parking Space per 250 SF of Building Area.
(c) *Restaurant*: One (1) Parking Space per 100 SF of Building Area.

(d) *Warehouse/Distribution*: One (1) Parking Space per 1,000 SF of Building Area.

(6) *Off-Street Loading Requirements*. Loading docks shall *not* face directly onto the IH-30 Frontage Road, but may be located along the northern, western, and eastern facing building facades without restriction. Three (3) tiered landscaping should be used to mitigate the visibility of these areas.

(7) *Residential Screening Requirements*. Any development in *Subdistrict A* shall be exempt from the *Residential Adjacency Screening Requirements* stipulated in Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

(8) *Building Materials and Design Standards*. All buildings in *Subdistrict A* shall adhere to the following:

(a) *Building Materials*. The following building materials shall be permitted: stone, brick, glass curtain wall, aluminum and glass storefront, glass block, tile, custom painted tilt-up concrete panel, and custom Concrete Masonry Units (CMU) (*i.e. units that have been sandblasted, burnished, or that have a split face -- light weight block or smooth faced block shall be prohibited*). In addition, the use of cementitious materials (*i.e. fiber cement, stucco, cementitious lap siding, tilt-up concrete or similar materials approved by the Director of Planning and Zoning or his/her designee*) shall be permitted without limitation for use on the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade.

(b) *Articulation Requirements*. The articulation requirements stipulated in Section 04.01, *General Commercial District Standards*, and Section 06.02, *General Overlay District Standards*, of the Unified Development Code (UDC) shall not apply to *Subdistrict A*; however, all buildings in *Subdistrict A* should generally include an articulated entryway that creates some relief in the front façade of the building. This element will be reviewed by the Architectural Review Board (ARB) with the *PD Site Plan*.

(c) *Roof Design Standards*. Flat roofs with or without parapets may be permitted; however, all rooftop mechanical equipment and/or other rooftop appurtenances (*excluding solar panels*) shall *not* be visible at-grade from the boundaries of *Subdistrict A*.

(d) *Required Architectural Elements*. All buildings shall be required to incorporate a minimum of two (2) of the following architectural elements:

- CANOPIES, AWNINGS, OR PORTICOS
- RECESSES/PROJECTIONS
- ARCADES
- PEAKED ROOF FORMS
- ARCHES
- OUTDOOR PATIOS
- DISPLAY WINDOWS
- ARCHITECTURAL DETAILS (*E.G. TILE WORK AND MOLDINGS*) INTEGRATED INTO THE BUILDING'S FAÇADE
- ARTICULATED GROUND FLOOR LEVELS OR BASES
- ARTICULATED CORNICE LINE
- INTEGRATED PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPE AND SITTING AREAS

- OFFSETS, REVEALS, OR PROJECTING RIB EXPRESSING ARCHITECTURAL OR STRUCTURAL BAYS
- VARIED ROOF HEIGHTS

(9) *Signage*. All signage shall conform to the requirements of Chapter 32, *Signs*, of the Municipal Code of Ordinances; however, the following shall apply:

(a) *Wall Signage*. A business shall be allowed any number of attached wall signs, projection signs, canopy signs, or marquee signs, so long as the total face area of the attached signs do not exceed the following standards:

(1) *North Façade*: 5.00% of the wall face.
(2) *South Façade*: 15.00% of the wall face.
(3) *East Façade*: 20.00% of the wall face.
(4) *West Façade*: 5.00% of the wall face.

(b) *Freestanding Monopole Sign*. *Subdistrict A* shall conform to the requirements of Chapter 32, *Signs*, of the Municipal Code of Ordinances for *Freestanding Monopole Signs*; however, one (1) *Freestanding Monopole Sign* in this *Subdistrict* may be a maximum of 120-feet in height, and have up to three (3) sign faces a maximum of 700 SF each (*i.e. an overall maximum signage area of 2,100 SF*). One (1) additional *Freestanding Monopole Signs -- conforming to the setback requirements of the Municipal Code of Ordinances* -- shall be permitted on the site may be established as *Freestanding Monopole Signs* or *Digital Sign* (*at the same maximum size and square footage permitted for Freestanding Monopole Signs by the Municipal Code of Ordinances*).

(c) *Digital Wall or Banner Signage*. In addition to the wall signage permitted above, two (2) 700 SF *Digital Wall or Banner Signs* shall be permitted on the southern or eastern building facades. Digital wall signage shall be subject to the requirements for *Changeable Electronic Variable Message Signs* (CEVMS) as stipulated by Section 32-233(3) through Section 32-233(6) of the Municipal Code of Ordinances.

(d) *Flag Pole Signs*. Up to eight (8) flag poles with flags that have the company's name or logo shall be permitted at main points of ingress/egress into the site pending they do not exceed a maximum height of 40-feet. Flag poles displaying state or national flags shall meet the requirements of the Unified Development Code (UDC).

(e) *Traffic Signs*. *Traffic Signs* shall adhere to the requirements of Chapter 32, *Signs*, of the Municipal Code of Ordinances; however, *Traffic Signs* shall meet the following standards:

(1) A maximum of 34 *Traffic Signs* are permitted on-site.

(2) *Traffic Signs* may be internally or externally illuminated, as long as the light source is fully shielded and directed downward.

(3) *Traffic Signs* may contain a commercial message.

(4) A total of four (4) *Traffic Signs* may have two (2) sign faces, each with a maximum sign face of 12 square feet.

(5) One (1) *Traffic Sign* may have two (2) sign faces, each with a maximum sign face of ten (10) square feet.

(6) A total of two (2) *Traffic Signs* may have two (2) sign faces, each with a maximum sign face of five (5) feet.

(7) A total of nine (9) *Traffic Signs* may have a single sign face of five (5) square feet.

(8) A total of 11 *Traffic Signs* may have a single sign face of three (3) square feet.

(9) The remaining *Traffic Signs* may have a single sign face of two (2) square feet.

(10) *Traffic Signs* may be a maximum of five (5) feet in height.

(f) *Cart Signs*. A maximum of 16 *Cart Signs* shall be permitted on-site, each with a sign face that is a maximum of 21 square feet. *Cart Signs* may contain a commercial message. A sign permit shall not be required when the *Cart Sign* copy changes; however, a sign permit shall be required for the locations of the original *Cart Signs*.

(g) *Parking Memorizer Signs*. A maximum of 32 *Parking Memorizer Signs* shall be permitted on-site. Each *Parking Memorizer Signs* may have up to four (4) sign faces, each with a maximum sign face of three (3) square feet. *Parking Memorizer Signs* shall be evenly placed throughout the parking aisles of the *Large Format Retailer*.

(h) *Promotional Messaging Signs*. A maximum of 14 *Promotional Messaging Signs* shall be permitted on-site. *Promotional Messaging Signs* shall be subject to the following standards:

(1) *Promotional Messaging Signs* shall be located internally to the property not more than 100-feet from a public right-of-way.

(2) *Promotional Messaging Signs* shall not exceed ten (10) feet in height.

(3) Each sign face shall have a maximum area of 44 square feet.

(4) *Promotional Messaging Signs* may be internally or externally illuminated as long as the light source is fully shielded and directed downward.

(5) A sign permit shall not be required to change the face/copy of a *Promotional Message Sign*; however, the sign itself will require a sign permit to establish the location of the *Promotional Message Sign*.

(E) SUBDISTRICT B: REGIONAL COMMERCIAL/RETAIL AND ENTERTAINMENT CENTER

(1) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted *By-Right*:

- RESTAURANT WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN [1]

NOTES:
[1]: *NO MORE THAN FOUR (4) RESTAURANTS WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN SHALL BE PERMITTED BY-RIGHT. ANY MORE THAN FOUR (4) RESTRUARNTS WITH LESS THAN 2,000 SF WITH DRIVE-THROUGH OR DRIVE-IN SHALL REQUIRE A SPECIFIC USE PERMIT (SUP).*

(b) The following land uses shall be expressly *Prohibited*:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- MOTEL
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPICE
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TEMPORARY EDUCATION BUILDINGS FOR PUBLIC OR PRIVATE SCHOOL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- ASTROLOGER, HYPNOTIST, OR PSYCHIC
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- LAUNDROMAT WITH DROPOFF/PICKUP SERVICES
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS [1]
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY

- SECONDHAND DEALER
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE [2]
- RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT
- LOCKSMITH
- SHOE AND BOOT REPAIR AND SALES
- TRADE SCHOOL
- MINOR AUTOMOTIVE REPAIR GARAGE
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- FULL SERVICE CAR WASH AND AUTO DETAIL
- SELF SERVICE CAR WASH
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- MINI-WAREHOUSE
- WHOLESALE SHOWROOM FACILITY
- COMMERCIAL ANTENNA
- COMMERCIAL FREESTANDING ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- HELIPAD
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY
- WIRELESS COMMUNICATION TOWER

NOTES:
[1]: *UNLESS ACCESSORY TO A SPA OR HAIR SALON.*
[2]: *UNLESS ACCESSORY TO A GENERAL RETAIL STORE.*

(2) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development on *Subdistrict B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK [1]	25'
MINIMUM SIDE YARD SETBACK [2]	10'
MINIMUM REAR YARD SETBACK [2]	10'
MINIMUM BETWEEN BUILDINGS [2]	15'
MAXIMUM BUILDING HEIGHT [3]	60'
MAXIMUM LOT COVERAGE [4]	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

[1]*: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
[2]*: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
[3]*: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
[4]*: NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

(3) *Parking Requirements*. For the purposes of calculating the required parking within *Subdistrict B -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* --, the parking requirement for a particular land use or building may be satisfied by any property within the *Subdistrict* as long as the provided parking is: [*1*] not necessary for an existing land use, building or structure, and [*2*] is situated within 450-feet of the land use, building, or structure being served. The parking requirements for specific land uses shall be calculated as specified by Article 06, *Parking and Loading*, of the Unified Development Code (UDC); however, the following parking ratios shall apply regardless of these standards:

(a) *Office*: One (1) Parking Space per 300 SF of Building Area.
(b) *General Retail*: One (1) Parking Space per 250 SF of Building Area.
(c) *Restaurant*: One (1) Parking Space per 100 SF of Building Area.
(d) *Warehouse/Distribution*: One (1) Parking Space per 1,000 SF of Building Area.

(4) *Residential Adjacency*. The portion of *Subdistrict B* that abuts *Subdistrict D* shall be exempt from the *Residential Adjacency Screening Requirements* stipulated in Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

(5) *Signage*. In addition to the restrictions in Chapter 32, *Signs*, of the Municipal Code of Ordinances, and the requirements of this Planned Development District ordinance, *Subdistrict B* shall be subject to the following signage requirements:

(a) *Shopping Center Signs*. A maximum of three (3) *Shopping Center Signs* shall be permitted at the main points of ingress/egress into the subject property, provided that the signs do not exceed a maximum height of 35-feet. Each *Shopping Center Sign* may have two (2) sign faces, each with a maximum sign face of 360 square feet. The *Shopping Center Signs* may include information regarding the residential land uses included in *Subdistricts 'C' & 'D'*.

(F) SUBDISTRICT C: *URBAN RESIDENTIAL*

(1) *Concept Plan*. Development within *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall generally conform with [*1*] the *Overall Concept Plan -- contained in Exhibit 'D' of this ordinance* --, and [*2*] *Figure 2. Subdistrict C Concept Plan* below.

FIGURE 2. *SUBDISTRICT C* CONCEPT PLAN



(2) *Building Elevations*. Development within *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall generally conform to the *Building Elevations* depicted in the *Conceptual Building Elevations | Subdistrict C* contained in *Exhibit 'F'* of this ordinance.

(3) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit*

'C' of this ordinance -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(a) The following land uses shall be the only land use permitted *By-Right*:

- URBAN RESIDENTIAL [(1)], [(2)] & [(3)]
- HOME OCCUPATION [(4)]

NOTES:

[(1)]: *FOR THE PURPOSES OF THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE, URBAN RESIDENTIAL SHALL BE DEFINED AS A CONDOMINIUM BUILDING WITH MULTI-FAMILY DWELLING UNITS, WITHIN WHICH DESIGNATED DWELLING UNITS ARE CONVEYED VIA FEE SIMPLE TITLE, WITH AN UNDIVIDED INTEREST IN THE BUILDING'S COMMON ELEMENTS, TO INCLUDE, BUT NOT BE LIMITED TO, HALLS, STAIRS, ELEVATORS, ROOF, PARKING SPACE, AND THE LAND WHEN THE BUILDING IS NOT CONSTRUCTED ON LEASED LAND. BASED ON THIS DEFINITION, ALL CONDOMINIUMS SHALL MEET THE FOLLOWING: [1] EACH UNIT IN A PROJECT HAS SEPARATE UTILITIES THAT ARE INDIVIDUALLY METERED, AND [2] EACH UNIT IS CONVEYED VIA A FEE SIMPLE DEED.*

[(2)]: *A MAXIMUM 250-DWELLING UNITS ARE PERMITTED WITHIN AN URBAN RESIDENTIAL DEVELOPMENT THAT SHALL INCORPORATE A PARKING GARAGE THAT IS WRAPPED BY UNITS. THIS DEVELOPMENT SHALL HAVE MINIMAL SURFACE PARKING FOR GUESTS, EMPLOYEES, AND VISITORS. THIS DEVELOPMENT MAY BE A MAXIMUM OF 250-UNITS ON APPROXIMATELY FOUR (4) ACRES (EXCLUDING ROADWAYS). FACADES OF THIS BUILDING SHALL GENERALLY ADHERE TO THE GENERAL OVERLAY DISTRICT STANDARDS; HOWEVER, INTERIOR FACING FACADES (I.E. FACING TOWARDS AN INTERNAL COURTYARD) MAY BE 100% STUCCO OR OTHER CEMENTIOUS MATERIAL PERMITTED BY THE UNIFIED DEVELOPMENT CODE (UDC).*

[(3)]: *THIS INCLUDES ACCESSORY LAND USES THAT ARE AMENITIES TO THE PROPOSED CONDOMINIUM LAND USE (E.G. SWIMMING POOL, GYM, ETC.).*

[(4)]: *AS AN ACCESSORY LAND USE TO AN URBAN RESIDENTIAL UNIT ONLY.*

(4) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict C -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development on *Subdistrict C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK [(1)]	15'
MINIMUM SIDE YARD SETBACK [(2)]	10'
MINIMUM REAR YARD SETBACK [(2)]	10'
MINIMUM BETWEEN BUILDINGS [(2)]	15'
MAXIMUM BUILDING HEIGHT [(3)]	75'
MAXIMUM LOT COVERAGE [(4)]	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

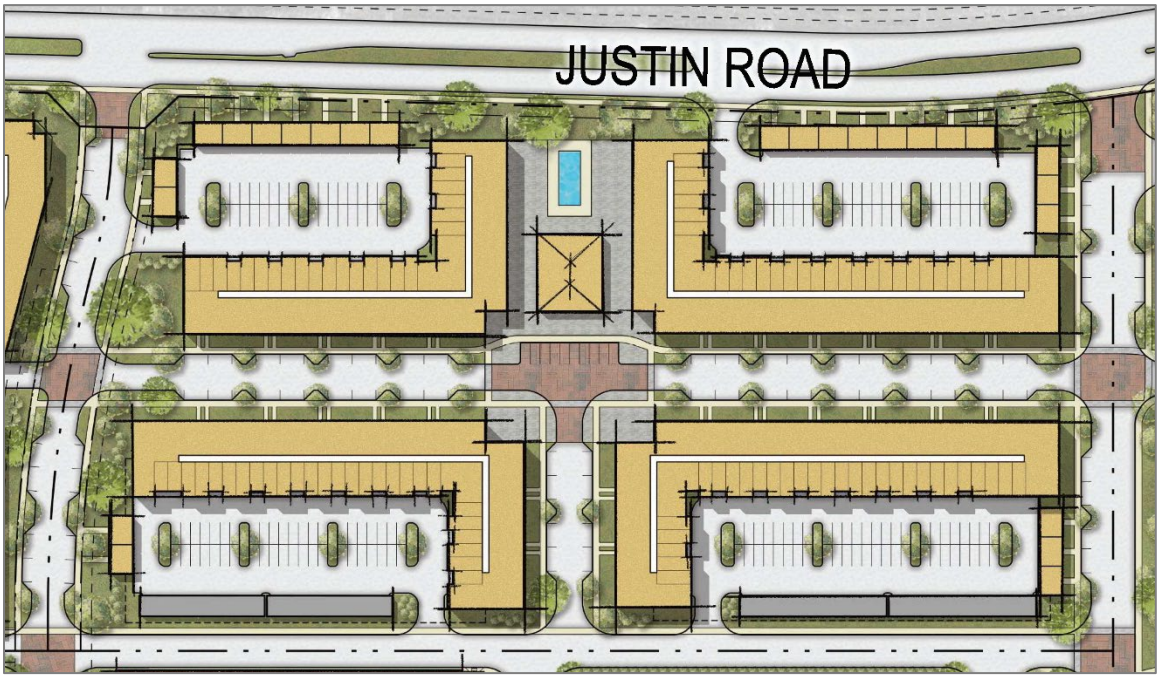
[1]*: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*
[2]*: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*
[3]*: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*
[4]*: NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

(5) *Parking Requirements*. The minimum parking requirements for the *Urban Residential* land use shall be 1½ parking spaces per each unit, which shall be located in a structured parking garage. The structured parking garage shall incorporate screening for vehicle headlights using a material that is architecturally compatible with the *Urban Residential* building.

(G) SUBDISTRICT D: *LOW RISE RESIDENTIAL COMMUNITY*

(1) *Concept Plan*. Development within *Subdistrict D -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall generally conform with [*1*] the *Overall Concept Plan -- contained in Exhibit 'D' of this ordinance* --, and [*2*] *Figure 3. Subdistrict D Concept Plan* below.

FIGURE 3. *SUBDISTRICT D* CONCEPT PLAN



(2) *Building Elevations*. Development within *Subdistrict D -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall generally conform to the *Building Elevations* depicted in the *Conceptual Building Elevations | Subdistrict D* contained in *Exhibit 'F'* of this ordinance.

(3) *Permitted Land Uses*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict D -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as amended herein by granting this zoning change, and as may be amended in the future; however, the following shall apply:

(b) The following land uses shall be the only land use permitted *By-Right*:

- LOW-RISE RESIDENTIAL COMMUNITY [(1), (2) & (3)]
- TOWNHOMES [(1), (2) & (3)]
- HOME OCCUPATION [(4)]

NOTES:

(1): *FOR THE PURPOSES OF THIS PLANNED DEVELOPMENT DISTRICT ORDINANCE, LOW-RISE RESIDENTIAL COMMUNITY SHALL BE DEFINED AS A CONDOMINIUM BUILDING WITH MULTI-FAMILY DWELLING UNITS, WITHIN WHICH DESIGNATED DWELLING UNITS ARE CONVEYED VIA FEE SIMPLE TITLE, WITH AN UNDIVIDED INTEREST IN THE BUILDING'S COMMON*

ELEMENTS, TO INCLUDE, BUT NOT BE LIMITED TO, HALLS, STAIRS, ELEVATORS, ROOF, PARKING SPACE, AND THE LAND WHEN THE BUILDING IS NOT CONSTRUCTED ON LEASED LAND. BASED ON THIS DEFINITION, ALL CONDOMINIUMS SHALL MEET THE FOLLOWING: [1] EACH UNIT IN A PROJECT HAS SEPARATE UTILITIES THAT ARE INDIVIDUALLY METERED, AND [2] EACH UNIT IS CONVEYED VIA A FEE SIMPLE DEED.

(2): *A MAXIMUM OF 25-TOWNHOMES AND 225-LOW-RISE RESIDENTIAL COMMUNITY DWELLING UNITS ARE PERMITTED WITHIN THE PROPIOSED LOW-RISE RESIDENTIAL COMMUNITY. THESE UNITS MAY BE SURFACED PARKED; HOWEVER, [A] A MINIMUM OF 33.20% OF ALL UNITS SHALL HAVE GARAGES; [B] A MINIMUM OF TEN (10) PERCENT OF ALL UNITS SHALL HAVE GARAGES THAT ARE DEDICATED TO A SPECIFIC UNIT AND TO WHICH THE GARAGES PROVIDE DIRECT ACCESS TO THE UNIT; [C] A MINIMUM OF 15.20% OF ALL UNITS SHALL HAVE COVERED PARKING SPACES.*

(3): *THIS INCLUDES ACCESSORY LAND USES THAT ARE AMENITIES TO THE PROPOSED CONDOMINIUM LAND USE (E.G. SWIMMING POOL, GYM, ETC.).*

(4): *AS AN ACCESSORY LAND USE TO A TOWNHOME OR LOW-RISE RESIDENTIAL COMMUNITY UNIT ONLY.*

(4) *Density and Development Standards*. Unless specifically provided for by this Planned Development District Ordinance, *Subdistrict D -- as depicted on the Subdistrict Plan contained in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development on *Subdistrict D* shall conform to the standards depicted in *Table 4*, which are as follows:

TABLE 4: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK (1) & (5)	10'
MINIMUM SIDE YARD SETBACK (2)	10'
MINIMUM REAR YARD SETBACK (2)	10'
MINIMUM BETWEEN BUILDINGS (2)	15'
MAXIMUM BUILDING HEIGHT (3)	60'
MAXIMUM LOT COVERAGE (4)	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

1: *FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.*

2: *THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.*

3: *BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*

4: *NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.*

5: *AWNINGS, PATIOS, STOOPS, OR SIMILAR RESIDENTIAL ENTRY FEATURES (AS DETERMINED BY THE DIRECTOR OF PLANNING AND ZONING) MAY EXTEND A MAXIMUM OF FIVE (5) FEET INTO THE FRONT YARD BUILDING SETBACK AND REQUIRED TEN (10) FOOT LANDSCAPE BUFFER ALONG JUSTIN ROAD.*

(6) *Parking Requirements*. The minimum parking requirements for the *Townhome* or *Low-Rise Multi-Family Community* land use shall be 1½ parking spaces per each unit.

CITY OF ROCKWALL

ORDINANCE NO. 24-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CLOSING, ABANDONING AND VACATING THE DEDICATED PUBLIC RIGHT-OF-WAY FOR CONVEYOR STREET MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND DEPICTED *EXHIBIT 'B'* OF THIS ORDINANCE AND CONVEYING THE RIGHT-OF-WAY TO THE ADJACENT PROPERTY OWNER; IDENTIFYING A MUNICIPAL PURPOSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Subsection 311.007, *Closing of Street or Alley by Home-Rule Municipality*, of Chapter 311, *General Provisions Relating to Municipal Streets*, of the Texas Transportation Code grants a home-rule municipality the powers to vacate, abandon, or close a street or alleyway; and,

WHEREAS, Section 272.001(b) of the Texas Local Government Code provides that land -- *including streets or alleys* -- owned in fee or used by easement by a political subdivision of the state, may be conveyed, sold or exchanged for less than fair market value with one or more of the abutting property owners who own the underlying fee; and,

WHEREAS, the City of Rockwall currently incurs costs annually associated with the maintenance (*i.e. mowing*) of the dedicated public right-of-way for Conveyor Street -- *described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance* -- which is currently a public roadway; and,

WHEREAS, the City Council of the City of Rockwall has determined that the dedicated public right-of-way -- *described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance* -- is no longer needed for public purposes, and finds that it is in the best interest of the City to convey the roadway to the adjacent and abutting property owner; and,

WHEREAS, with proper notice to the public, a public hearing was held on *October 7, 2024* at a meeting of the City Council of the City of Rockwall, during which all interested parties and citizens were allowed to appear and be heard; and,

WHEREAS, the City of Rockwall has determined that it is feasible and advantageous to abandon this City property subject to the terms and conditions set forth below.

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

SECTION 1. PROPERTY. The *Property* shall be as described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, and shall be incorporated by reference herein.

SECTION 2. QUITCLAIM. Section 272.001(b) of the Texas Local Government Code allows the City the power to convey city-owned property at less than fair market value to the abutting property owners. The Mayor of the City of Rockwall or the City Manager, as the case may be, are authorized to quitclaim the *Property* described in *Section 1* hereof to the abutting property owner upon the approval of this ordinance.

SECTION 3. LIMITATIONS. The abandonment of the *Property* shall extend only to the public right, title and easement in and to the tracts of land described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, and shall be construed only to that interest the governing body of the City may legally and

lawfully abandon.

SECTION 4. MUNICIPAL PURPOSE. The *Property* described in *Section 1*, save and except the municipal utility easements located thereon, is no longer needed for municipal purposes and it is in the public interest of the City, to abandon said described portions of the right-of-way as depicted in *Exhibit 'C'* to the adjacent and abutting property owners.

SECTION 5. SCOPE. That the abandonment provided for herein shall extend only to the public right, title and easement in and to the tracts of land described in *Section 1* of this ordinance, and shall be construed only to that interest the governing body of the City of Rockwall may legally and lawfully abandon.

SECTION 6. EXCEPTIONS. In addition to the express reservations provided for in *Section 1* hereof, the conveyance is made subject to any and all valid, conditions, easements, restrictions and the like, whether record or not in the real property records of Rockwall County Texas.

SECTION 7. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this *Ordinance* are true and correct and incorporates them as findings of fact.

SECTION 8. SAVINGS CLAUSE. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 9. REPEALING ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 10. EFFECTIVE DATE. This *Ordinance* shall be effective immediately following its passage and approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 21ST DAY OF OCTOBER, 2024.

_____
Trace Johannessen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: October 7, 2024

2nd Reading: October 21, 2024

Exhibit 'A'
Legal Description

BEING a tract of land situated in the E.M. Elliot Survey, Abstract No. 77, and the John Lockhart, Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas, and being a portion of Conveyors Street (60' wide public right-of-way) (Cabinet B, Slide 206, Plat Records, Rockwall County, Texas) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northwest corner of Lot 1, Block B, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20210000008470, said Plat Records, common to the north corner of a corner clip at the intersection of the southerly right-of-way line of Justin Road (85' wide public right-of-way) (Instrument No. 20210000008470, said Plat Records) and the easterly right-of-way line of said Conveyors Street;

THENCE South 43°16'40" West, with said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the south corner of said corner clip;

THENCE with the common line of said Lot 1, Block B and said Conveyors Street the following courses and distances:

South 01°43'20" East, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of South 05°05'50" West, 125.86 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 126.15 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of South 04°20'45" West, 308.22 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 309.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 03°13'23" East, passing at a distance of 478.23 feet a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the westernmost southwest corner of said Lot 1, Block B, and continuing along the same course and with the common line of Lot 1, Block D, Rockwall Commercial Park, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, said Plat Records, for a total distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

THENCE South 86°46'37" West, departing said common line and crossing said Conveyors Street, a distance of 60.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the southeast corner of Lot 1R, Block C, Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Instrument No. 20210000008470, said Plat Records, same being the northeast corner of a tract of land described in a deed to Donna Cullins Pritchard and Kimberly Cullins Collichio, recorded in Volume 7346, Page 158, Real Property Records, Rockwall County, Texas;

THENCE with the common line of said Lot 1R, Block C and said Conveyors Street the following courses and distances:

North 03°13'23" West, a distance of 562.44 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,230.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'47" East, 324.03 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 324.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the beginning of a reverse curve to the left with a radius of 470.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'49" East, 111.61 feet;

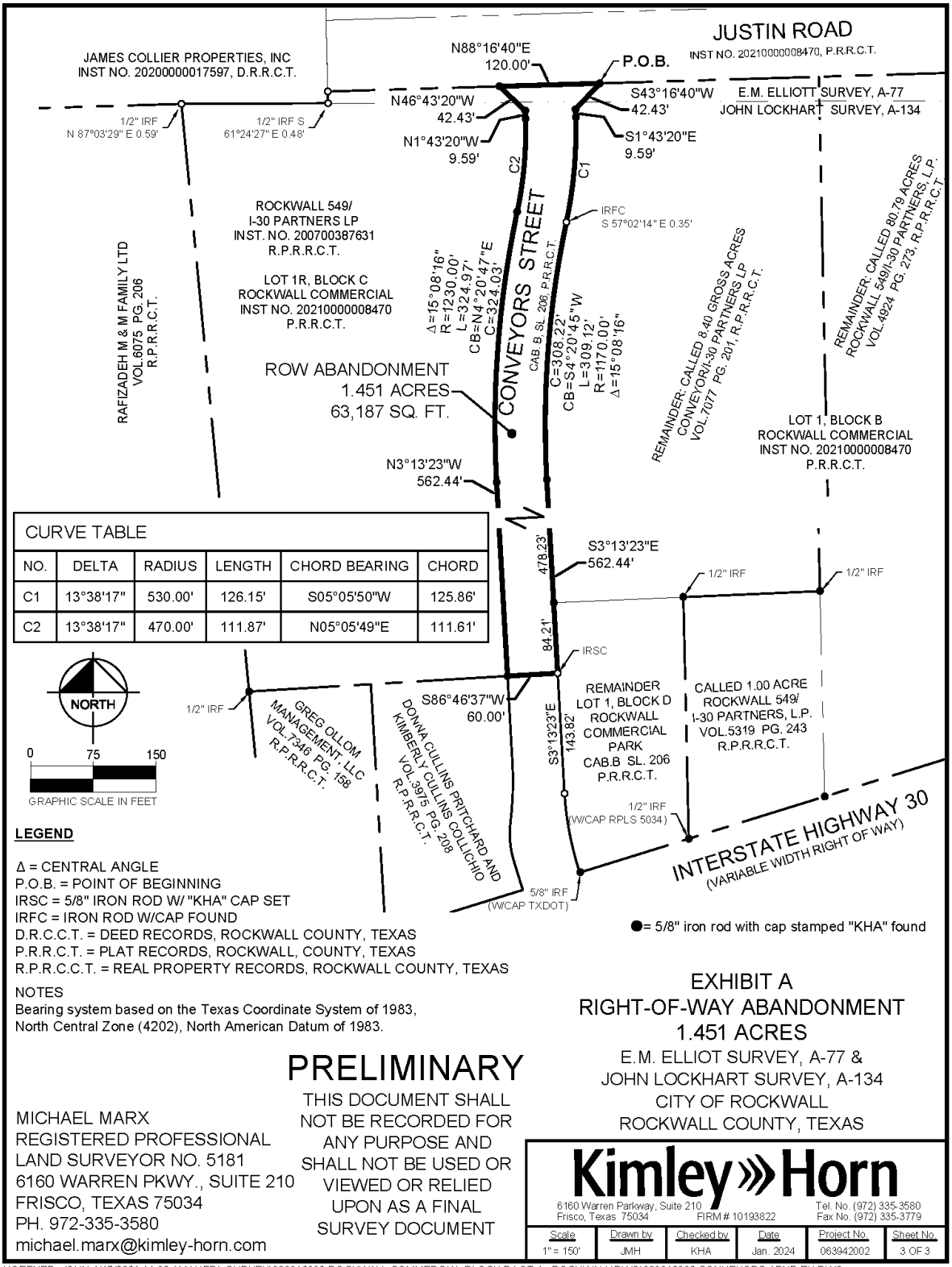
In a northerly direction, with said reverse curve to the left, an arc distance of 111.87 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the easternmost northeast corner of said Lot 1R, Block C, common to the south corner of a corner clip at the intersection of the westerly right-of-way line of said Lot 1R, Block C and the southerly right-of-way line of said Justin Road;

THENCE North 46°43'20" West, along said corner clip, a distance of 42.43 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost northeast corner of said Lot 1R, Block C, common to the north corner of said corner clip;

THENCE North 88°16'40" East, crossing said Conveyors Street, a distance of 120.00 feet to the **POINT OF BEGINNING** and containing 63,187 square feet or 1.451 acres of land, more or less.

Exhibit 'B'
Dedicated Public Right-of-Way to be Abandoned



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°38'17"	530.00'	126.15'	S05°05'50"W	125.86'
C2	13°38'17"	470.00'	111.87'	N05°05'49"E	111.61'

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
D.R.C.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS, ROCKWALL, COUNTY, TEXAS
R.P.R.C.C.T. = REAL PROPERTY RECORDS, ROCKWALL COUNTY, TEXAS

●= 5/8" iron rod with cap stamped "KHA" found

NOTES
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

EXHIBIT A
RIGHT-OF-WAY ABANDONMENT
1.451 ACRES
E.M. ELLIOT SURVEY, A-77 &
JOHN LOCKHART SURVEY, A-134
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PRELIMINARY

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

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JMH	KHA	Jan. 2024	063942002	3 OF 3

HOEFNER, JOHN 1/17/2024 11:32 AM K:\FRI_SURVEY\063942002-ROCKWALL COMMERCIAL BLOCK B LOT 1 - ROCKWALL\DWG\063942002 CONVEYORS ABND EX.DWG

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:	October 21, 2024
APPLICANT:	Quadri Akamo; *QJ Development, LLC.*
CASE NUMBER:	Z2024-041; *Specific Use Permit (SUP) for a Residential Infill for 324 Valiant Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Quadri Akamo of QJ Development, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.154-acre parcel of land identified as Lot 6, Block D, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 324 Valiant Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42*, and rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48*. The subject property was platted as Lot 6, Block D, Chandler's Landing, Phase 16 Addition on August 5, 1985 by *Case No. PZ1985-050-01*. The subject property remains zoned Planned Development District 8 (PD-8) and has been vacant since it was originally platted.

PURPOSE

The applicant, is 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 located at 324 Valiant Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Yacht Club Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 20 of the Chandlers Landing Subdivision, which consists of 63 residential lots on 12.11-acres and is zoned Planned Development District 8 (PD-8). North of this is the Signal Ridge #2 Subdivision, which consists of 57 lots on 3.98-acres and is zoned Planned Development District 15 (PD-15).

South: Directly south of the subject property is Valiant Drive, which is identified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels along Valiant Drive developed with single-family homes. South of this is Phase 15 of the Chandler's Landing Subdivision, which consists of 88 residential lots developed with single-family homes on 37.37-acres. All of these properties are zoned Planned Development District 8 (PD-8).

East: Directly east of the subject property are four (4) parcels of land (*i.e. 314, 318, 320, and 322 Valiant Drive*) developed with single-family homes. Beyond this is Valiant Drive, which is identified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land developed with single-family homes. These

properties are all part of Phase 16 of the Chandlers Landing Subdivision and are zoned Planned Development District 8 (PD-8).

West: Directly west of the subject property is one (1) parcel of land [*i.e. 326 Valiant Drive*] developed with a single-family home. Beyond this is Valiant Drive, which is identified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are various parcels of land developed with single-family homes. These properties are all part of Phase 16 of the Chandlers Landing Subdivision and are zoned Planned Development District 8 (PD-8).

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." The subject property is part of the Phase 16 of the Chandler's Landing Subdivision, which has been in existence since 1985, consists of 59 single-family residential lots, and is 96.61% developed. 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 in a Planned Development District for single-family land uses, 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 on Valiant Court compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Valiant Drive	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes located along Valiant Drive are oriented towards Valiant Drive	The front elevation of the home will face onto Valiant Drive.
Year Built	1992-2000	*N/A*
Building SF on Property	2,534 SF – 4,101 SF	2,492 SF
Building Architecture	Traditional Brick/Stone Suburban Residential	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	X> 20-Feet
Side	The side yard setbacks appear to conform to the required five (5) foot side yard setback.	0-Feet and 10-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	X> 10-Feet
Building Materials	Brick, Stone and Siding	Stone Veneer, Brick Veneer
Paint and Color	White, Cream, and Red	N/A
Roofs	Composite Shingles	*Composite Shingle*
Driveways	Driveways are all in the front and visible from Valiant Drive with the orientations being *flat front entry*, *garage forward entry*, *side entry*, and *'J' or traditional swing entry*.	The garage will be situated evenly with the front façade of the home.

In this case, the applicant is proposing a home that is not conforming to one (1) standard outlined in the Unified Development Code (UDC). This is as follows:

(1) *Garage Orientation*. 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 garage is setback evenly with the front façade of the single-family home. When looking at this non-conformity, staff should point out that since the construction range for housing in this phase of the Chandler's Landing Subdivision extends from 1992 to present, there are several examples of houses in this area that have a similar garage orientations.

With this being said, the approval of a waiver to the garage orientation is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving this requirement. With the exception of this deviation from the *General Residential Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC).

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 Valiant Drive and the proposed building elevations in the attached packet. Staff should note that the proposed home appears to be consistent in terms of architecture compared to the existing homes in the surrounding area; however, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On September 17, 2024, staff mailed 106 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Water's Edge at Lake Ray Hubbard, Signal Ridge, Signal Ridge Phase 4, The Cabanas at Chandlers Landing and Chandler's Landing Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations 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 two (2) notices 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)* to construct a single-family home as a *Residential Infill within 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 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 October 15, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Odom 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	324 Valiant Dr, Rockwall, TX 75032				
SUBDIVISION	Replat of Part of Chandlers Landing Phase 16	LOT	6	BLOCK	D
GENERAL LOCATION	324 Valiant Dr, Rockwall, TX 75032				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-008	CURRENT USE	UNDEVELOPED
PROPOSED ZONING	PD-008	PROPOSED USE	SINGLE FAMILY RESIDENCE
ACREAGE	0.154 AC.	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

☑ OWNER	QJ DEVELOPMENT LLC	☑ APPLICANT	QJ DEVELOPMENT LLC
CONTACT PERSON	QUADRI AKAMO	CONTACT PERSON	QUADRI AKAMO
ADDRESS	4422 MEADOW HAWK DRIVE	ADDRESS	4422 MEADOW HAWK DRIVE
CITY, STATE & ZIP	ARLINGTON, TX 76005	CITY, STATE & ZIP	ARLINGTON, TX 76005
PHONE	682-472-4708	PHONE	682-472-4708
E-MAIL	QAKAMO@GMAIL.COM	E-MAIL	QAKAMO@GMAIL.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED QUADRI AKAMO [*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 $ 215.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 29th *DAY OF* AUGUST *, 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."*

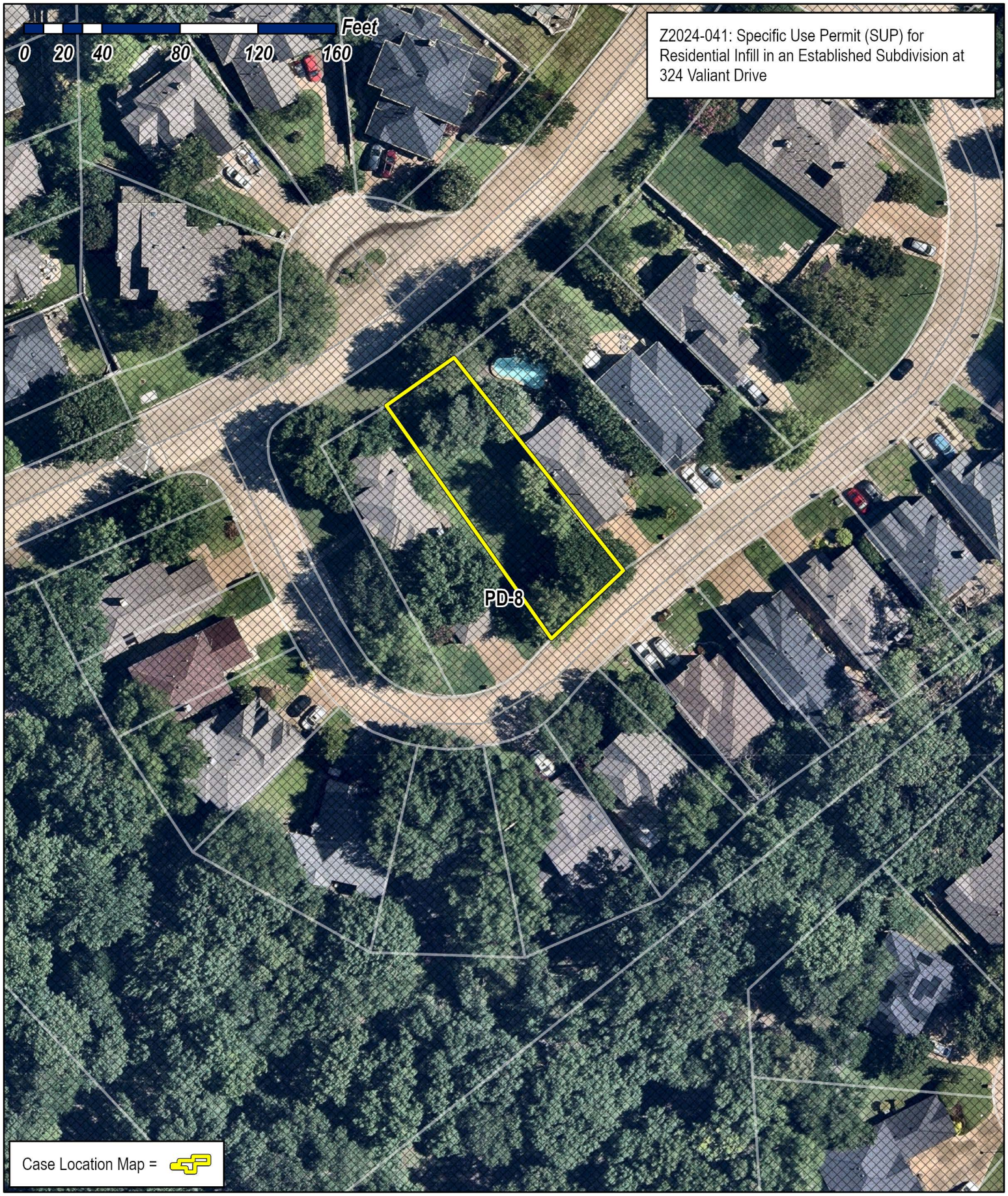
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 29th *DAY OF* August *, 20* 24.

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Maria Montano

MARIA MONTANO
Notary Public, State of Texas
Comm. Expires 10-12-2027
Notary ID 134601395

MY COMMISSION EXPIRES 10/12/2027



City of Rockwall

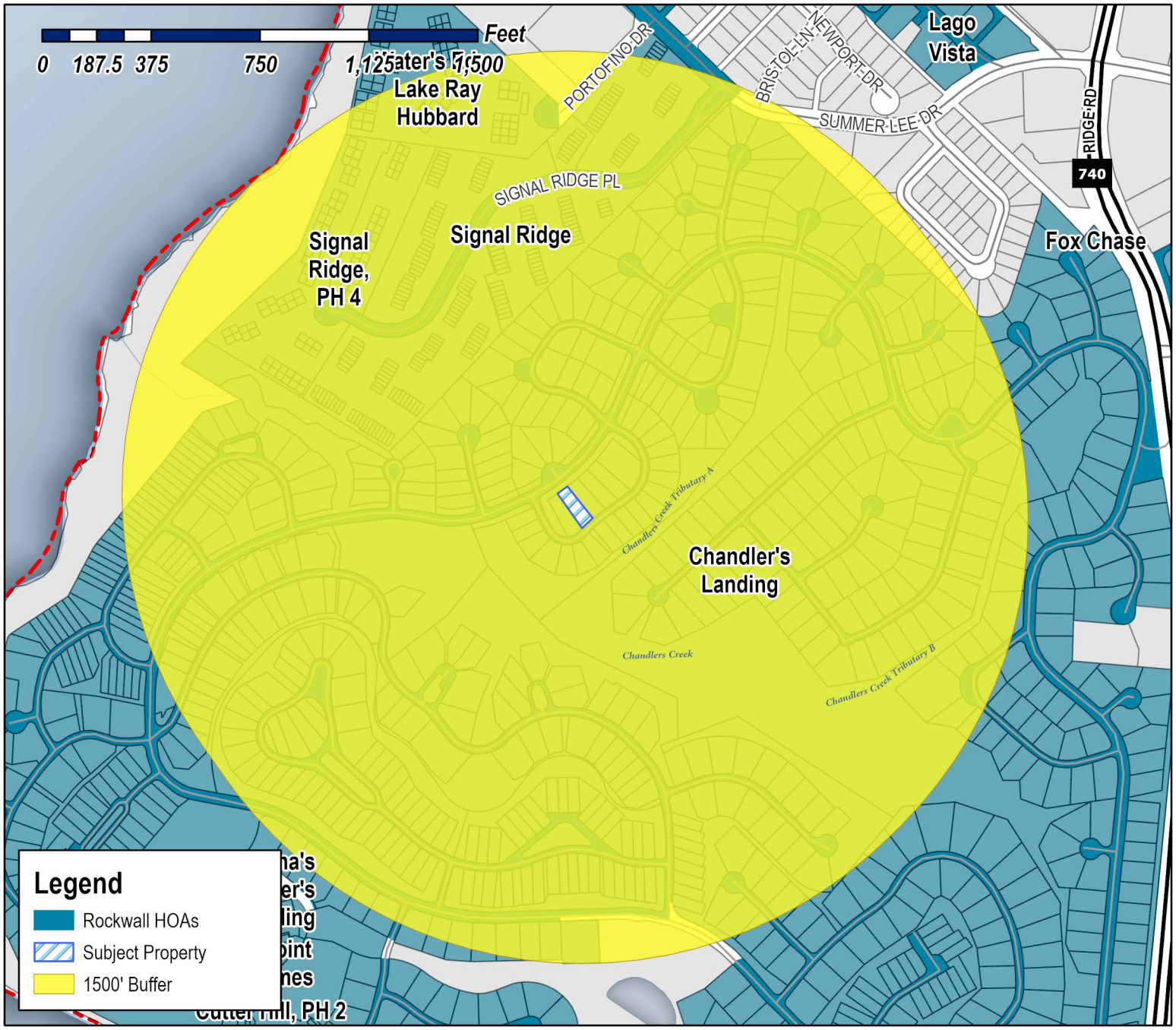
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

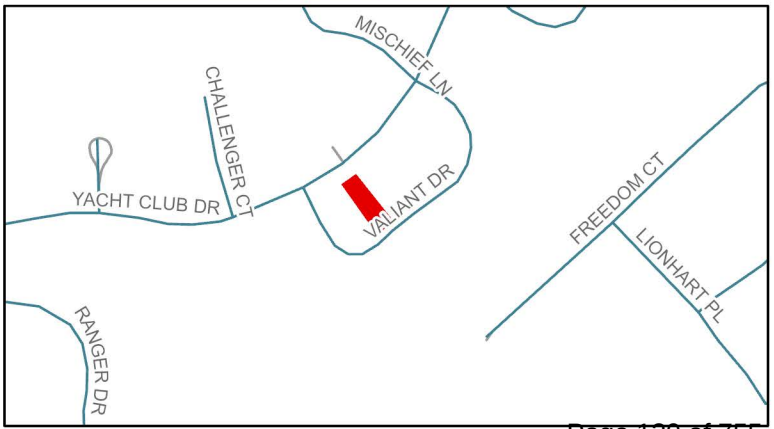
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Case Number: Z2024-041
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 324 Valiant Drive



Date Saved: 9/10/2024
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2024-041]
Date:	Wednesday, September 18, 2024 10:25:52 AM
Attachments:	Public Notice (P&Z) (09.16.2024).pdf HOA Map (09.10.2024).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, September 20, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, October 15, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 21, 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.

Z2024-041: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Quadri Akamo of QJ Development, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.154-acre parcel of land identified as Lot 6, Block D, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 324 Valiant Drive, and take any action necessary.

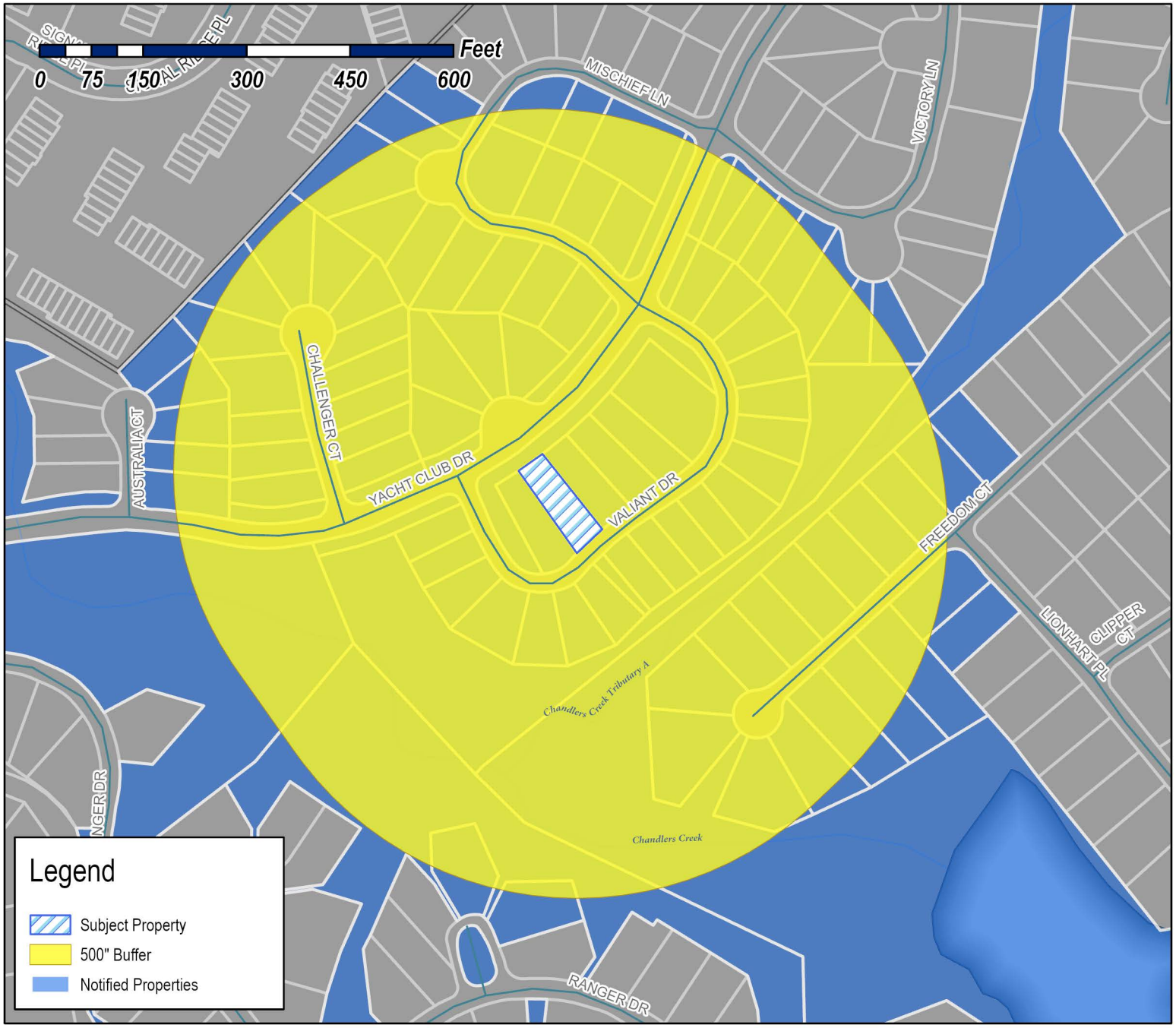
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

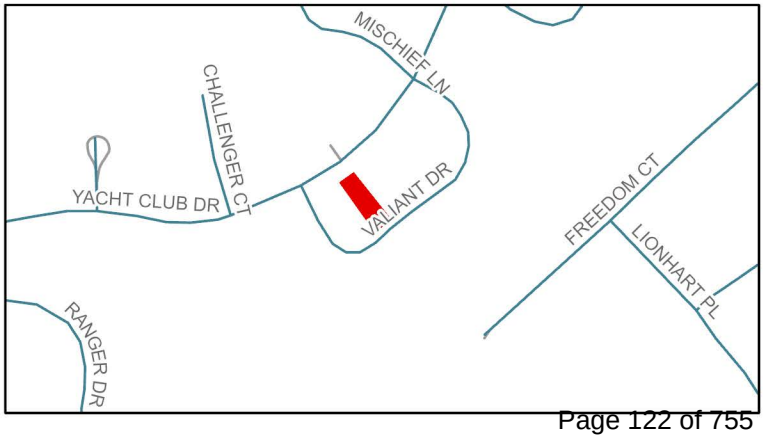
City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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Zoning: Planned Development District 8 (PD-8)
Case Address: 324 Valiant Drive



Date Saved: 9/10/2024
For Questions on this Case Call: (972) 771-7745

CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

GOODMAN CARLA
101 DAME PATTIE DR
ROCKWALL, TX 75032

HUNTER STEVEN R AND KAREN J
102 DAME PATTIE DRIVE
ROCKWALL, TX 75032

RESIDENT
103 DAME PATTIE
ROCKWALL, TX 75032

FAYAD HUSSAIN
104 DAME PATTIE DRIVE
ROCKWALL, TX 75032

JOHNSON FAMILY TRUST
ROBERT S AND DOLORES I JOHNSON - TRUSTEES
105 MISCHIEF LANE
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

THORNQUIST RACHAEL AND
JOSH HANSEN AND CHRIS-ANN ZIEGLER
113 CLIPPER CT
ROCKWALL, TX 75032

HANSEN JOSH AND
RACHEL THORNQUIST
113 CLIPPER CT
ROCKWALL, TX 75032

BRACE JUDE
116 MISCHIEF LN
ROCKWALL, TX 75032

RESIDENT
118 MISCHIEF LN
ROCKWALL, TX 75032

COOK NATHAN & COURTNEY
120 MISCHIEF LN
ROCKWALL, TX 75032

LOWREY COLT A AND
LEO WISE
122 MISCHIEF LN
ROCKWALL, TX 75032

MONTOYA ASHLEY R & JOSE L
124 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

LOPEZ CHRIS MARK AND ASHLEY MARIE
126 MISCHIEF LN
ROCKWALL, TX 75087

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HALAMA STEVEN
128 MISCHIEF LN
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

HARGROVE PATRICIA ANN
130 MISCHIEF LANE
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

RESIDENT
132 MISCHIEF LN
ROCKWALL, TX 75032

ROBISON BRUCE EMERSON
135 FREEDOM COURT
ROCKWALL, TX 75032

RESIDENT
139 FREEDOM CT
ROCKWALL, TX 75032

JOHNSON TIFFANY MICHELLE
148 OXFORD DR
HEATH, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

BAXTER ERIKA LEE GARDNER AND SCOTT
201 FREEDON CT
ROCKWALL, TX 75032

CHAVEZ JEREMY & DEBORAH
205 FREEDOM CT
ROCKWALL, TX 75032

LANE LAWRENCE DALE & HARRIETT B
209 FREEDOM COURT
ROCKWALL, TX 75032

MORRISON MICHAEL JARED AND
SARAH MARIE GOOCH
210 FREEDOM CT
ROCKWALL, TX 75032

MONKRESS MONTE R & MARGARET D
213 FREEDOM CT
ROCKWALL, TX 75032

GENTZEL DUSTIN AND SHANA
214 FREEDOM COURT
ROCKWALL, TX 75032

RESIDENT
217 FREEDOM CT
ROCKWALL, TX 75032

WILLIAMS HARRY E & MARGARET
218 FREEDOM CT
ROCKWALL, TX 75032

MCCASKILL KRISTOFER
221 FREEDOM COURT
ROCKWALL, TX 75032

AGNEW MICHAEL THOMAS AND KARLA KAY
222 FREEDOM COURT
ROCKWALL, TX 75032

LUCIANO ANTHONY
225 FREEDOM COURT
ROCKWALL, TX 75032

BELL LINDA W
226 FREEDOM CT
ROCKWALL, TX 75032

TONICK MICHAEL D & JANET A
229 FREEDOM CT
ROCKWALL, TX 75032

NASH TERRY L & MARGARET SPEAR
232 LIONHART PL
ROCKWALL, TX 75032

MOLTZAN HERBERT J & JANET R
236 LIONHART PL
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

WOOD JOHN S & LISA MARIE
293 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
295 VICTORY LN
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

LYNN JASON AND DANIELLE
297 VICTORY LANE
ROCKWALL, TX 75032

CURRA CHRISTOPHER
2975 BLACKBURN ST APT 1321
DALLAS, TX 75204

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

RIVERA LUIS
300 S WATTERS RD APT 127
ALLEN, TX 75103

MIRFENDERESKI JONAH JAVAD AND
NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

RICHARDS JOAN S
302 SHAMROCK CIR
ROCKWALL, TX 75032

PUSTEJOVSKY MARK
303 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
304 SHAMROCK CIR
ROCKWALL, TX 75032

HALL TABITHA AMY AND
TERESA ADAMS
305 VALIANT DR
ROCKWALL, TX 75032

SANFORD TIMOTHY & KELLEE
307 VALIANT DRIVE
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

BOWNE SHAROLDINE K
309 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
311 VALIANT DR
ROCKWALL, TX 75032

LOVELESS JERRY L & TOMMIE H
313 VALIANT DR
ROCKWALL, TX 75032

SMITH JOSHUA AND
MAEGAN HOLLOWAY
314 VALIANT DR
ROCKWALL, TX 75032

JOHNSTON CAROLINE
315 VALIANT DR
ROCKWALL, TX 75032

SARAHI LOREDO A/K/A SARAHI ARCE SPECIAL
COMMUNITY PROPERTY TRUST, A SU
JAIME & SARAHI ARCE LIVING TRUST,SARAHI
LOREDO/SARAHI ARCE-T
315 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
317 VALIANT DR
ROCKWALL, TX 75032

MURPHY CASEY D AND BRIANNA
318 VALIANT DRIVE
ROCKWALL, TX 75032

COPPLER GERALD
319 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
320 VALIANT DR
ROCKWALL, TX 75032

BLASINGAME DAVID A AND LISA M HOUCHIN
321 VALIANT DR
ROCKWALL, TX 75032

CONDIT TINA
322 VALIANT DRIVE
ROCKWALL, TX 75032

OWENS MICHAEL V
323 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
324 VALIANT DR
ROCKWALL, TX 75032

ROGERS JACY MARIE AND FRANK MARION
325 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
326 VALIANT DR
ROCKWALL, TX 75032

GENERAL DALE A & KATHRYN
327 VALIANT DR
ROCKWALL, TX 75032

IMBURGIA JAMES
329 VALIANT DR
ROCKWALL, TX 75032

STORY BRIAN K AND LANA K
331 VALIANT DRIVE
ROCKWALL, TX 75032

LE TAN T AND VIRGINIA I
333 VALIANT DR
ROCKWALL, TX 75032

DANIEL SANDRA SUE
335 VALIANT DR
ROCKWALL, TX 75032

RESIDENT
337 VALIANT DR
ROCKWALL, TX 75032

MELENDEZ DANIEL ANTHONY & JOVANA NICOLE
4020 KIRKMEADOW LN
DALLAS, TX 75287

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

ROCKWALL YELLOWJACKETS 3533 LLC
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

ROSHAN KC
5335 BROADWAY BLVD #210
GARLAND, TX 75043

RESIDENT
5502 AUSTRALIA CT
ROCKWALL, TX 75032

MARSHALL SAMUEL AND DIANA
5502 CHALLENGER CT
ROCKWALL, TX 75032

LINLEY ZACHARY AND ELIZABETH HOLLAND-
5504 AUSTRALIA COURT
ROCKWALL, TX 75032

MCKAY ADRIAN AND ROBERTA
5504 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5506 CHALLENGER CT
ROCKWALL, TX 75032

WILSON STEPHEN MICHAEL AND LISA MARIE
5506 AUSTRALIA COURT
ROCKWALL, TX 75032

YOUNG SHERRY WHITE
5508 AUSTRALIA CT
ROCKWALL, TX 75032

NORTON ANGELA
5508 CHALLENGER CT
ROCKWALL, TX 75032

DESROSIERS RONALD J
5510 AUSTRALIA CT
HEATH, TX 75032

BRADSHAW ADRIAN
5510 CHALLENGER COURT
ROCKWALL, TX 75032

JOHNSON GREGORY AND TERESA
5512 CHALLENGER CT
ROCKWALL, TX 75032

STARBIRD RYAN D AND LAUREN
5514 CHALLENGER CT
ROCKWALL, TX 75032

CABANISS CHAR CHERICE
DAVID R DE LA CERDA
5516 CHALLENGER CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

FREDERIKSEN JOHN C & ARLENE C REV LIV TR
JOHN C & ARLENE C FREDERIKSEN TRUSTEES
5518 CHALLENGER CT
ROCKWALL, TX 75032

RESIDENT
5520 CHALLENGER CT
ROCKWALL, TX 75032

CHESLIK EDWIN ALLEN JR AND AMBER NICHOLE CARREON
5522 CHALLENGER CT
ROCKWALL, TX 75032

CONFIDENTIAL
5526 CHALLENGER COURT
ROCKWALL, TX 75032

SHELTON ROBERT M
5528 CHALLENGER CT
ROCKWALL, TX 75032

WATKINS JAMES & ELLEN
5530 CHALLENGER CT
ROCKWALL, TX 75032

HENDRICKS LORI L
5903 VOLUNTEER PL
ROCKWALL, TX 75032

THOMAS VELIA
7317 LOUGHEED PLZ
PLANO, TX 75025

KJT FLYING PROPERTIES LLC
PO BOX 1476
ROCKWALL, TX 75087

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

Case No. Z2024-041: SUP for a Residential Infill

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.

SECURITY ???
GATED COMMUNITY ?
WHY PAY DUES ?

Name: JOAN RICHARDS

Address: 302 SHAMROCK CIRCLE

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

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:

Z2024-041: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Quadri Akamo of QJ Development, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.154-acre parcel of land identified as Lot 6, Block D, Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 324 Valiant Drive, 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, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 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, October 21, 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. Z2024-041: SUP for a Residential Infill

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: LOVELESS

Address: 313 VALIANT

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Ryan Miller, AICP
Director of Planning & Zoning

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

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

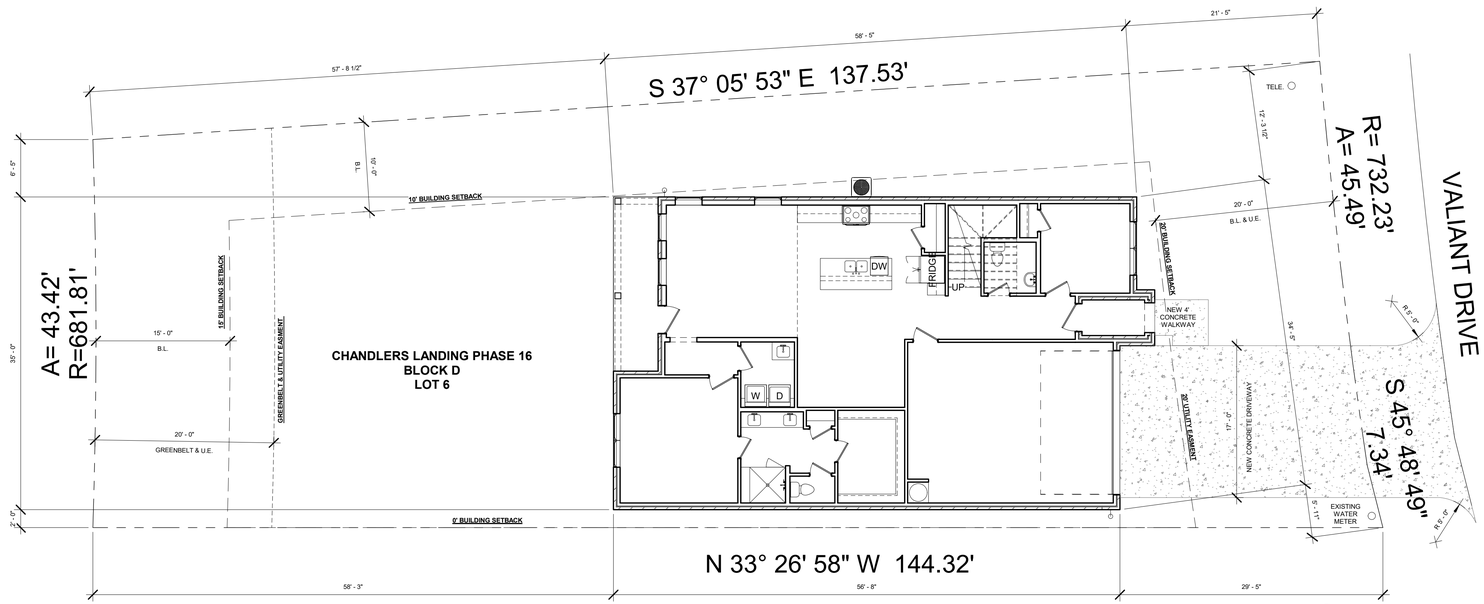
Name:

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

0 1/2" 1" 2"



TRUE NORTH

1 SITE PLAN
1/8" = 1'-0"

GENERAL SITE PLAN NOTES:

1.) LOT DRAINAGE TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE.

2.) BUILDING AREA TO BE CLEARED OF ALL HUMUS, ROOTS, AND VEGETATION. CUT STUMPS A MINIMUM OF 8" BELOW GRADE AND 4" BELOW BEAMS.

GENERAL NOTES:

1.) These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.

2.) These plans are designed to be in substantial compliance with current city adopted International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.

3.) Contractor must verify all dimensions and scale drawings.

Z2024-041

DC TEXAS
ARCHITECTURE
DESIGN ▪ INTERIORS ▪ PLANNING ▪ PROJECT MANAGEMENT
1348 West US-287 Bypass, Suite 100
Waxahachie, Texas 75165
t.214.609.7063
www.dctexasarch.com

QJ DEVELOPMENT LLC

324 Valiant Drive
Chandlers Landing Phase 16
BLock D, Lot 6
Rockwall, Texas 75032

ISSUE FOR PERMIT
August 28, 2024

REGISTERED ARCHITECT
PHILIP M. COTWELL
21425
STATE OF TEXAS

08/28/2024

Title
SITE PLAN

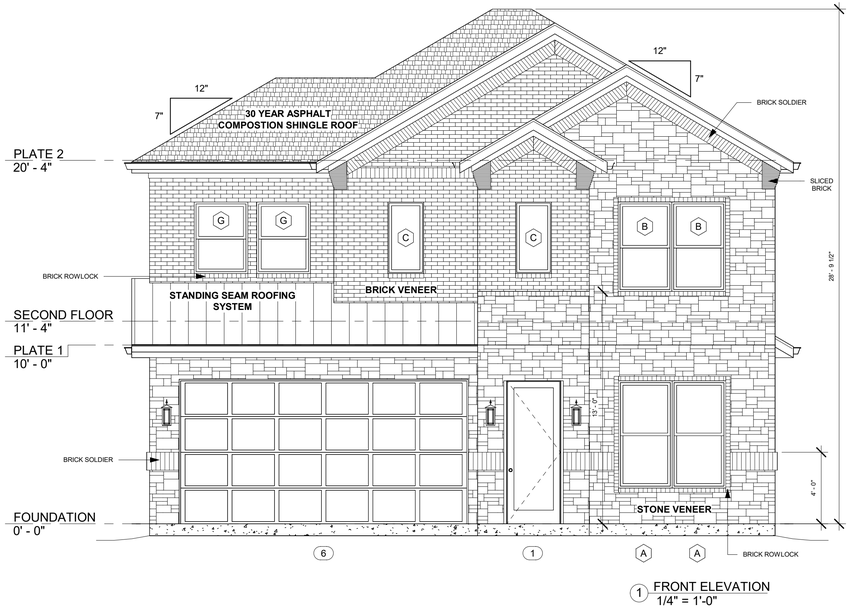
Sheet
A-001

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DC TEXAS ARCHITECTURE

0 1/2" 1" 2"



2 REAR ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

1.) These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.

2.) These plans are designed to be in substantial compliance with current city adopted International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.

3.) Contractor must verify all dimensions and scale drawings.

GENERAL ELEVATION NOTES:

1.) REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A-101.

Z2024-041

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1348 West US-287 Bypass, Suite 100
Waxahachie, Texas 75165
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QJ DEVELOPMENT LLC

324 Valiant Drive
Chandlers Landing Phase 16
BLock D, Lot 6
Rockwall, Texas 75032

ISSUE FOR PERMIT

August 28, 2024

REGISTERED ARCHITECT
PHILIP M. COLWELL
27425
STATE OF TEXAS

08/28/2024

Title

ELEVATIONS

Sheet

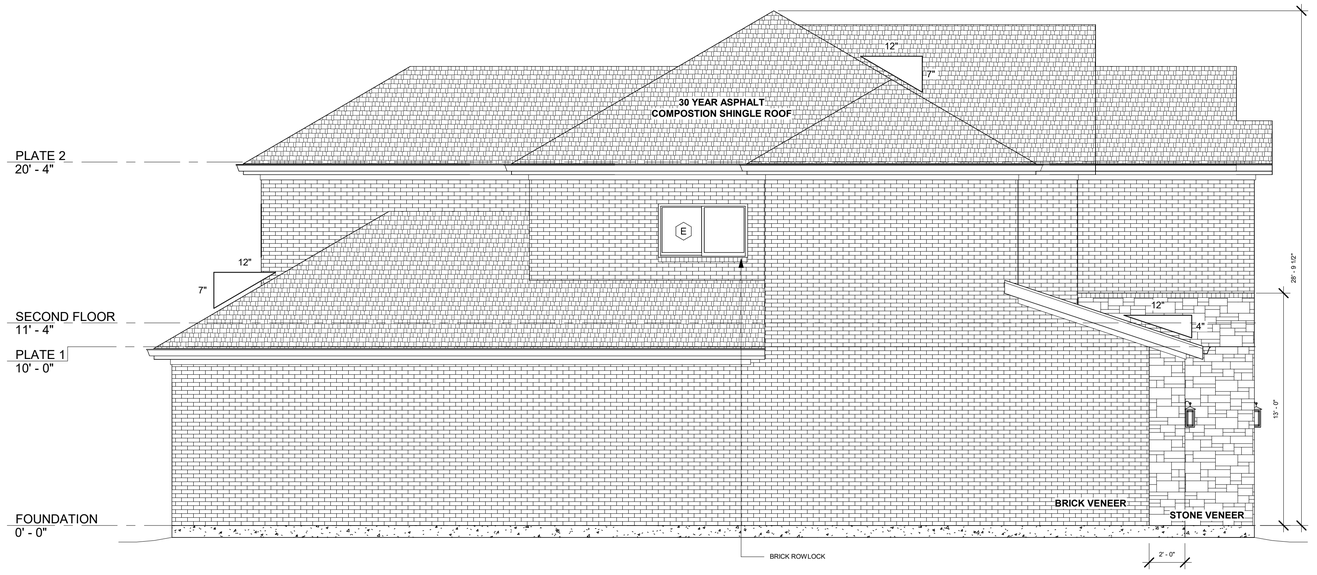
A-301

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0 1/2" 1" 2"



2 RIGHT ELEVATION
1/4" = 1'-0"



1 LEFT ELEVATION
1/4" = 1'-0"

GENERAL ELEVATION NOTES:

1.) REFER TO DOOR AND WINDOW SCHEDULE ON SHEET A-101.

GENERAL NOTES:

1.) These plans are intended to provide the basic construction information necessary to substantially complete this structure. These plans must be verified and checked completely by the builder. Any discrepancy, error, and/or omission found is to be brought to the attention of the designer before any construction work or purchases have been made.

2.) These plans are designed to be in substantial compliance with current city adopted International Residential Code. The construction shall conform to all national, state, and local building codes and ordinances. These codes shall take precedence over anything noted in these drawings.

3.) Contractor must verify all dimensions and scale drawings.

Z2024-041

DC TEXAS
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Waxahachie, Texas 75165
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www.dctexasarch.com

QJ DEVELOPMENT LLC

324 Valiant Drive
Chandlers Landing Phase 16
BLock D, Lot 6
Rockwall, Texas 75032

ISSUE FOR PERMIT

August 28, 2024

REGISTERED ARCHITECT
PHILIP M. COLWELL
27425
STATE OF TEXAS

08/28/2024

Title

ELEVATIONS

Sheet

A-302

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CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-041

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
301 Valiant Drive	Single-Family Home	1995	3,428	*N/A*	Brick and Siding
303 Valiant Drive	Single-Family Home	2001	3,289	*N/A*	Brick
305 Valiant Drive	Single-Family Home	1994	2,788	*N/A*	Brick
307 Valiant Drive	Single-Family Home	2005	3,331	*N/A*	Brick and Stone
309 Valiant Drive	Single-Family Home	1992	3,459	*N/A*	Brick
313 Valiant Drive	Single-Family Home	1994	2,534	*N/A*	Brick and Siding
315 Valiant Drive	Single-Family Home	2001	3,031	*N/A*	Brick
314 Valiant Drive	Single-Family Home	1993	4,101	*N/A*	Brick
318 Valiant Drive	Single-Family Home	2000	3,198	*N/A*	Brick
320 Valiant Drive	Single-Family Home	1996	3,073	*N/A*	Brick
	AVERAGES:	1997	3,223		



301 Valiant Drive



303 Valiant Drive



305 Valiant Drive



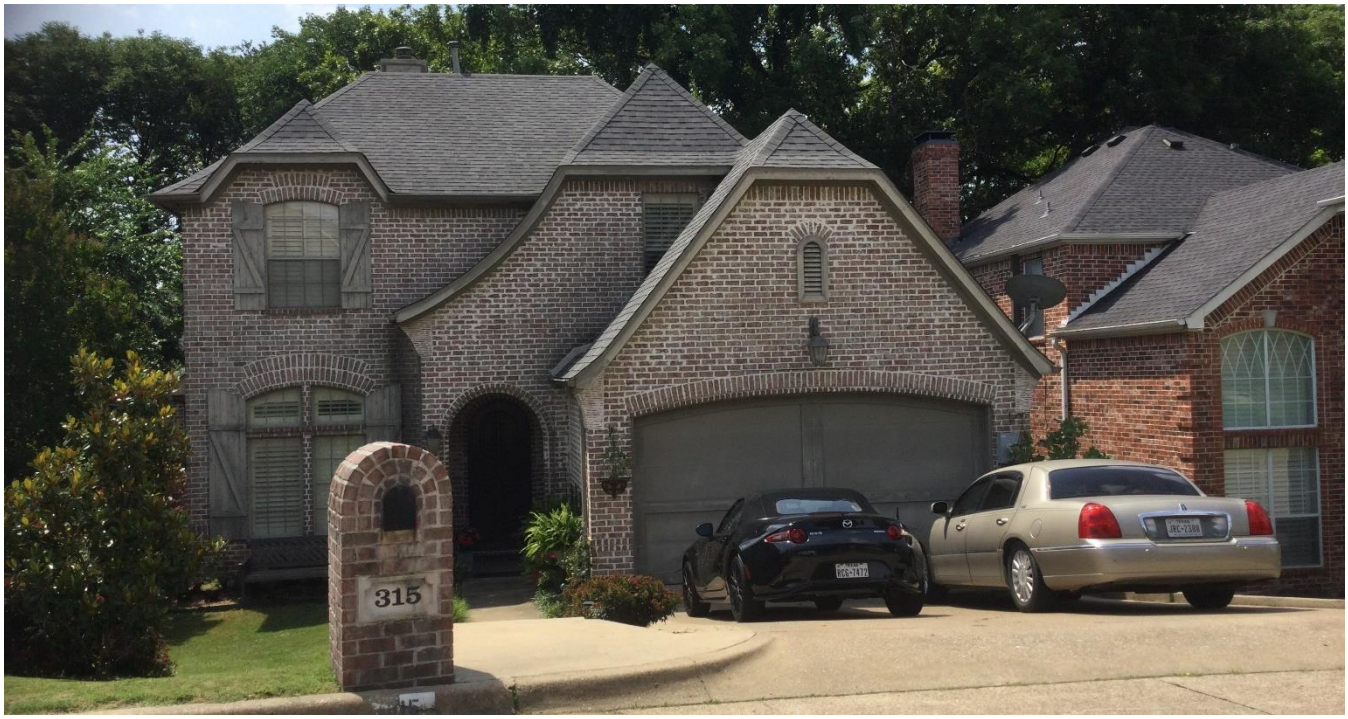
307 Valiant Drive



309 Valiant Drive



313 Valiant Drive



315 Valiant Drive



314 Valiant Drive



318 Valiant Drive



320 Valiant Drive

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 8 (PD-8) 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 IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.154-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6, BLOCK D, OF THE CHANDLER'S LANDING #16 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 Quadri Akamo for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.154-acre parcel of land identified as Lot 6, Block D, of the Chandler's Landing #16 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) for zero lot line homes, addressed as 324 Valiant Drive, 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 Planned Development District 8 (PD-8) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 8 (PD-8) and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *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

DRAFT 10.2.2024

Planned Development District 8 (PD-8) and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a 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.

DRAFT ORDINANCE 10.21.2024

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF NOVEMBER, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 21, 2024*

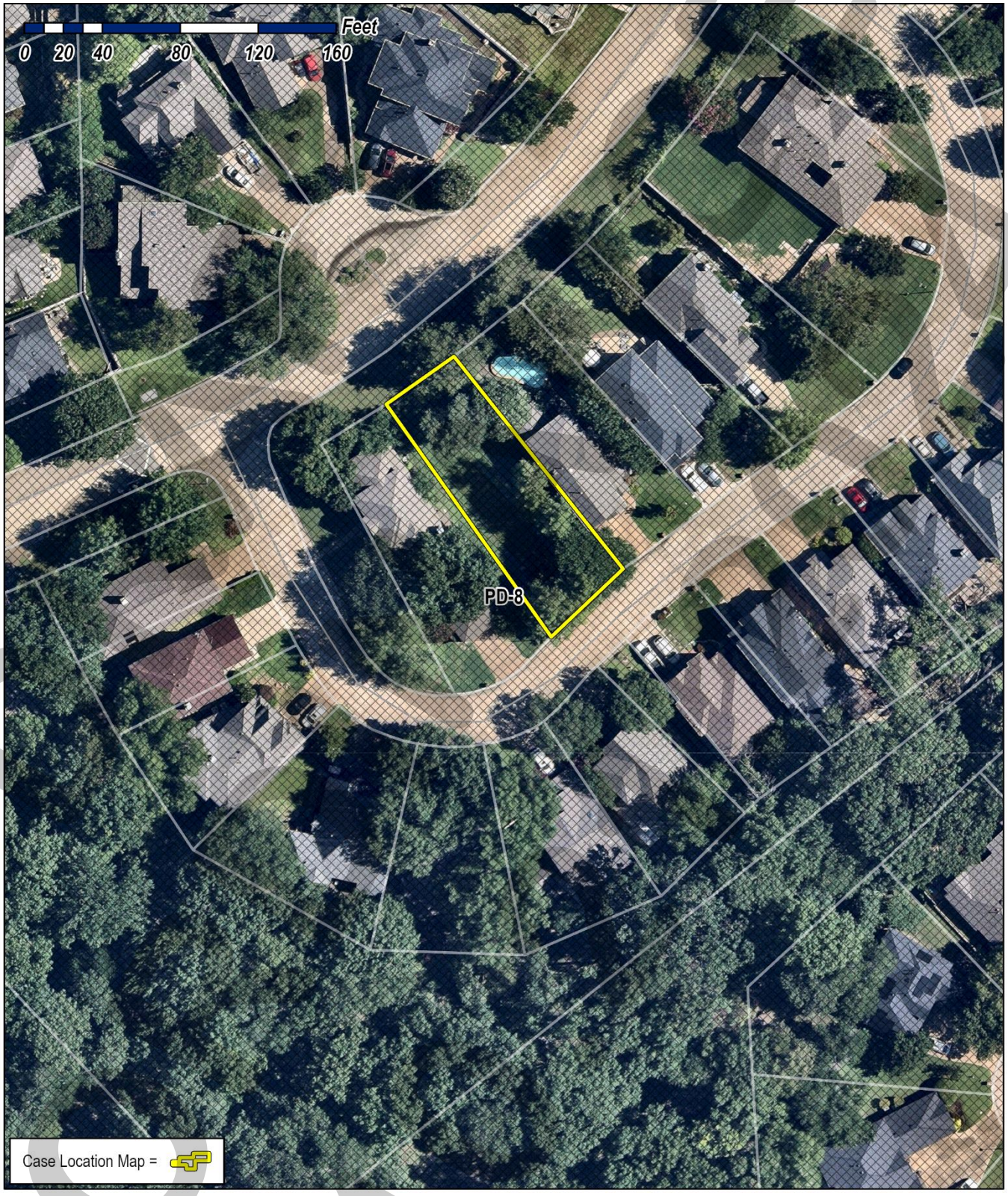
2nd Reading: *November 4, 2024*

DRAFT ORDINANCE 10.21.2024

Exhibit 'A':
Location Map

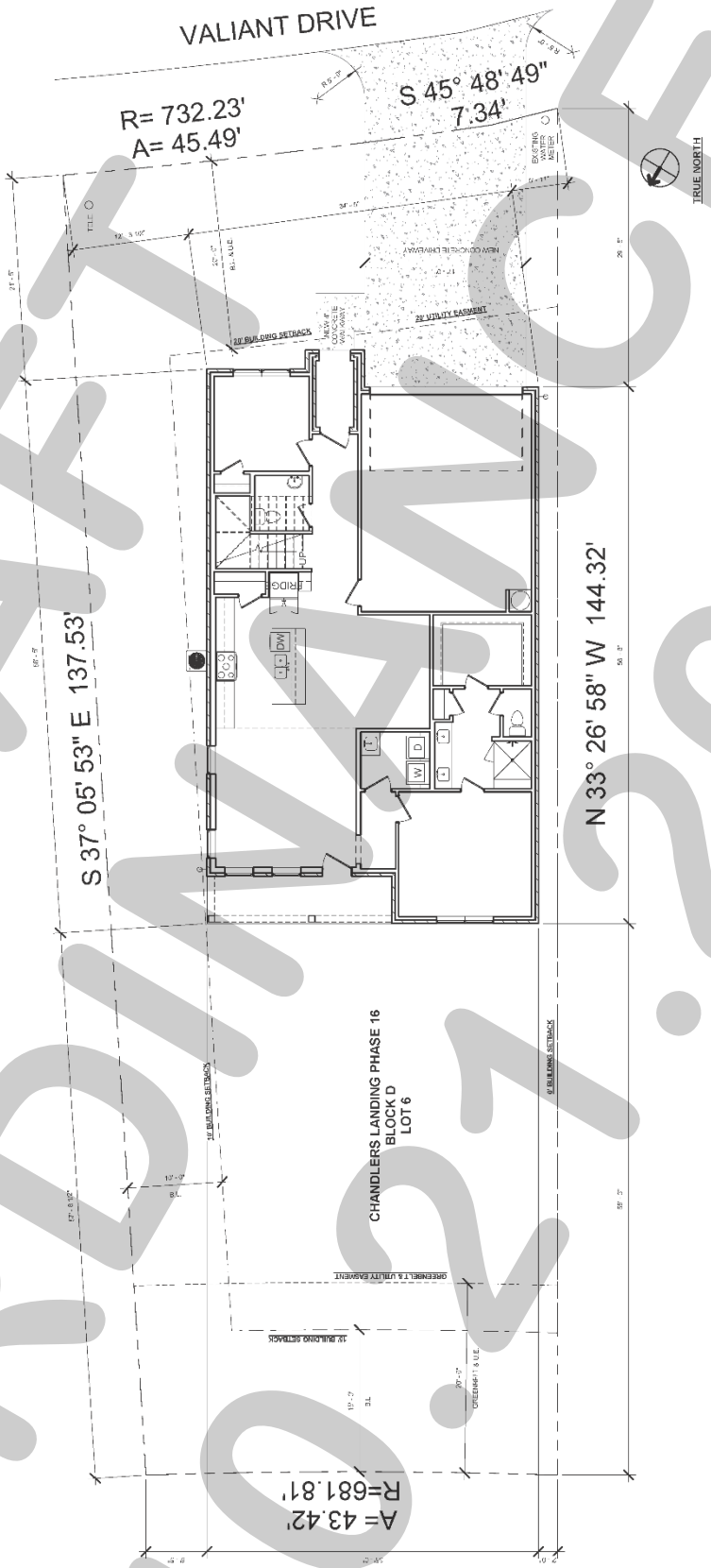
Address: *324 Valiant Drive*

Legal Description: *Lot 6, Block D, Chandler's Landing #16 Addition*



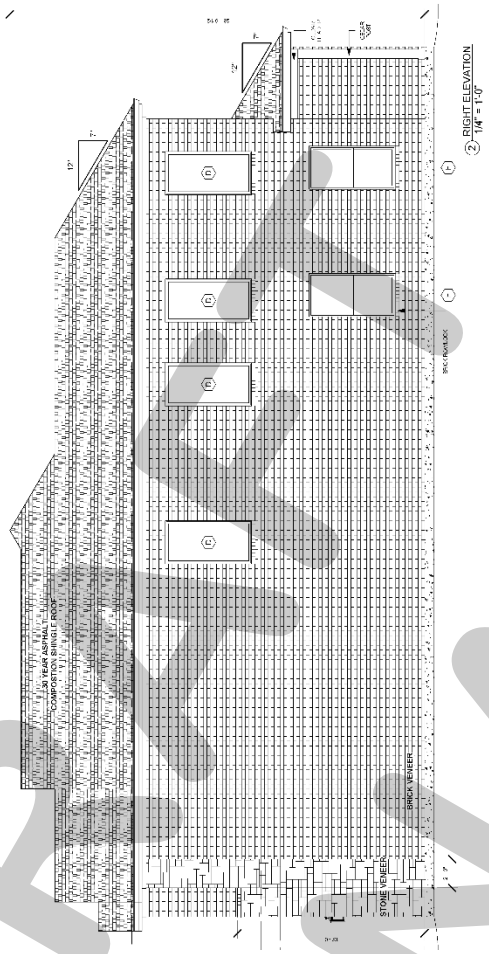
DRAFT

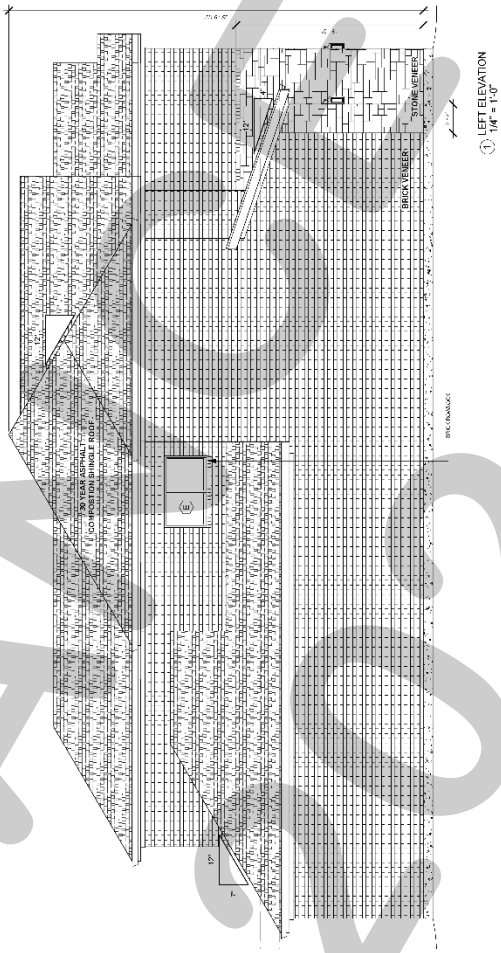
Exhibit 'B':
Residential Plot Plan

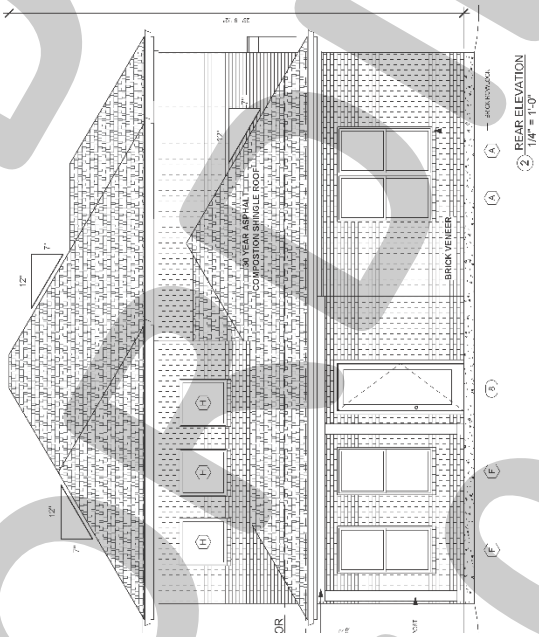


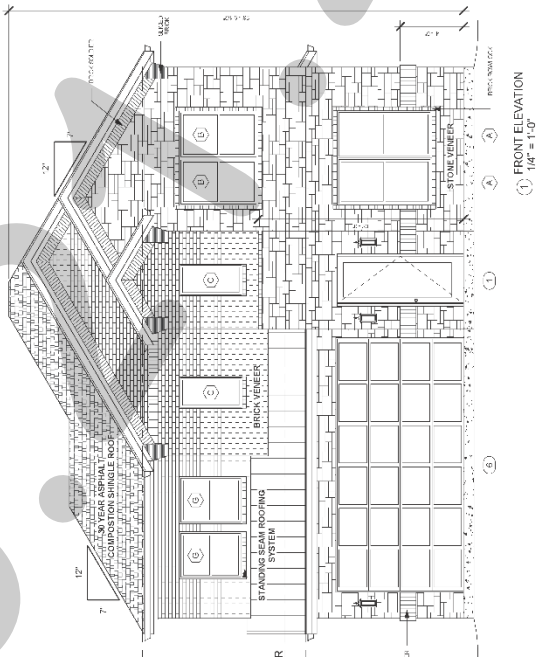
DRAFT ORDINANCE 10.21.2024

Exhibit 'C':
Building Elevations









DRAFT 10.21.2024

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:	October 21, 2024
APPLICANT:	Nadia Ramos
CASE NUMBER:	Z2024-042; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 515 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Nadia Ramos for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 1.80-acre parcel of land identified as Lot 8 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 515 S. Clark Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. At some point after April 1934 the subject property was platted as Lot 5 of the J.E. Harris Addition. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. Based on the May 16, 1983 zoning map, this designation changed between January 4, 1972 and July 11, 1985 to a Heavy Commercial (HC) District. This designation changed again between July 12, 1985 and April 5, 2005 to a Two Family (2F) District. The subject property has remained vacant and zoned Two Family (2F) District. On October 10, 2022 the Director of Planning and Zoning approved a minor plat of the subject property establishing Lot 8 of the J.E. Harris Addition [*Case No. P2022-045*].

PURPOSE

The applicant is 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 located at 515 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land (*i.e. 509, 511, & 513 S. Clark Street*) developed with single-family homes. These properties are zoned Two Family (2F) District and are part of the J.E. Harris Subdivision. Beyond this is one (1) parcel of land (*i.e. Lot 107 of the B. F. Boydston Addition*) developed with a single-family home zoned Single-Family 7 (SF-7) District. North of this is the Haley and Kyle Subdivision, which consists of two (2) lots and is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are four (4) parcels of land (*i.e. 601, 603, 605, & 607 S. Clark Street*). These are developed with single-family homes and are zoned Two Family (2F) District. Beyond this is one (1) parcel of land (*i.e. Lot 1, Block 1, Allen Hogue Addition*). This property is zoned Planned Development District 52 (PD-52). Beyond this is E. Boydstun Avenue, which is classified as a MC (*i.e. minor collector, two [2] 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 two (2) tracts of land (*i.e. Tract 65 of the R. Ballard Survey, Abstract No. 29 and Tract 30 of the R. Ballard Survey, Abstract No. 29)* developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this this is Renfro Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is the Las Primeras Subdivision, which consists of four (4) lots and is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is S. Clark Street, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Mill Co. Subdivision, which consists of 17 lots on 6.92-acres. These properties are zoned Single-Family 7 (SF-7) District. Also west of this is St. Mary's Street, which is classified 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.

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 located within the J.E. Harris Addition and within 500-feet of the Mill Co. and B.F. Boydstun Additions. All of these subdivisions are considered to be established subdivisions and have been in existence for more than ten (10) years, consist of more than five (5) lots, and are greater than 90% developed. 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 within 500-feet of an established subdivision and being zoned Two Family (2F) District, 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 on S. Clark Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on S. Clark Street	Proposed Housing
Building Height	One (1) & Two (2) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face S. Clark Street
Year Built	1945 - 2023	*N/A*
Building SF on Property	400 SF – 10,400 SF	2,573 SF
Building Architecture	Mostly Single-Family Homes, One (1) Duplex, and Five (5) Commercial Buildings	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	Estimated Between 20-Feet and 35-Feet	20-Feet
Side	Estimated between zero (0) and greater than ten (10) feet.	6-Feet
Rear	The rear yard setbacks appear to be greater than ten (10) feet.	Greater Than Ten (10) Feet
Building Materials	Brick, Siding, and Metal	Board & Batten Siding and Brick
Paint and Color	Blue, Grey, White, Red, Yellow, Brown	White
Roofs	Composite & Asphalt Shingles and Metal Roofs	Composite Shingle
Driveways/Garages	Driveways all front the same street the single-family home faces. Front-facing and some with no garages.	The proposed home will not incorporate a garage.

In this case, the applicant is proposing a home that is not conforming to one (1) standard outlined in the Unified Development Code (UDC). This is as follows:

(1) *Garage*. According to Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "A two car garage is required, "and "Two (2) off-street parking spaces plus one (1) garage space parking space for each dwelling unit is required." In this case, the proposed home does not incorporate a garage which will require a variance from the Planning and Zoning Commission. When looking at this non-conformity, staff should point out that most of the housing along S. Clark Street do not incorporate garages and staff does not feel this is will create a negative impact within the subdivision.

With this being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council will be waiving this requirement. With the exception of this deviation from the *District Development Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC).

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 S. Clark Street and 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 September 17, 2024, staff mailed 95 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Association (HOA), which is the only HOA 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 written, staff had received one (1) notice in opposition to 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 *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.

PLANNING AND ZONING COMMISSION

On October 15, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Odom 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	515 S Clark Rockwall Tx 75187				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	Downtown Rockwall area				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential	CURRENT USE	empty lot
PROPOSED ZONING	Singk family Res	PROPOSED USE	Singk family home
ACREAGE	1.8	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	Anthony & Nadia Ramos	☑ APPLICANT	Anthony & Nadia Ramos
CONTACT PERSON	Anthony Ramos	CONTACT PERSON	Anthony Ramos
ADDRESS	515 S Clark st	ADDRESS	515 S Clark st
CITY, STATE & ZIP	Rockwall Tx 75187	CITY, STATE & ZIP	Rockwall TX 75187
PHONE	469 544 1369	PHONE	469 544 1369
E-MAIL	info@thewhitesparrowproperties.com	E-MAIL	info@thewhitesparrowproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Nadia & Anthony Ramos [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 $ 230.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 9th *DAY OF* September *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."*

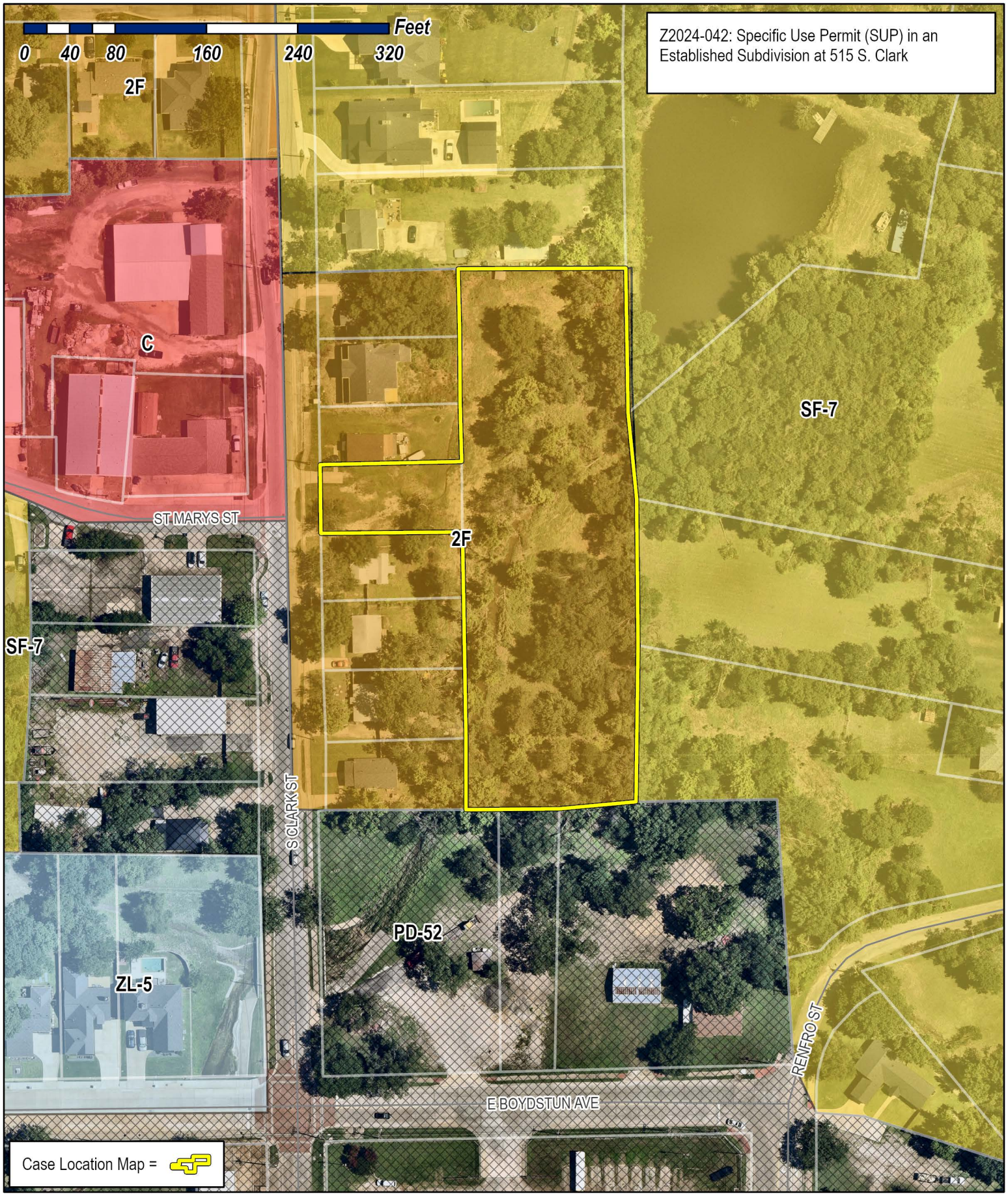
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 *DAY OF* September *20*24

OWNER'S SIGNATURE Nadia Ramos

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Theresa L Moss

NOTARY PUBLIC STATE OF TEXAS
THERESA L MOSS
Notary ID #130926177
My Commission Expires
December 8, 2024

MY COMMISSION EXPIRES 12-08-2024



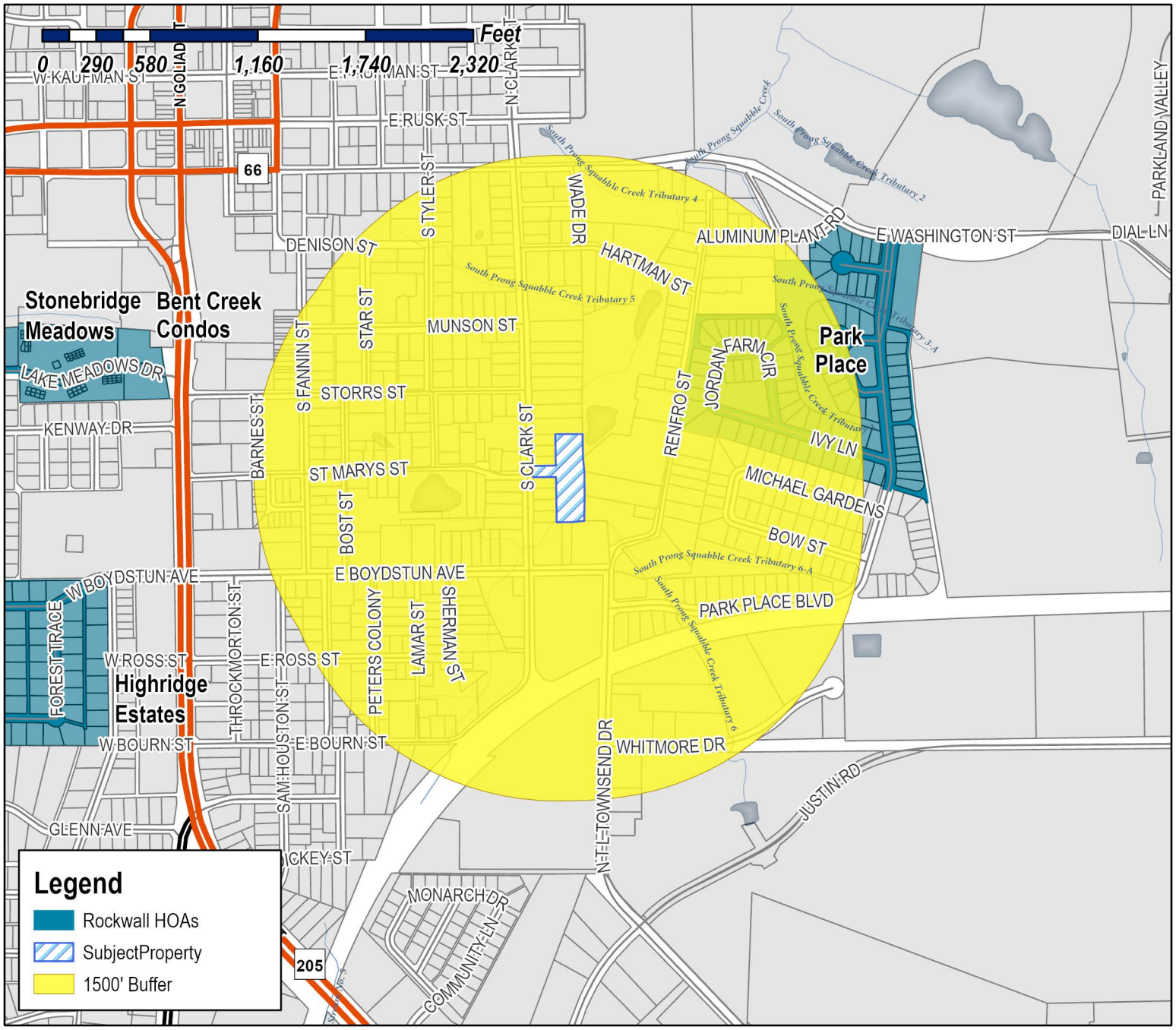
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

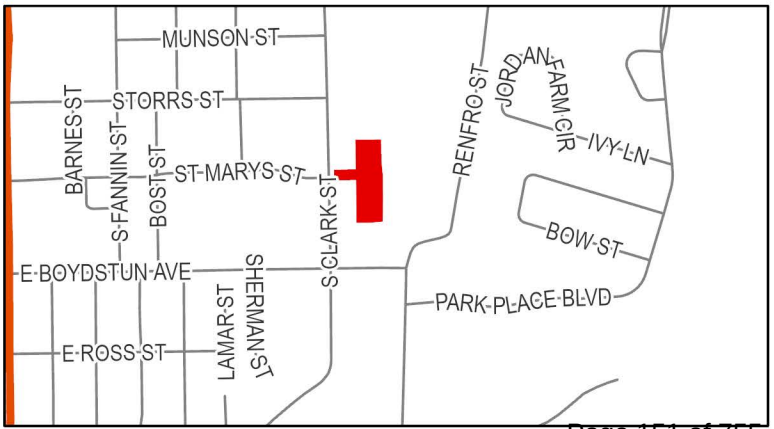
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Case Number: Z2024-042
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Two Family (2F) District
Case Address: 515 S. Clark Street



Date Saved: 9/12/2024
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2024-042]
Date:	Wednesday, September 18, 2024 10:22:05 AM
Attachments:	Public Notice (P&Z) (09.16.2024).pdf HOA Map (9.18.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, September 20, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, October 15, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 21, 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.

Z2024-042: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Nadia Ramos for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 1.80-acre parcel of land identified as Lot 8 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 515 S. Clark Street, and take any action necessary.

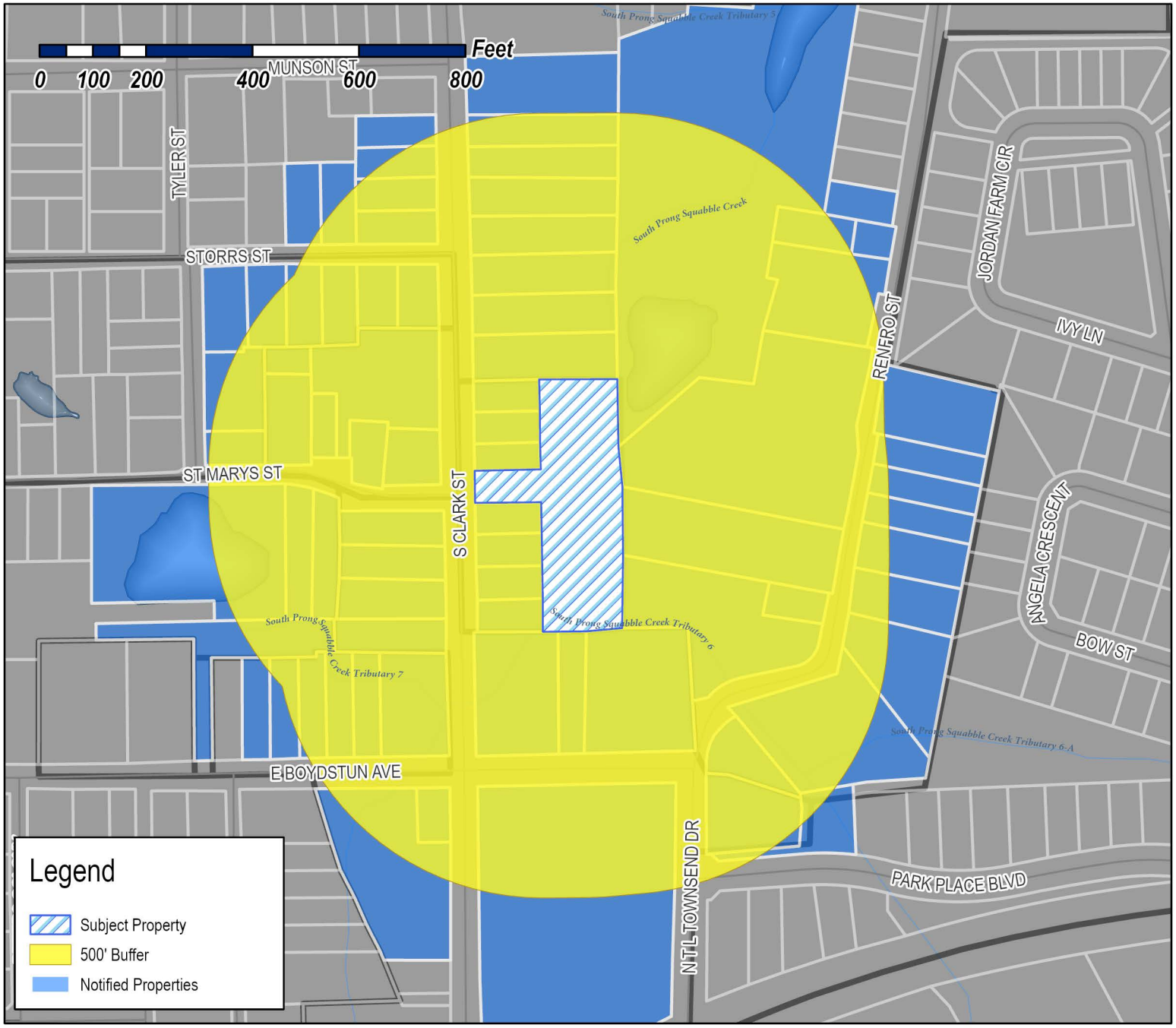
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

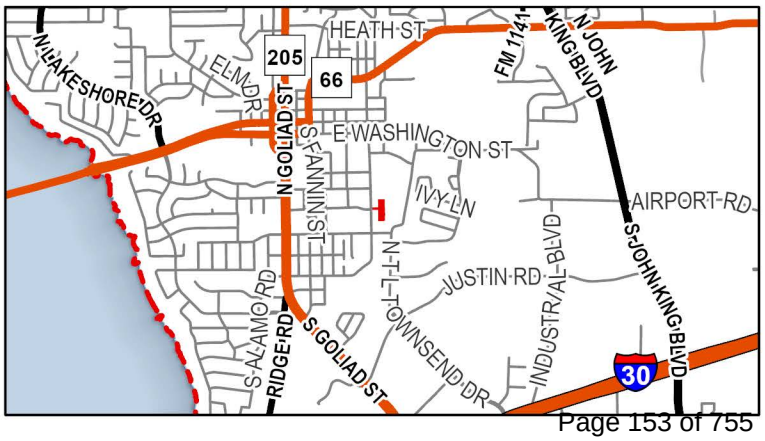
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-042
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Two Family (2F) District
Case Address: 515 S. Clark Street



Date Saved: 9/12/2024
For Questions on this Case Call: (972) 771-7745

MCCALLUM V LLC
DARRELL ALAN MCCALLUM AND SHARON
FRANCES MCCALLUM AS MEMBERS
1 SOAPBERRY LN
ROCKWALL, TX 75087

WIMPEE JOE &
CODY WIMPEE
105 W KAUFMAN ST
ROCKWALL, TX 75087

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

GADDIS DANNY E
12922 EPPS FIELD RD
FARMERS BRANCH, TX 75234

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

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

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

HOGUE MICHAEL & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

HOGUE MIKE
1498 HUBBARD DRIVE
FORNEY, TX 75126

CASTRO DEVELOPMENT LLC
16424 FALLKIRK DRIVE
DALLAS, TX 75248

HELTON TIMOTHY STEVEN AND DELENA ANN
1804 STONE HARBOR WAY
KNOXVILLE, TN 37922

LOWREY SUSAN
2070 PONTCHARTRAIN DR
ROCKWALL, TX 75087

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

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

STARK ROBERT SCOTT
3090 N GOLIAD ST SUITE 102 #213
ROCKWALL, TX 75087

COWAN PHYLLIS
3299 ROCHELL RD
ROCKWALL, TX 75032

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

COMBS MARK HILTON AND VERONICA RUTH
401 SOUTH CLARK STREET
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

RESIDENT
404 S CLARK ST
ROCKWALL, TX 75087

LIVINGSTON JUSTIN R & BROOKE D
405 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
406 S CLARK ST
ROCKWALL, TX 75087

BOWEN CHASE AND
PERRY BOWEN
407 S. CLARK ST.
ROCKWALL, TX 75087

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

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
412 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
500 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
501 SHERMAN ST
ROCKWALL, TX 75087

BRYAN KYLE AND HALEY BROOKE BOWEN
501 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

GARTH GARY AND CYNTHIA
503 SOUTH CLARK ST
ROCKWALL, TX 75087

RESIDENT
506 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
507 RENFRO ST
ROCKWALL, TX 75087

LECOUR DAVID & RENEE
507 S CLARK ST
ROCKWALL, TX 75087

CASTRO RENE AND BETSY
509 SOUTH CLARK STREET
ROCKWALL, TX 75087

RESIDENT
510 S CLARK
ROCKWALL, TX 75087

RESIDENT
511 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
512 S CLARK
ROCKWALL, TX 75087

JIMENEZ ANTONIO P CRUZ AND
NORMA L CRUZ HERNANDEZ
513 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
515 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
601 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
601 S CLARK ST
ROCKWALL, TX 75087

HOGUE CAROLYN SUE
602 RENFRO
ROCKWALL, TX 75087

RESIDENT
602 S CLARK ST
ROCKWALL, TX 75087

LEE STEPHANIE
602 STORRS ST
ROCKWALL, TX 75087

RESIDENT
603 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
603 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
604 S CLARK ST
ROCKWALL, TX 75087

JONES PEGGY
604 STORRS ST
ROCKWALL, TX 75087

RESIDENT
605 RENFRO ST
ROCKWALL, TX 75087

CALDWELL KEVIN L & LINDA D
605 RENFRO ST
ROCKWALL, TX 75087

CASTILLO JUAN JAIME
605 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
606 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
606 S CLARK ST
ROCKWALL, TX 75087

WILKERSON CLAUDE JR
606 SAINT MARY ST
ROCKWALL, TX 75087

DAVIS AMY M AND WESLEY D
606 STORRS STREET
ROCKWALL, TX 75087

RESIDENT
607 ST MARY
ROCKWALL, TX 75087

HARRINGTON DEBORAH
607 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
607 S CLARK ST
ROCKWALL, TX 75087

HALDEMAN MICHAEL
607 STORRS ST
ROCKWALL, TX 75087

RESIDENT
608 ST MARYS ST
ROCKWALL, TX 75087

RESIDENT
608 STORRS ST
ROCKWALL, TX 75087

RESIDENT
609 STORRS ST
ROCKWALL, TX 75087

RESIDENT
610 S CLARK ST
ROCKWALL, TX 75087

FARRELL KIMBERLY A
610 SAINT MARY ST
ROCKWALL, TX 75087

WIMPEE ERIC D
610 STORRS STREET
ROCKWALL, TX 75087

SMITH CHARLES
611 E BOYDSTUN
ROCKWALL, TX 75087

H & M TOOL AND DIE CO
611 SAINT MARY ST
ROCKWALL, TX 75087

RESIDENT
612 STORRS ST
ROCKWALL, TX 75087

RESIDENT
613 ST MARYS PL
ROCKWALL, TX 75087

CARPENTER KATHRYN ANN
613 E BOYDSTUN AVE
ROCKWALL, TX 75087

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

RESIDENT
617 E BOYDSTUN AVE
ROCKWALL, TX 75087

KENNEDY BLAKE
619 E BOYDSTUN AVE
ROCKWALL, TX 75087

ABBOTT TODD & WHITNEY
619 RENFRO STREET
ROCKWALL, TX 75087

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

DITO JAAP & ESTHER
627 E BOYDSTUN AVE
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
627 SORITA CIR
HEATH, TX 75032

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

RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
703 TOWNSEND DR
ROCKWALL, TX 75087

RESIDENT
703 E BOYSTUN AVE
ROCKWALL, TX 75087

RESIDENT
705 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
707 S CLARK
ROCKWALL, TX 75087

RESIDENT
709 E BOYDSTUN AVE
ROCKWALL, TX 75087

501 SHERMAN, A SERIES OF STARK FAMILY PROPERTIES, LLC
710 AGAPE CIR
ROCKWALL, TX 75087

507-509 SHERMAN, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK
710 AGAPE CIR
ROCKWALL, TX 75087

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

WARDELL JOHN P AND JULIE ANN C
880 IVY LANE
ROCKWALL, TX 75087

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

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

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

DEL BOSQUE RODOLFO
PO BOX 2437
ROCKWALL, TX 75087

Case No. Z2024-042: SUP for a Residential Infill

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.

Over building the nieborhood. Traffic is bad on Clark St. When school is starting or over. - These over sized houses are making property Taxes go crazy Expensive for long Term property owners in the area. Cant afford Taxes anymore. -

Name: Scott Stark

Address: 607 St. Mary St. -

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

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:

Z2024-042: SUP for a Residential Infill

Hold a public hearing to discuss and consider a request by Nadia Ramos for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 1.80-acre parcel of land identified as Lot 8 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 515 S. Clark 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, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 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, October 21, 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. Z2024-042: SUP for a Residential Infill

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.

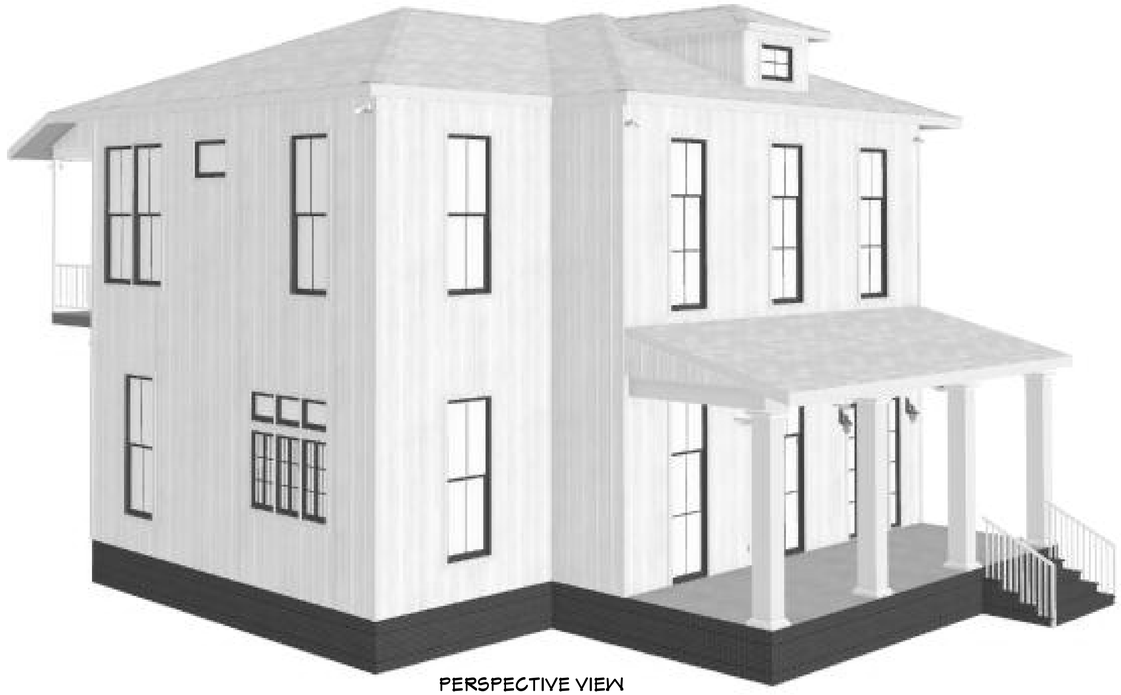
Name:

Address:

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

RAMOS SPARROW 15



PERSPECTIVE VIEW
NTS

GENERAL NOTES:

1. THESE DESIGN DOCUMENTS ARE INTENDED TO BE A REPRESENTATION OF THE DESIGN INTENT AND ARE SUPPLIED TO ILLUSTRATE THE GENERAL TYPE OF CONSTRUCTION DESIRED. THE DRAWINGS ARE INTENDED TO IMPLY A PREMIUM QUALITY OF WORKMANSHIP THROUGHOUT.
2. DISCREPANCIES, ERRORS, OMISSIONS, AND ANY QUESTIONS REGARDING THE INTENT OF THE PLANS, SPECIFICATIONS, OR CONTRACT DOCUMENTS SHALL BE REFERRED TO THE GENERAL CONTRACTOR FOR CLARIFICATION.
3. CONTRACTORS OR SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS OR CLEARANCES AND SHALL BE RESPONSIBLE FOR THE VERIFICATION THEREOF TO INSURE COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, AND PERTINENT CODES. DIMENSIONS OF ANY EXISTING CONDITIONS MUST BE VERIFIED AT THE JOB SITE AND ANY DISCREPANCIES REPORTED TO THE GENERAL CONTRACTOR.
4. CONTRACTORS OR SUBCONTRACTORS SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR'S PROJECT MANAGERS / JOB SITE SUPERVISOR IF FOR ANY REASON THEY CANNOT COMPLY WITH ANY FACET OF THE DRAWINGS, DOCUMENTS, DESIGN INTENT, OR SCHEDULING.
5. ALL WORK AND MATERIAL LISTED OR IMPLIED IN THESE DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTORS OR SUBCONTRACTORS RESPONSIBLE. ANY WORK ADVERSELY AFFECTING ANOTHER TRADE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION TO THE GENERAL CONTRACTOR.
6. CONTRACTORS OR SUBCONTRACTORS SHALL DISPOSE OF CONSTRUCTION DEBRIS IN A TIMELY MANNER IN THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR. EVER EFFORT SHALL BE MADE TO MAINTAIN A CLEAN JOB SITE.
7. CONTRACTORS OR SUBCONTRACTORS SHALL TAKE NOTE THAT ANY COST CAUSED BY INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THE PARTY RESPONSIBLE.
8. DURING CONSTRUCTION, CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM THEIR CONSTRUCTION ACTIVITIES. ANY CUTTING OR PATCHING OF ANY EXISTING FINISHED WORK SHALL MATCH ADJOINING SURFACES.
9. SAFETY FIRST! CONTRACTORS OR SUBCONTRACTORS SHALL FURNISH ANY EQUIPMENT OR SUPPLIES NECESSARY TO PERFORM THEIR WORK IN A MANNER THAT SHALL MEET OR EXCEED OSHA REQUIREMENTS.
10. CONTRACTORS OR SUBCONTRACTORS SHALL PROVIDE ANY TEMPORARY BARRIERS, LIGHTING, COVERINGS, FIRE PROTECTION, AND ANY OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS AND PROPERTY THROUGHOUT THE ENTIRE PERIOD OF THEIR PORTION OF THE CONSTRUCTION CONTRACT FOR ANY AREA PERTINENT TO THE SUBCONTRACTORS SCOPE OF WORK. SUBCONTRACTORS SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR ANY EQUIPMENT, PROTECTION, ETC., THAT MUST REMAIN IN PLACE AFTER COMPLETION OF THE SUBCONTRACTORS PORTION OF WORK.

CONTRACTOR NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2 x 4 U.N.O.
2. ALL INTERIOR WALLS SHALL BE 2 x 4 U.N.O.
3. ALL FINISHED WALLS SHALL BE FIELD VERIFIED PRIOR TO ANY CUSTOM CABINETRY.
4. ALL DIMENSIONS TO BE VERIFIED AT JOBSITE.
5. SLIGHT ADJUSTMENT IN WALL LOCATIONS UP TO 1" SHALL BE MADE IN ORDER TO GET PLUMBING IN WALLS, SO LONG AS IT DOES NOT AFFECT THE FUNCTION OF FLOOR OR ROOF TRUSSES. THIS DOES NOT RELIEVE THE PLUMBER OF LIABILITY IF NOT DONE.
6. UNDER NO CIRCUMSTANCES SHALL ANY DIMENSIONS BE SCALED FROM THESE DRAWINGS. ANY CRITICAL DIMENSIONS NOT GIVEN SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDER PRIOR TO CONSTRUCTION.
7. DOOR AND WINDOW ROUGH OPENINGS SHALL BE SUCH THAT OUTSIDE EDGES OF ADJACENT DOOR, WINDOW, AND TRANSOM TRIM IS ALIGNED U.N.O
8. WINDOW SIZES GIVEN ARE APPROXIMATE UNIT SIZES. VERIFY ACTUAL SIZES AND ROUGH OPENINGS WITH MANUFACTURER.
9. FRAME ALL DOORS 3" FROM CORNERS WHERE POSSIBLE.

Layout Page Table

Label	Title	Description	Comments
A-1	COVER SHEET		
A-2	SITE PLAN / ROOF PLAN		
A-3	ELEVATIONS		
A-4	FLOOR PLANS		
A-5	DOOR AND WINDOW SCHEDULES		
A-6	ELECTRICAL PLAN		

PLANS FOR: SPARROW 15
NADIA AND ANTHONY RAMOS
515 SOUTH CLARK STREET
ROCKWALL, TX 75087

TITLE: COVER SHEET

SHANNON NEWSOM MARK NEWSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-4863

DRAWN BY:

DATE: 9/27/2024

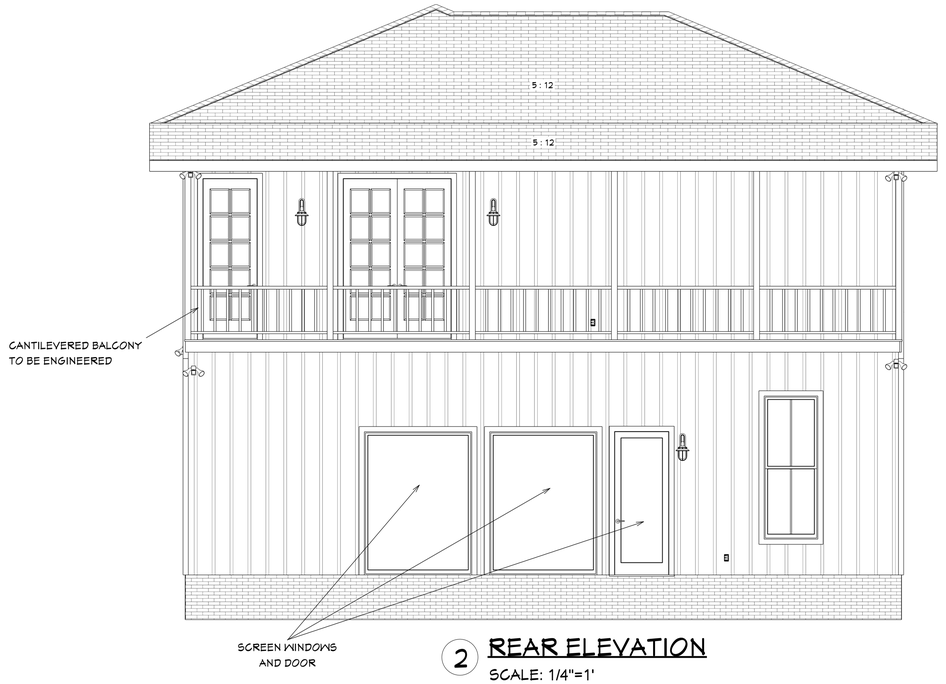
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SHEET: A-1



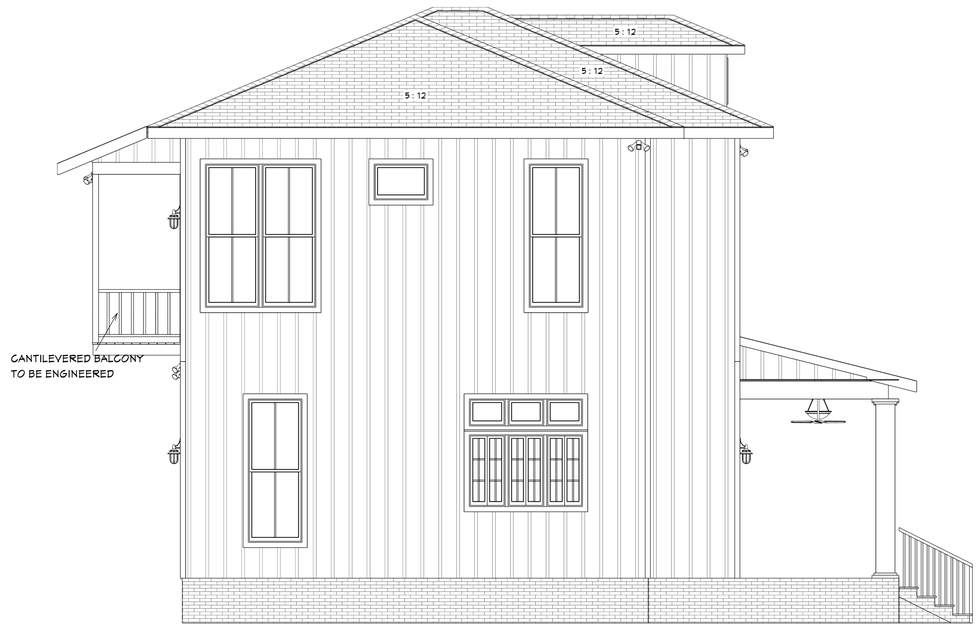
1 FRONT ELEVATION

SCALE: 1/4"=1'



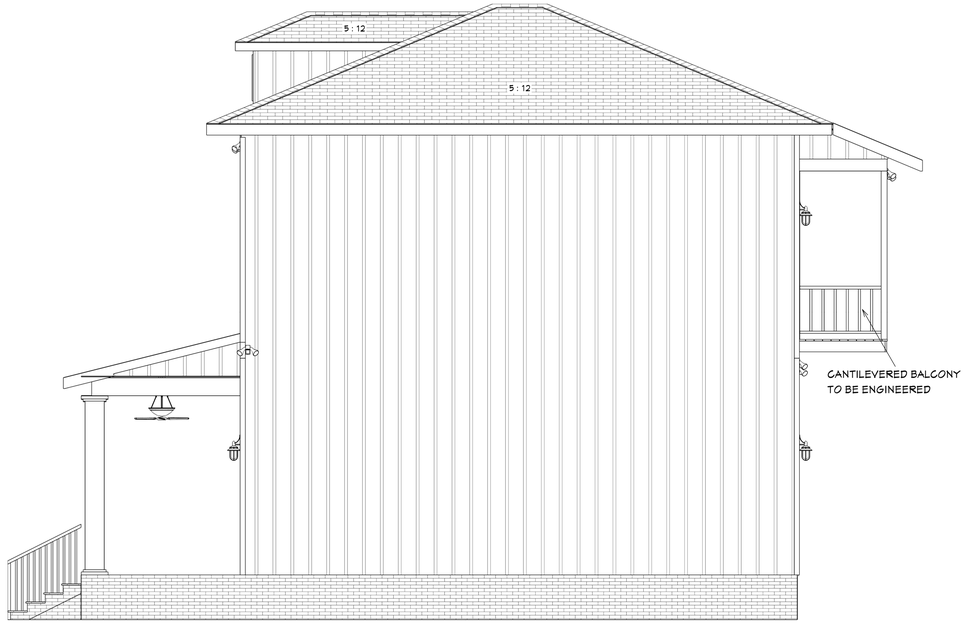
2 REAR ELEVATION

SCALE: 1/4"=1'



3 LEFT ELEVATION

SCALE: 1/4"=1'



4 RIGHT ELEVATION

SCALE: 1/4"=1'

PLANS FOR: SPARROW 15
NADIA AND ANTHONY RAMOS
515 SOUTH CLARK STREET
ROCKWALL, TX 75087

TITLE: ELEVATIONS

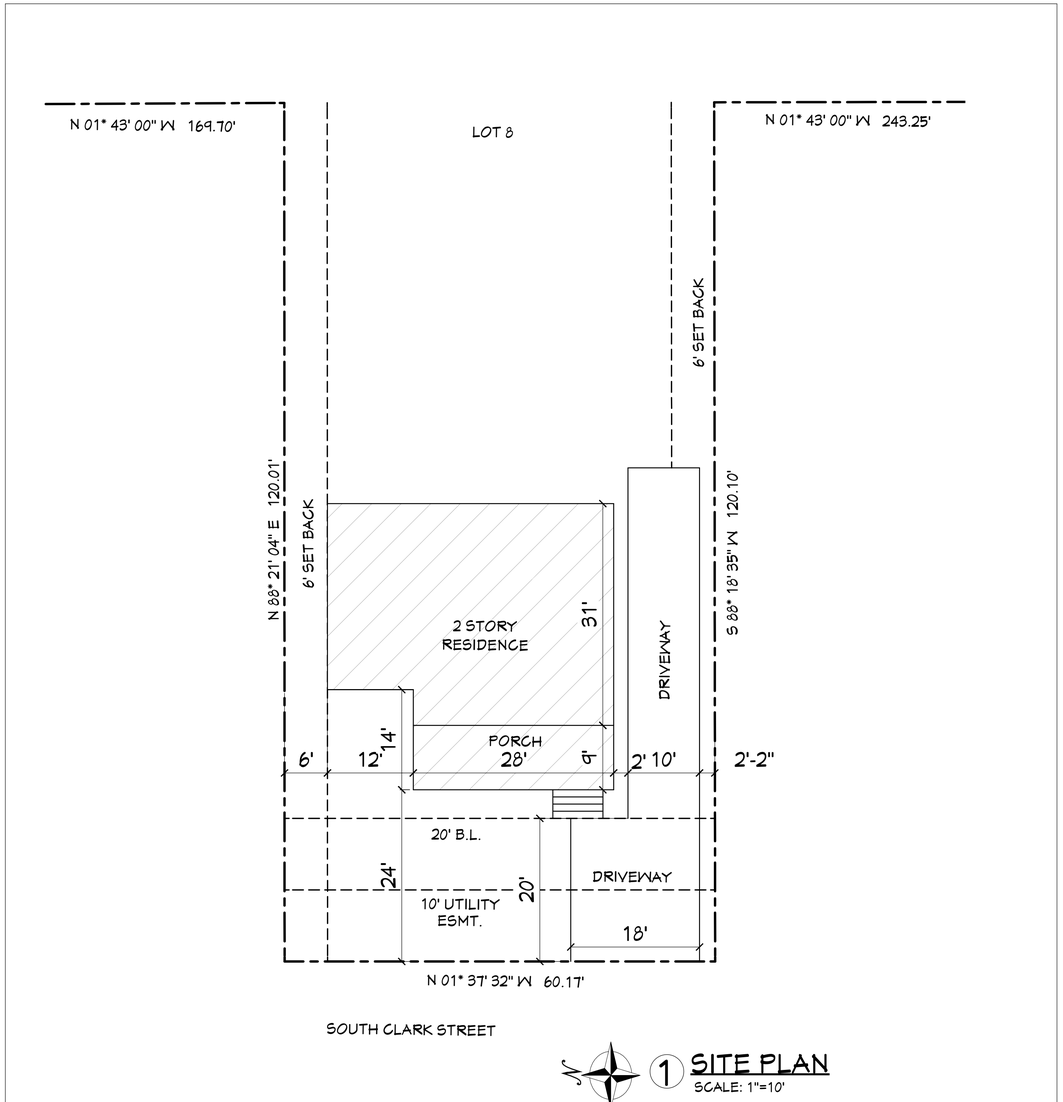
SHANNON NEWSOM MARK NEWSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DRAWN BY:

DATE: 9/27/2024

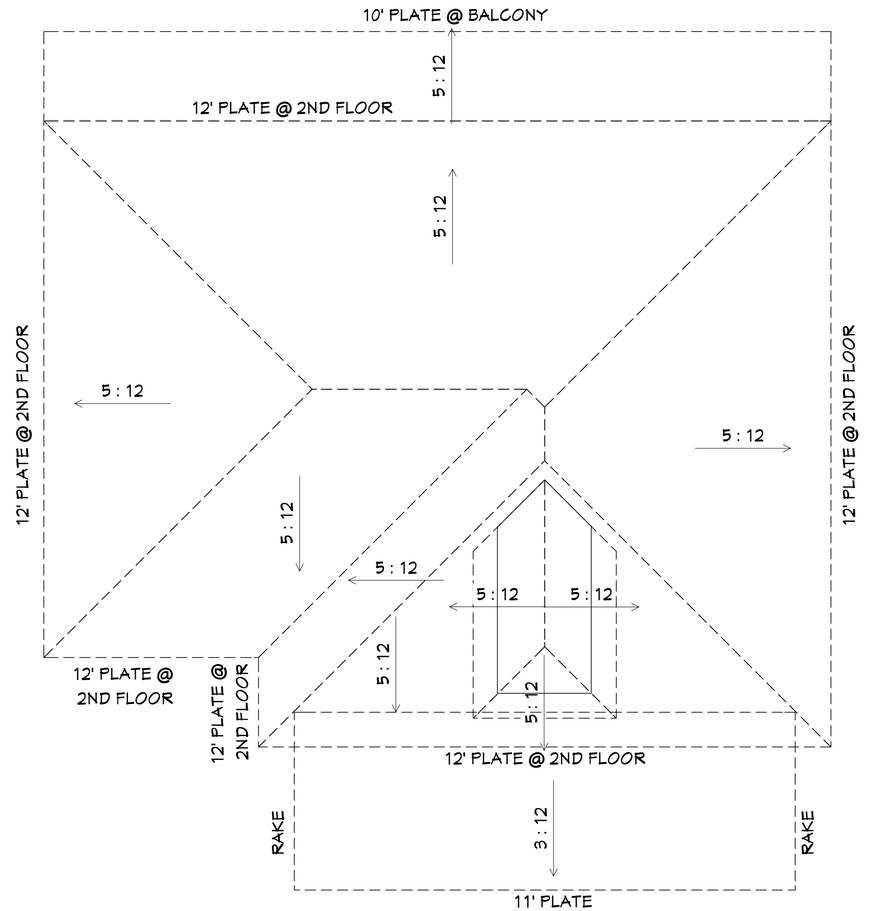
SCALE: AS SHOWN

SHEET: A-3



1 SITE PLAN
SCALE: 1"=10'

NOTE:
1. TOPOGRAPHICAL INFORMATION SUPPLIED BY A THIRD PARTY. CADAZIGN IS NOT RESPONSIBLE FOR ANY TOPOGRAPHICAL OR SURVEY INFORMATION. ALL MEASUREMENTS SHOULD BE FIELD VERIFIED. MEASUREMENTS ARE APPROXIMATE AND ARE FOR LAYOUT PURPOSES ONLY.
2. OWNER AND BUILDER ARE RESPONSIBLE FOR VERIFYING ALL PROPERTY SETBACKS, RESTRICTIONS, AND ELEVATION MEASUREMENTS.
3. OWNER AND OR BUILDER RESPONSIBLE FOR DETERMINING AND DESIGNING RETAINING WALLS AND STRUCTURAL STEM WALLS



2 ROOF PLAN
SCALE: 1/4"=1'

NOTE:
1. APPROXIMATELY 2160 S.F. ROOFING AREA.

PLANS FOR: SPARROW 15
NADIA AND ANTHONY RAMOS
515 SOUTH CLARK STREET
ROCKWALL, TX 75087

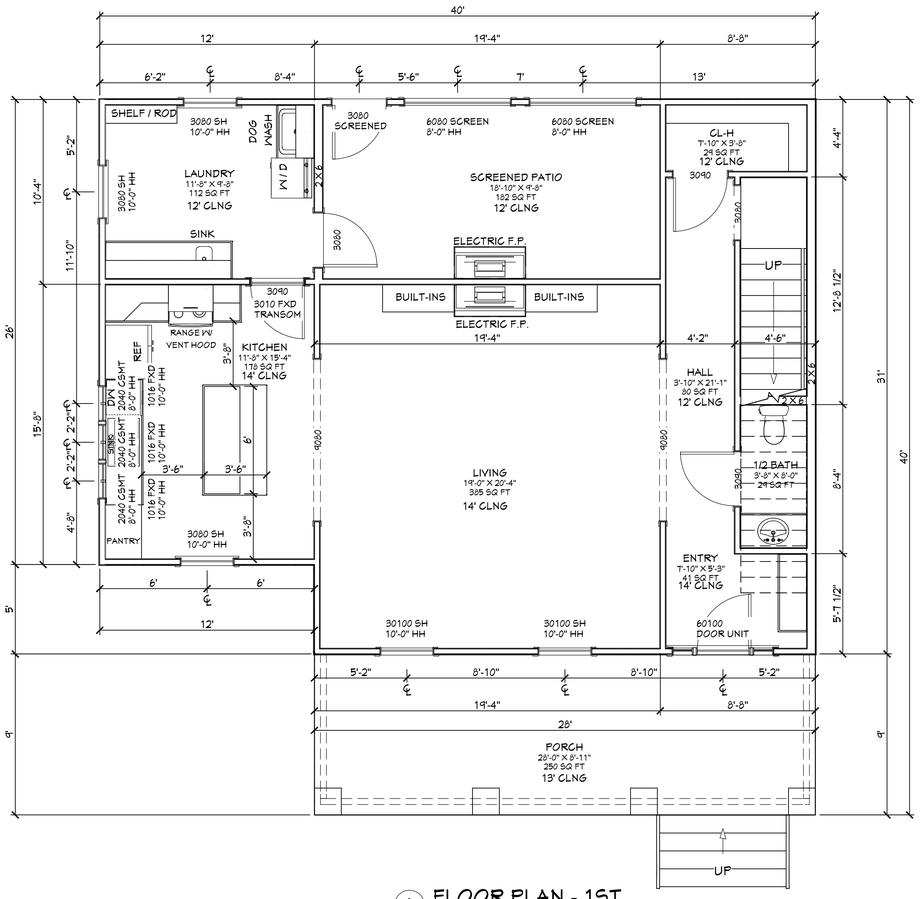
TITLE: SITE PLAN / ROOF PLAN

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CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863
DRAWN BY:

DATE: 9/27/2024

SCALE: AS SHOWN

SHEET: A-2



E3
A-3

E2
A-3

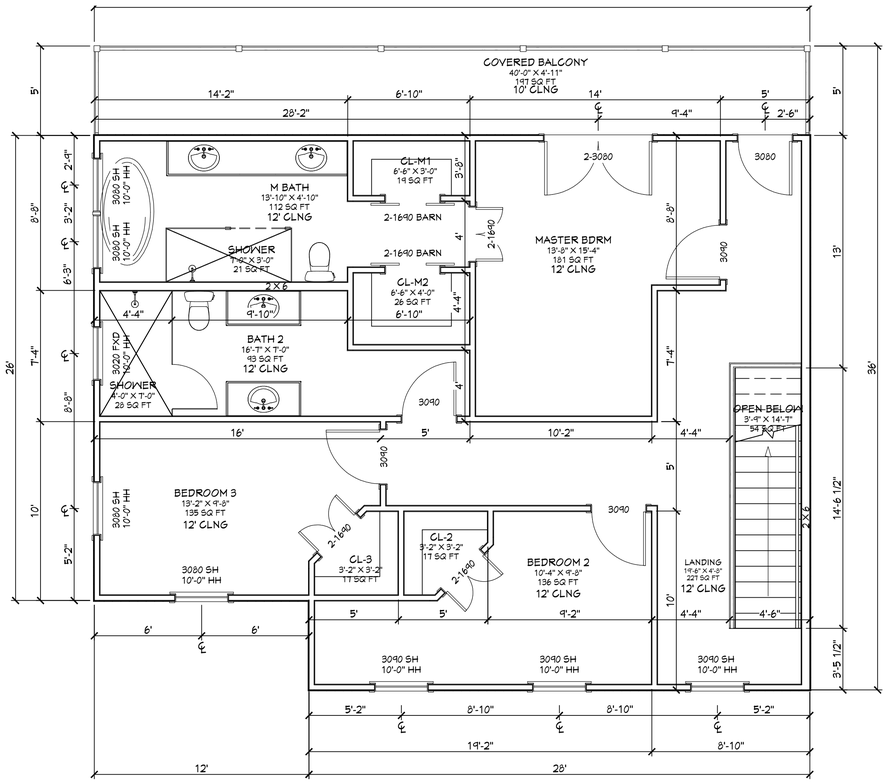
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A-3

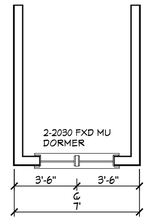
E1
A-3

1 **FLOOR PLAN - 1ST**
SCALE: 1/4"=1'

AREAS	
FIRST FLOOR LIVING	988 SQ. FT.
SECOND FLOOR LIVING	1133 SQ. FT.
TOTAL LIVING AREA	2121 SQ. FT.
COVERED PORCH	252 SQ. FT.
COVERED BALCONY	200 SQ. FT.
TOTAL SQ FT	2573 SQ. FT.

LIVING AREA
988 SQ FT





3 **DORMER**
SCALE: 1/4"=1'

2 **FLOOR PLAN - 2ND**
SCALE: 1/4"=1'

LIVING AREA
1114 SQ FT

PLANS FOR: SPARROW 15
NADIA AND ANTHONY RAMOS

TITLE: FLOOR PLANS

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CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DRAWN BY:

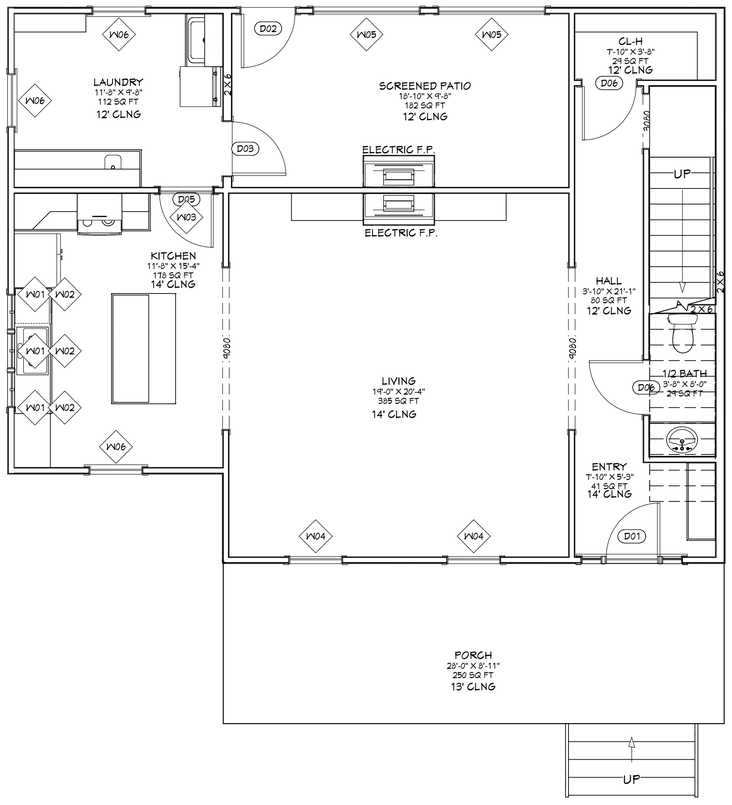
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SCALE: AS SHOWN

SHEET: A-4

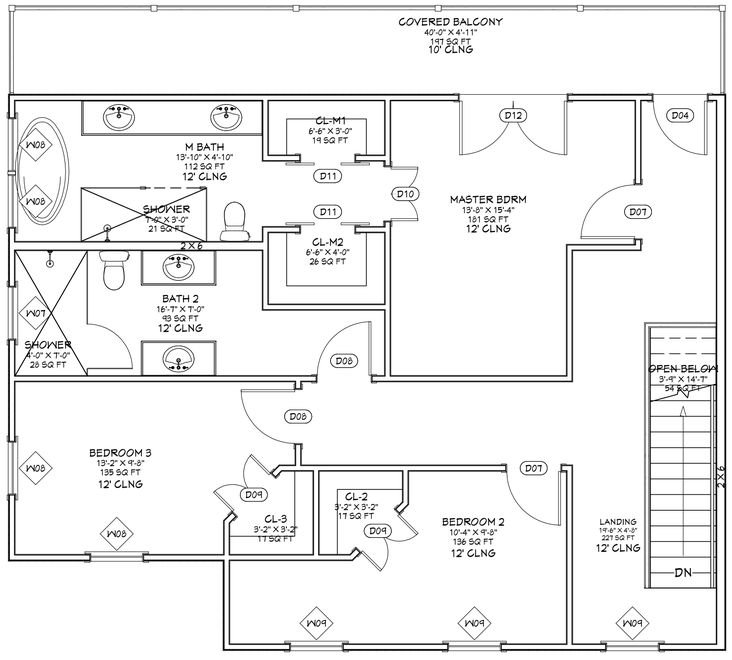
DOOR SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
D01	60100 DOOR UNIT	1	1	5880	68 "	96 "	69"X97"	MULLED UNIT
D02	3080 SCREENED	1	1	3080 R EX	36 "	96 "	38"X99"	EXT. HINGED-DOOR F01
D03	3080	1	1	3080 R EX	36 "	96 "	38"X99"	EXT. HINGED-DOOR E02
D04	3080	1	2	3080 L EX	36 "	96 "	38"X99"	EXT. HINGED-DOOR F01
D05	3090	1	1	3090 L IN	36 "	108 "	38"X110 1/2"	HINGED-DOOR P10
D06	3090	2	1	3090 R IN	36 "	108 "	38"X110 1/2"	HINGED-DOOR P10
D07	3090	2	2	3090 L IN	36 "	108 "	38"X110 1/2"	HINGED-DOOR P10
D08	3090	2	2	3090 R IN	36 "	108 "	38"X110 1/2"	HINGED-DOOR P10
D09	2-1690	2	2	3080 L/R IN	36 "	96 "	38"X98 1/2"	DOUBLE HINGED-DOOR P10
D10	2-1690	1	2	3090 L/R IN	36 "	108 "	38"X110 1/2"	DOUBLE HINGED-DOOR P10
D11	2-1690 BARN	2	2	3090 L/R	36 "	108 "	38"X110 1/2"	DOUBLE BARN-DOOR P10
D12	2-3080	1	2	6080 L/R EX	72 "	96 "	74"X99"	EXT. DOUBLE HINGED-DOOR F01

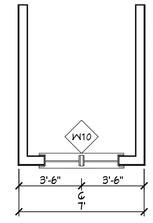
WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
W01	2040 CSMT 8'-0" HH	3	1	2040DC	24 "	48 "	25"X49"	DOUBLE CASEMENT-LHL/RHR	2X6X28" (2)
W02	1016 FXD 10'-0" HH	3	1	2016FX	24 "	18 "	25"X19"	FIXED GLASS	2X6X28" (2)
W03	3010 FXD TRANSOM	1	1	30010FX	36 "	10 "	37"X11"	FIXED GLASS	2X6X40" (2)
W04	30100 SH 10'-0" HH	2	1	30100SH	36 "	120 "	37"X121"	SINGLE HUNG	2X6X40" (2)
W05	6080 SCREEN 8'-0" HH	2	1	6080FX	72 "	96 "	73"X97"	FIXED GLASS	2X6X76" (2)
W06	3080 SH 10'-0" HH	3	1	3080SH	36 "	96 "	37"X97"	SINGLE HUNG	2X6X40" (2)
W07	3020 FXD 10'-0" HH	1	2	3020FX	36 "	24 "	37"X25"	FIXED GLASS	2X6X40" (2)
W08	3080 SH 10'-0" HH	4	2	3080SH	36 "	96 "	37"X97"	SINGLE HUNG	2X6X40" (2)
W09	3090 SH 10'-0" HH	3	2	3090SH	36 "	108 "	37"X109"	SINGLE HUNG	2X6X40" (2)
W10	2-2030 FXD MU DORMER	1	3	4230	50 "	36 "	51"X37"	MULLED UNIT	2X6X54" (2)



1 DOOR & WINDOW SCHEDULES

SCALE: 1/4"=1'





3 DORMER

SCALE: 1/4"=1'

PLANS FOR: SPARROW 15
NADIA AND ANTHONY RAMOS

TITLE: DOOR AND WINDOW SCHEDULES

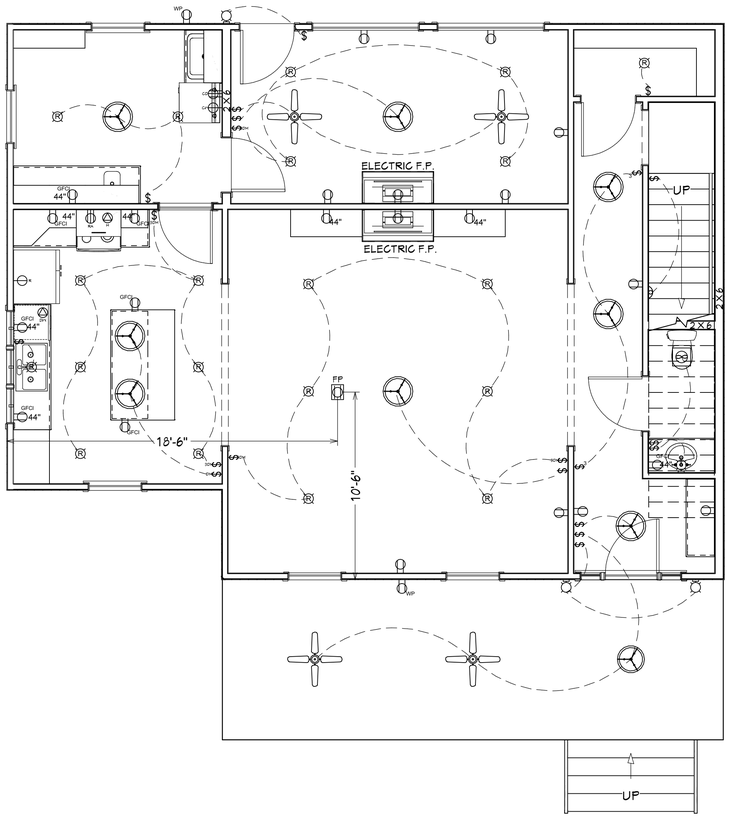
SHANNON NEWSOM MARK NEWSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DRAWN BY:

DATE: 9/9/2024

SCALE: AS SHOWN

SHEET: A-5

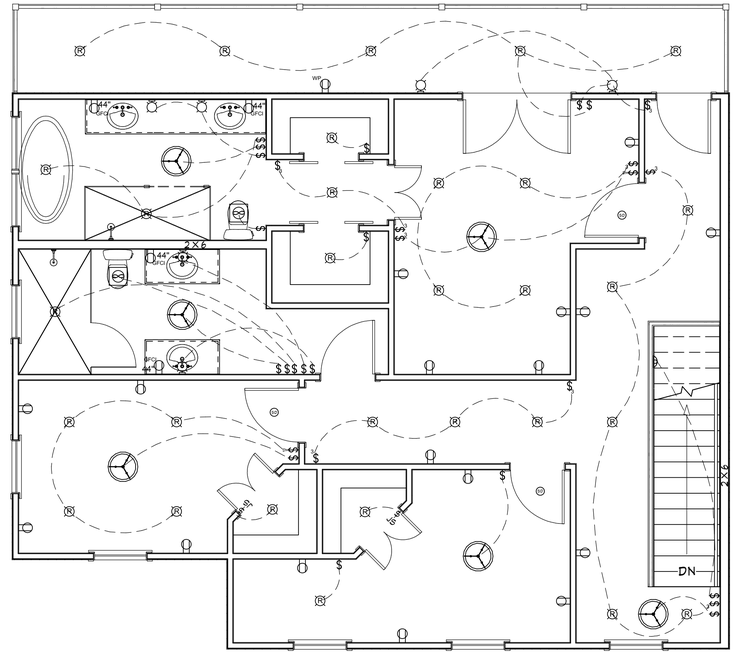


1 ELECTRICAL PLAN - 1ST FLOOR

SCALE: 1/4"=1'

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 $3 $4	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
DM $T	Switches: Dimmer, Timer
AV Control $A	Audio Video: Control Panel, Switch
SP BP	Speakers: Ceiling Mounted, Wall Mounted
CA CSTV TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
T	Thermostat
	Door Chime, Door Bell Button
SD	Smoke Detectors: Ceiling Mounted, Wall Mounted
EP	Electrical Breaker Panel
	MOTION SENSOR SPOTLIGHT

NOTES:
1. WIRE SOFFIT OUTLETS TO SWITCH IN ENTRY.
2. WIRE FOR CABINET LIGHTING PER OWNER SPECS.
3. VERIFY FLOOR PLUG LOCATIONS WITH OWNER.
4. VERIFY LOCATION AND TYPE OF WATER HEATER WITH OWNER.



2 ELECTRICAL PLAN - 2ND FLOOR

SCALE: 1/4"=1'

PLANS FOR: SPARROW 15
NADIA AND ANTHONY RAMOS

TITLE: ELECTRICAL PLAN

SHANNON NEWSOM MARK NEWSOM
CADAZIGN
ROYSE CITY, TEXAS 75189
469-338-9863

DRAWN BY:

DATE: 9/9/2024

SCALE: AS SHOWN

SHEET: A-6

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-042

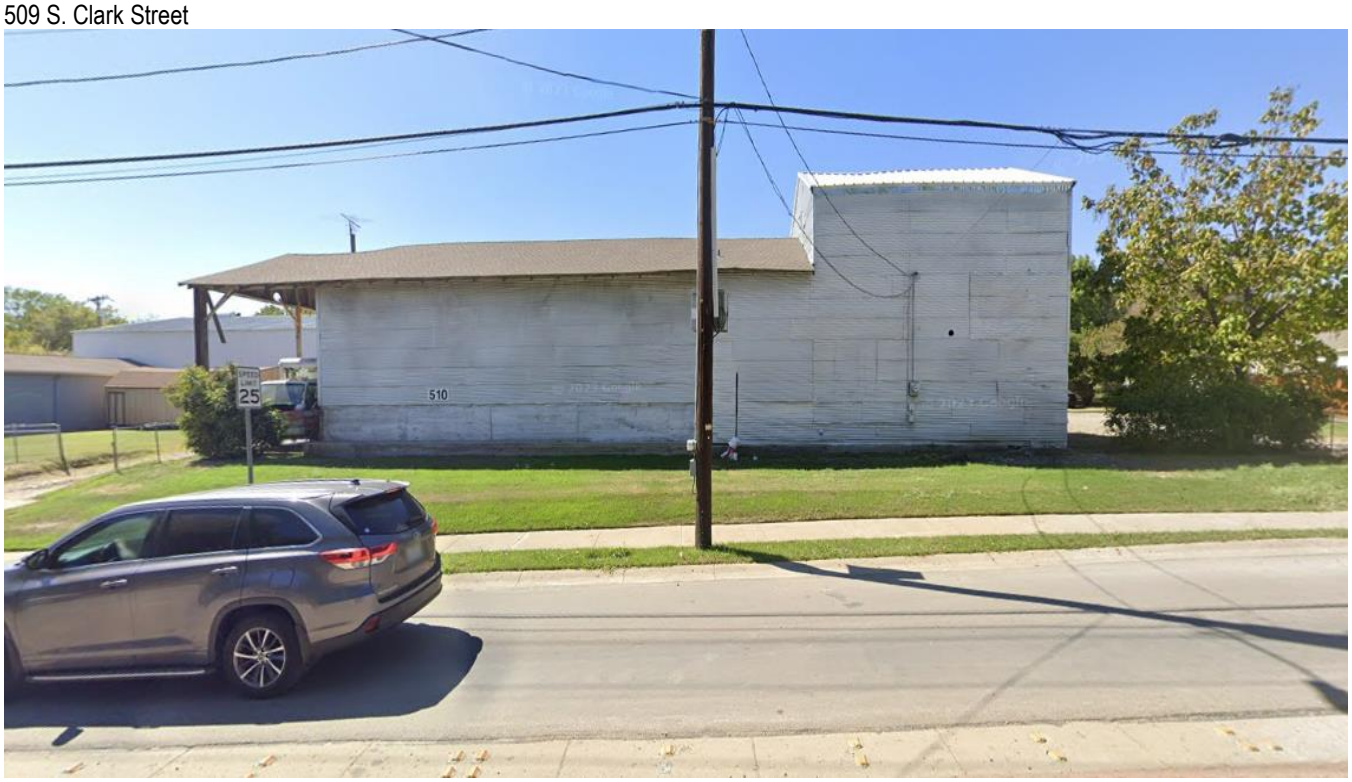
PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
509 S. Clark Street	Single-Family Home	1945	884	*240*	Siding
510 S. Clark Street	Commercial	1970	6,668	*N/A*	Metal
511 S. Clark Street	Duplex	2023	2400, 1649	*N/A*	Siding
512 S. Clark Street	Commercial	1960	3,329	*N/A*	Siding
513 S. Clark Street	Single-Family Home	1966	844	*N/A*	N/A
515 S. Clark Street	Vacant	N/A	N/A	*N/A*	N/A
601 S. Clark Street	Single-Family Home	1945	789	*N/A*	Siding
602 S. Clark Street	Commercial	2000	10,400	*N/A*	Brick
603 S. Clark Street	Single-Family Home	1945	768	*N/A*	Siding
604 S. Clark Street	Commercial	1953	400	*1050*	Metal
605 S. Clark Street	Single-Family Home	1945	768	*N/A*	Siding
606 S. Clark Street	Commercial	1980	1,500	*N/A*	Brick and Siding
	AVERAGES:	1967	2,635	645	



509 S. Clark Street



510 S. Clark Street

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
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511 S. Clark Street


512 S. Clark Street



513 S. Clark Street



515 S. Clark Street



601 S. Clark Street



602 S. Clark Street

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603 S. Clark Street



604 S. Clark Street



605 S. Clark Street



606 S. Clark 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 IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 1.80-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 8 OF THE HARRIS 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 Nadia Ramos for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 1.80-acre parcel of land identified as Lot 8 of the Harris Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, addressed as 515 S. Clark 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 and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That 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*, and Subsection 03.11, *Two-Family (2F) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT ORDINANCE 10.2.2024

(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) All structures and paving must be constructed outside of the erosion hazard setback.

4) The 10-foot wide single car driveway along the side of the house must be changed to be at last 12-feet wide.

5) 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

DRAFT ORDINANCE 10-21-2024

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF NOVEMBER, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 21, 2024*

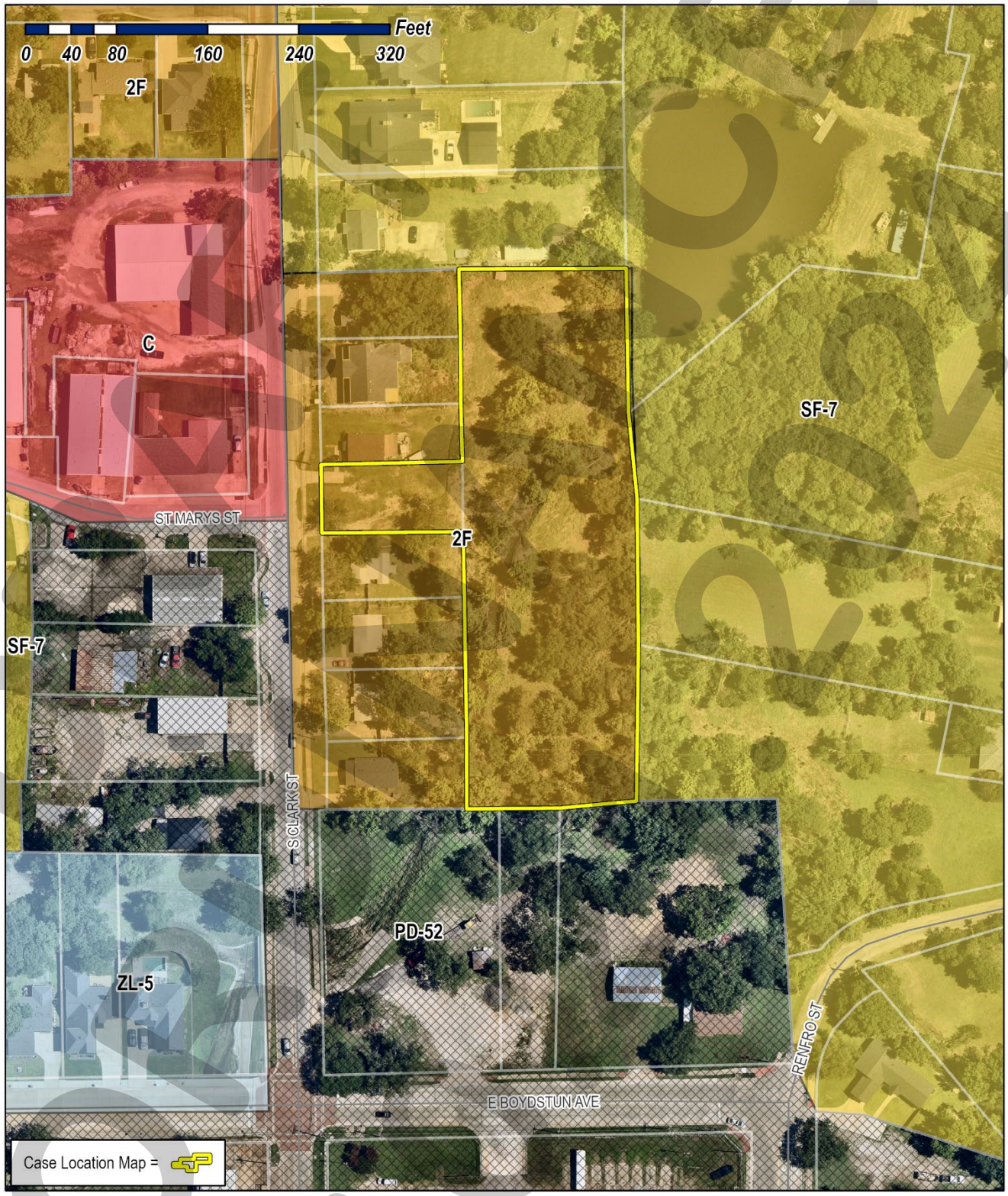
2nd Reading: *November 4, 2024*

DRAFT ORDINANCE 10.21.2024

Exhibit 'A':
Location Map

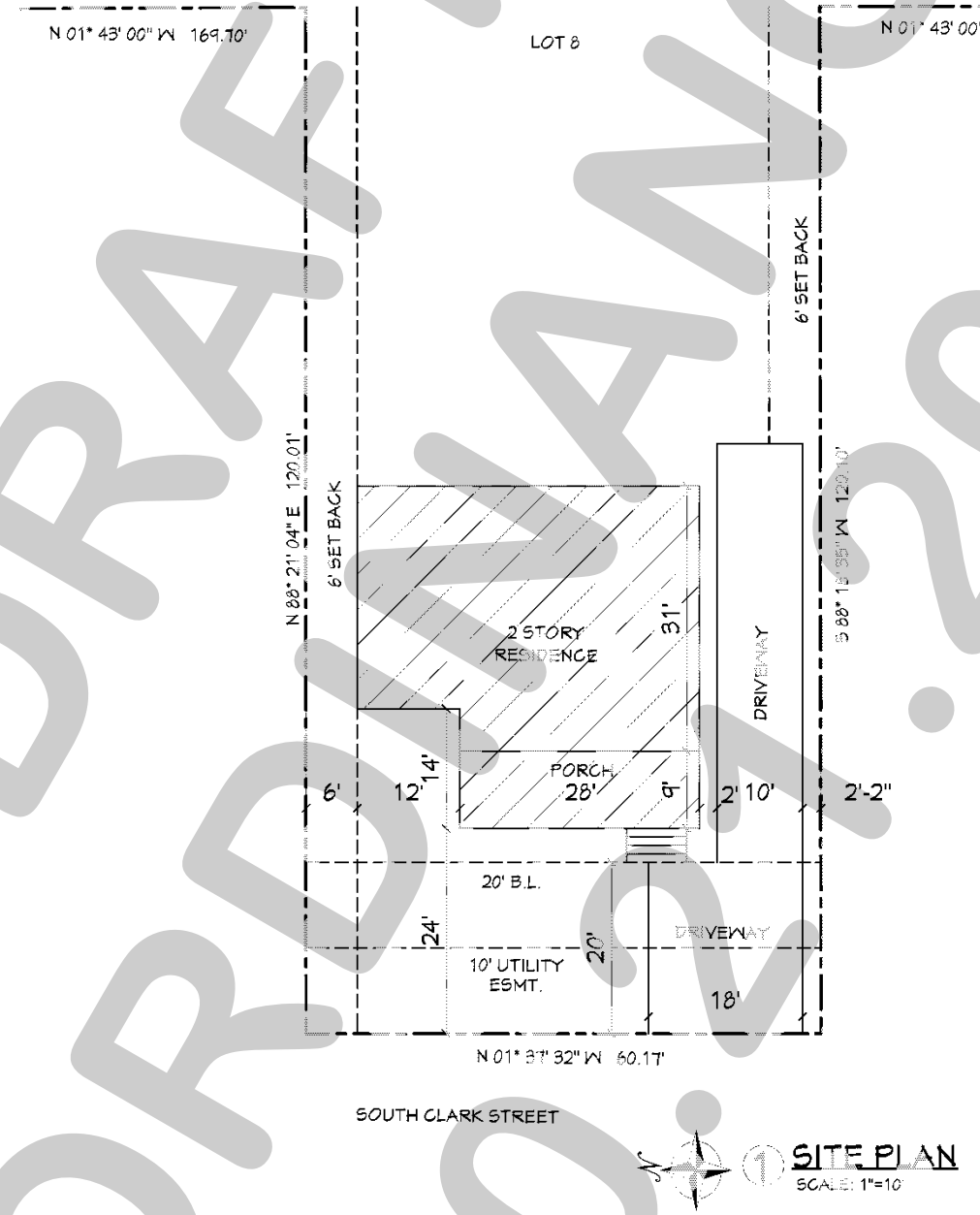
Address: *515 S. Clark Street*

Legal Description: *Lot 8 of the Harris Addition*



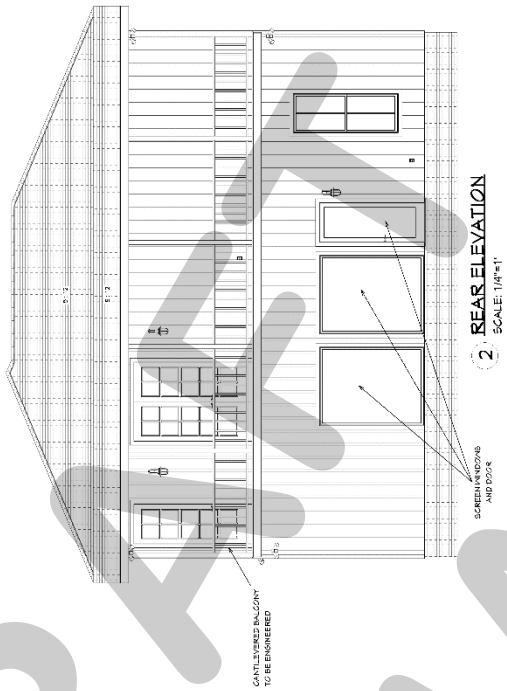
DRAFT

Exhibit 'B':
Residential Plot Plan

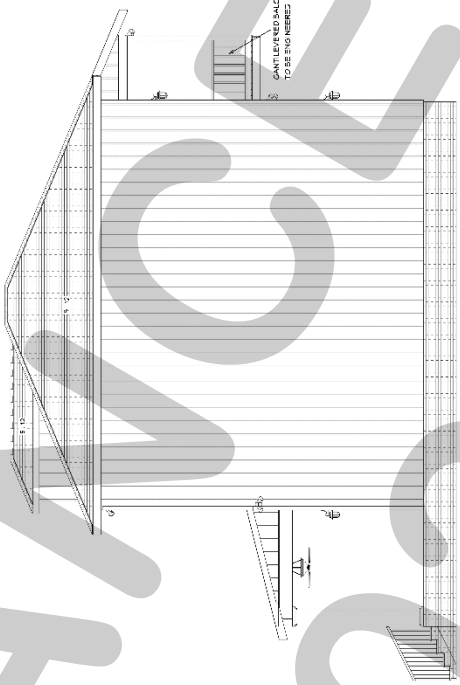


DRAFT ORDINANCE 10.2.2024

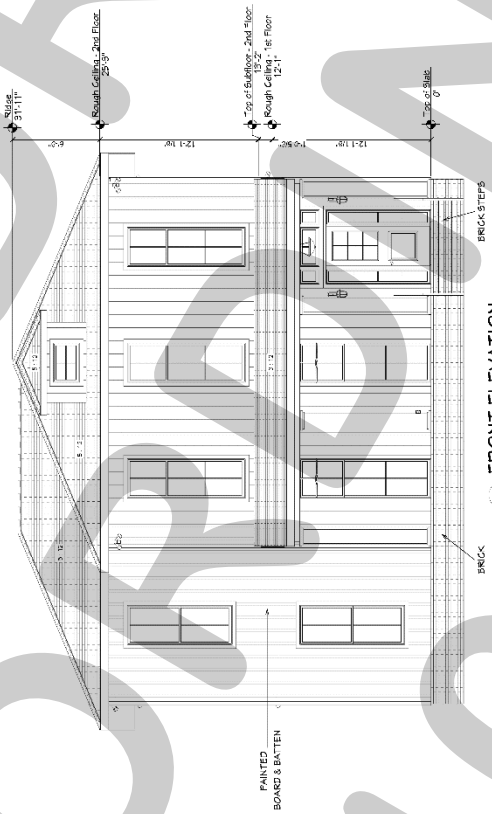
Exhibit 'C':
Building Elevations



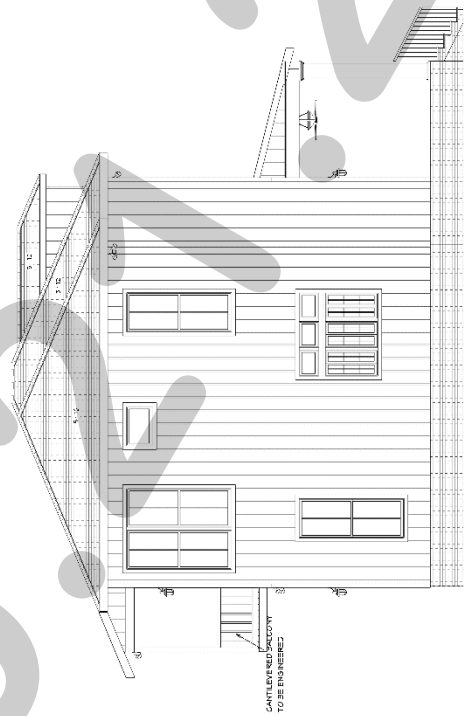
2 REAR ELEVATION
SCALE: 1/4"=1'



4 RIGHT ELEVATION
SCALE: 1/4"=1'



1 FRONT ELEVATION
SCALE: 1/4"=1'



3 LEFT ELEVATION
SCALE: 1/4"=1'

DRAFT NOT ORDINANCE 10.21.2024

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:	October 21, 2024
APPLICANT:	Russ and Kim Dignam
CASE NUMBER:	Z2024-043; *Specific Use Permit (SUP) to Allow an Accessory Structure Larger than the Permitted Square Footage and More than the Permitted Number of Accessory Structures*

SUMMARY

Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a *Specific Use Permit (SUP)* to allow an accessory structure larger than the permitted square footage and more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 73-43* [*Case No. A1973-005*]. At the time of annexation, the property was zoned Agricultural (AG) District. On July 6, 2015, the City Council approved a zoning change [*Case No. Z2015-014*] from Agricultural (AG) District to Planned Development District 77 (PD-77) [*Ordinance No. 15-20*]. On July 17, 2017 the City Council approved a preliminary plat [*Case No. P2017-032*] and a site plan [*Case No. SP2017-020*] for Gideon Grove North. On July 16, 2018, the City Council approved a final plat [*Case No. P2018-021*] for the subject property for the purpose of constructing a single-phase residential subdivision (*i.e. Gideon Grove North*). On March 2, 2020, the City Council approved an amending plat [*Case No. P2020-008*] for Gideon Grove North Subdivision for the purpose of correcting a scrivener error. According to the Rockwall Central Appraisal District (RCAD), there is a 3,355 SF single-family home situated on the subject property. The subject property also has two (2) unpermitted accessory structures on the subject property which consist of a 200 SF accessory building and a 198 SF covered patio.

PURPOSE

The applicant – *Russ and Kim Dignam* -- are requesting the approval of a Specific Use Permit (SUP) to allow the construction of an accessory structure that exceeds the maximum allowable size and the maximum number of accessory structures as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1202 Gideon Way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the corporate limits of the City of Rockwall. Following this are several unincorporated lots developed with single-family homes.

South: Directly south of the subject property are six (6) parcels of land (*i.e. 2113, 2109, 2105, 2015, 2011, & 2007 Grove Way*) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are 11 parcels of land (*i.e. 1206, 1210, 1214, 1304, 1308, 1312, 1316, 1320, 1324, 1328 Gideon Way, 2116 Bailey Drive*) that make up the remainder of the Gideon Grove North Addition. All of these properties are developed with single-family homes and zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a 3.87-acre tract of land (*i.e. Tract 14-5, Abstract No. 88, of the J.M. Glass Survey*) that is zoned Agricultural (AG) District and developed with a single-family home. Following this is a 4.085-acre tract of land (*i.e. Tract 14-2, Abstract No. 88, of the J.M. Glass Survey*) that is zoned Agricultural (AG) District and developed with a single-family home. East of this is a 2.247-acre tract of land (*i.e. Tract 14-4, Abstract No. 88, of the J.M. Glass Survey*) that is zoned Agricultural (AG) District and developed with a single-family home. Beyond this is a 76.5770-acre tract of land (*i.e. Lots 1 & 2, Block A, Rockwall ISD Addition*) that is zoned Planned Development District 94 (PD-94) for limited Neighborhood Services (NS) District land uses, and developed with a 150,170 SF *Secondary Public School*.

West: Directly west of the subject property is Phase 1 of the Saddle Star Estates Subdivision which is zoned Planned Development District 79 (PD-79), was established in 2019, consists of 26.41 acres, and 66 residential lots. Beyond this is John King Boulevard which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow an accessory building that exceeds the maximum allowable size and to construct an accessory structure that exceeds the maximum number of accessory structures as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). The applicant's photos indicate that the existing accessory building has a building footprint of 200 SF (10' X 20') and the existing patio cover has a building footprint of 198 SF (11' X 18'). The applicant's building elevations indicate the proposed patio cover will be 450 SF (18' X 25').

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 10 (SF-10) District allows maximum of two (2) accessory structures with a maximum square footage of 144 SF. The Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached covered porch with a maximum square footage of 500 SF. The proposed detached covered porch is 450 SF and currently there are two (2) existing unpermitted accessory structures, with one being an accessory building with a building footprint of 200 SF and the second being a patio cover that is 450 SF. Since the existing accessory building was not permitted and is 56 SF over the maximum allowed square footage for an accessory building in a Single-Family 10 (SF-10) District, the accessory building is included with this Specific Use Permit (SUP) request. Staff should note that the applicant did pay the non-compliant structure fee of $1000.00 and staff has added the condition of approval that the applicant shall obtain a building permit for all three (3) accessory structures upon approval of this Specific Use Permit (SUP).

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider: [*1*] if the structure was constructed without a permit or under false pretenses, [*2*] the size of the proposed accessory structure compared to the size of other accessory structures in the area/neighborhood/subdivision, and [*3*] the size, architecture and building materials proposed for the structure compared to those of the primary structure. The proposed *Accessory Structures* submitted by the applicant do not appear to create a negative impact on any of the adjacent properties; however, it could set a precedence with regard to the size of the existing structure and number of accessory structures per lot in this neighborhood, given that the majority of the accessory structures and additions (*i.e. sports courts, artificial turf, etc.*) in this particular subdivision are unpermitted. For example, staff examined other accessory buildings located on properties within Gideon Grove North, and found seven (7) properties with accessory structures within the rear yard of the property (*i.e. 1206, 1304, & 1324 Gideon Way, 1208, & 1326 Middleton Drive, 1309 &1328 Kirkwood Road*), all of these structures appear to be similar in size and primarily used for either storage or as a shade structure. However, only two (2) of the accessory structures found by aerials were permitted. With all that being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On September 18, 2024, staff mailed 60 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowner's Association (HOA), which is the only HOA's or Neighborhood Organizations 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 has received six (6) notices back in favor 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)*, 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) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this Specific Use Permit (SUP) ordinance.
   b) The construction of a *Covered Porch* -- depicted as *Structure '1'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this Specific Use Permit (SUP) ordinance.
   c) The construction of the *Accessory Building* -- depicted as *Structure '2'* in *Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this Specific Use Permit (SUP) ordinance.
   d) The *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a maximum size of 450 SF.
   e) The *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a maximum size of 200 SF.
   f) The subject property shall be limited to a maximum of three (3) accessory structures.
   g) The maximum height of the *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a total height of 12-feet as measured to the mid-point of the pitched roof.
   h) The maximum height of the *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a total height of 10-feet as measured to highest point of the pitched roof.
   i) A building permit shall be obtained for the existing three (3) accessory structures (*i.e. the two [2] Covered Porches and Accessory Building*).

(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.

PLANNING AND ZONING COMMISSION

On October 15, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Odom 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 1202 GIDEON WAY ROCKWALL, TX 75087

SUBDIVISION GIDEON GROVE- PHASE 1 LOT 7 BLOCK 1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RESIDENTIAL CURRENT USE RESIDENTIAL

PROPOSED ZONING PROPOSED USE

ACREAGE LOTS [CURRENT] LOTS [PROPOSED]

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

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

☑ OWNER	RUSS + KIM DIGNAM	☑ APPLICANT	RUSS + KIM DIGNAM
CONTACT PERSON	KIM DIGNAM	CONTACT PERSON	KIM DIGNAM
ADDRESS	1202 GIDEON WAY	ADDRESS	1202 GIDEON WAY
CITY, STATE & ZIP	ROCKWALL, TX 75087	CITY, STATE & ZIP	ROCKWALL, TX. 75087
PHONE	972-523-7020	PHONE	972-523-7020
E-MAIL	KDIGNAM@WINDSORHOMESTX.COM	E-MAIL	KDIGNAM@WINDSORHOMESTX.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kim Dignam [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 $ 215, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11TH DAY OF SEPTEMBER, 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."

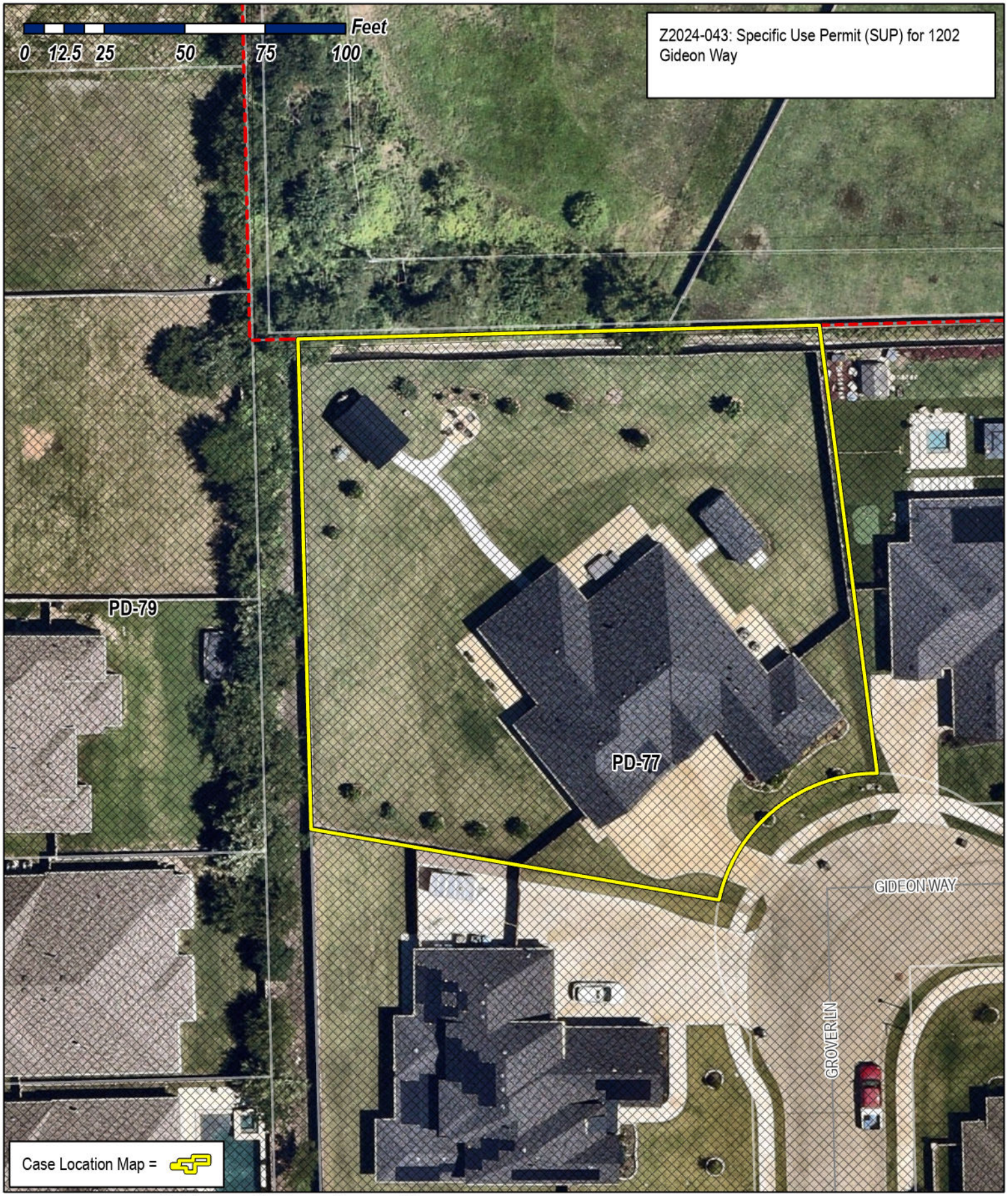
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF September, 20 24.

OWNER'S SIGNATURE Kim Dignam

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tiffany Boyle

TIFFANY BOYLE
Notary Public, State of Texas
Comm. Expires 11-14-2026
Notary ID 130875542

MY COMMISSION EXPIRES 11-14-26



City of Rockwall

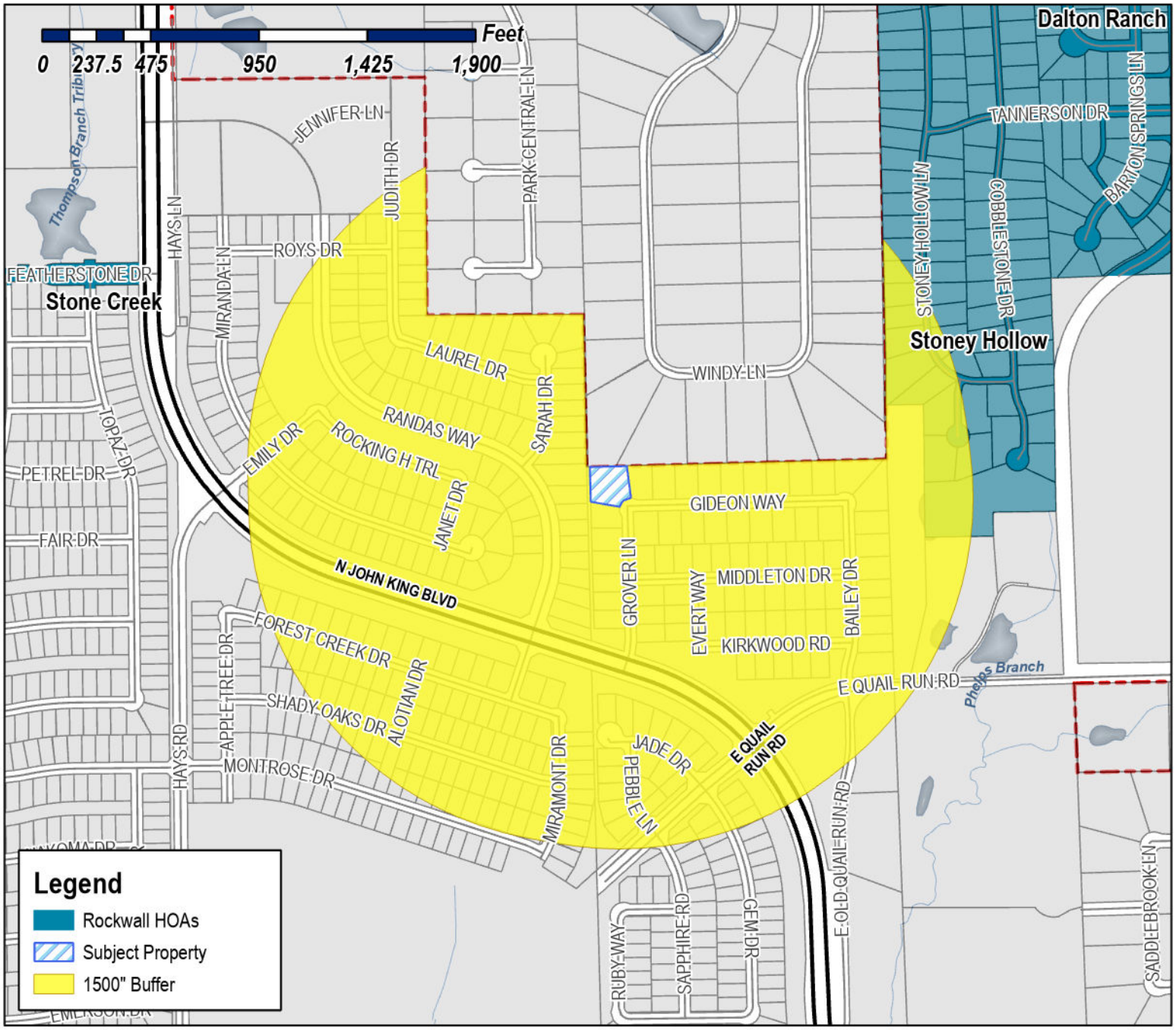
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

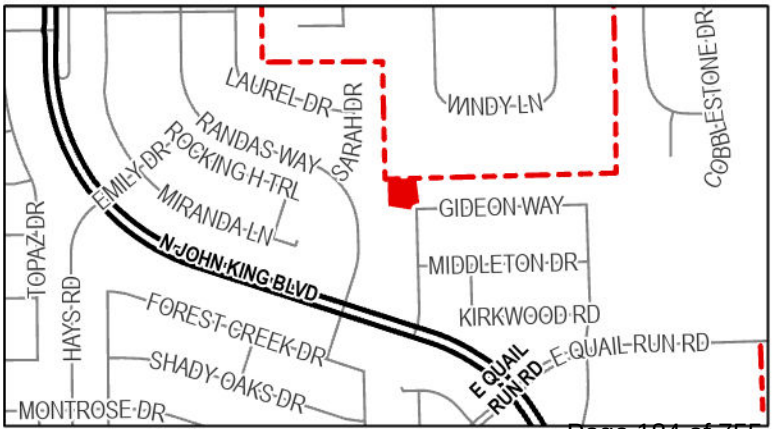
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Case Number: Z2024-043
Case Name: SUP to allow more than one (1) accessory structure
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1202 Gideon Way

Date Saved: 9/13/2024
For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, September 18, 2024 10:45 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-043]
Attachments: Public Notice (P&Z) (09.16.2024).pdf; HOA Map (09.13.2024).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, September 20, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 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.

Z2024-043: SUP to allow more than one (1) accessory structure
Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a *Specific Use Permit (SUP)* to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and take any action necessary.

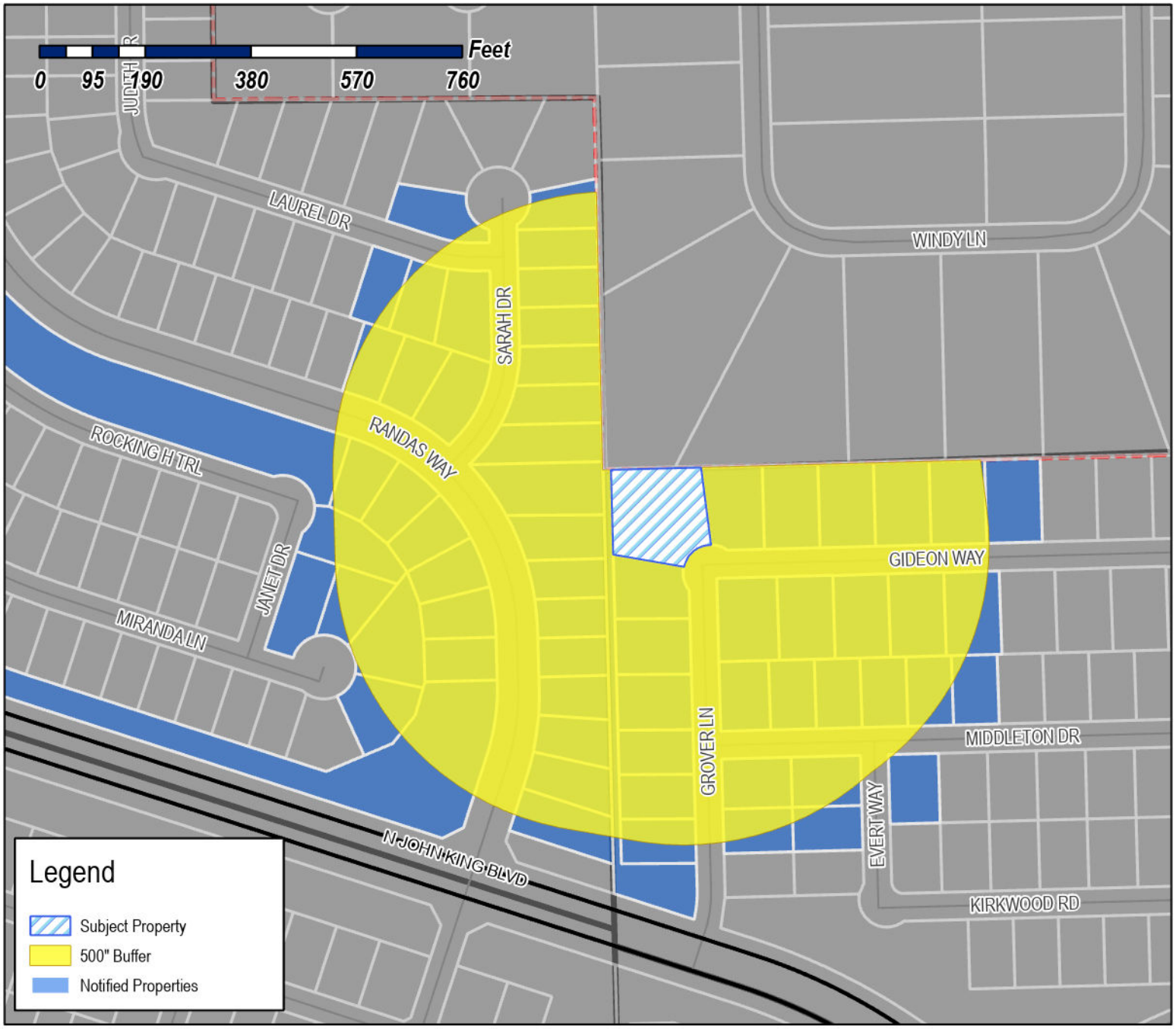
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

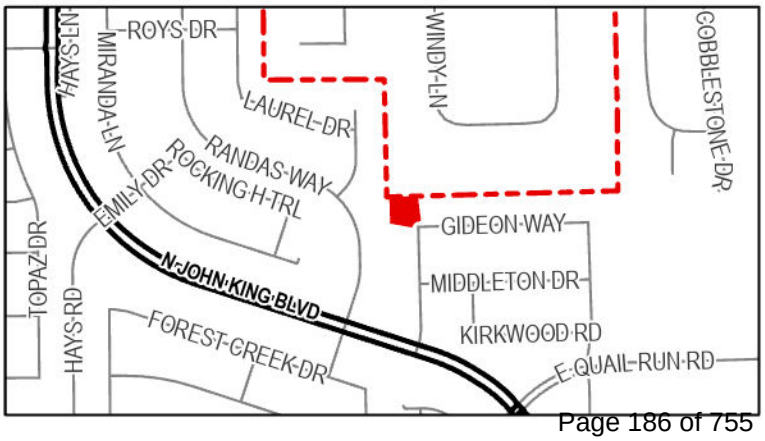
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Case Number: Z2024-043
Case Name: SUP to allow more than one (1) accessory structure
Case Type: Zoning
Zoning: Planned Development District 77 (PD-77)
Case Address: 1202 Gideon Way

Date Saved: 9/13/2024
For Questions on this Case Call: (972) 771-7745



GIDEON GROVE HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

DIGNAM KIMBERLY SUE AND RUSSELL JEREMY
1202 GIDEON WAY
ROCKWALL, TX 75087

HUSAIN SYED SAMAR AND SURAYA SAMAR
1204 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOBBITT CARL E AND PRUDENCE D
1206 GIDEON WAY
ROCKWALL, TX 75087

2021 R S HERRERA REVOCABLE TRUST
1207 GIDEON WAY
ROCKWALL, TX 75087

EDDINGS JACKIE AND CAROLYN
1208 MIDDLETON DRIVE
ROCKWALL, TX 75087

HOOKS JARRED AND BETHANY
1210 GIDEON WAY
ROCKWALL, TX 75087

PAGE JACOB STEWART AND JESSIE ANN
1211 GIDEON WAY
ROCKWALL, TX 75087

THOMAS BARBARA AND ISAAC
1212 MIDDLETON DRIVE
ROCKWALL, TX 75087

CONWAY DENNETT EUGENE AND MARY
1214 GIDEON WAY
ROCKWALL, TX 75087

DRAPER CASEY & LINDSAY JUNE
1215 GIDEON WAY
ROCKWALL, TX 75087

CURTIS JEREL & NATALIE LANEER
1302 MIDDLETON DRIVE
ROCKWALL, TX 75087

GAGA TESFAYE &
1303 MIDDLETON DR
ROCKWALL, TX 75087

GUMM BRIAN KEVIN AND PENNY DIANE
1304 GIDEON WAY
ROCKWALL, TX 75087

SAFAR JOHN A
1305 GIDEON WAY
ROCKWALL, TX 75087

MERZ ANDREW ALBERT AND AMANDA JAYNE
1306 MIDDLETON DRIVE
ROCKWALL, TX 75087

PONCE EDUARDO AND ODETT A
1308 GIDEON WAY
ROCKWALL, TX 75087

MOSCHELLA ANTHONY CHARLES AND ASHLEY EASLEY
1309 GIDEON WAY
ROCKWALL, TX 75087

GOOCH GARY QUINN AND DANIELLE M
1310 MIDDLETON DRIVE
ROCKWALL, TX 75087

ADAMSON KEVIN E AND BECKY B
1312 GIDEON WAY
ROCKWALL, TX 75087

APPIAH-OWUSA NANA AND
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

GERENA PRISCILLA SCHAR- AND
2007 GROVER LANE
ROCKWALL, TX 75087

SCHAR ROY
2008 GROVER LANE
ROCKWALL, TX 75087

FLORES ADRIAN JR AND GABRIELA S
2009 EVERT WAY
ROCKWALL, TX 75087

WOLSTENCROFT LISA AND BRIAN
2011 GROVER LANE
ROCKWALL, TX 75087

RESIDENT
2012 GROVER LANE
ROCKWALL, TX 75087

MORICO JOSEPH EMILIO JR AND JENNIFER M
2013 EVERT WAY
ROCKWALL, TX 75087

IVEY JOSHUA LUKE & SAMANTHA
2015 GROVER LANE
ROCKWALL, TX 75087

WHITE WALTER AND SHRONDA
2105 GROVER LANE
ROCKWALL, TX 75087

BUSCHOLD BRANDON ULRICH AND CATHERINE
2106 JANET DR
FATE, TX 75087

CHINN CHARLES MICHAEL AND JANICE IRWIN AND
2109 GROVER LN
ROCKWALL, TX 75087

ALLUM MICHAEL D JR & CHERIE M
2113 GROVER LN
ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR AND LAURA JEAN
2120 RANDAS WAY
ROCKWALL, TX 75087

VANBOLDEN KRISTEN AND
2121 RANDAS WAY
ROCKWALL, TX 75087

LOCKRIDGE DIANNE M AND GEORGE F
2125 RANDAS WAY
ROCKWALL, TX 75087

BONORDEN THOMAS EVERETT AND SHERRY LYNN
2131 RANDAS WAY
ROCKWALL, TX 75087

SIMON BICKY AND RUBY
2135 RANDAS WAY
ROCKWALL, TX 75087

EDMONDSON DANIELA VELASQUEZ AND CHRISTOPHER R SUAREZ
2136 RANDAS WAY
ROCKWALL, TX 75087

SADDEL STAR HOMEOWNERS ASSOCIATION
2200 ROSS AVENUE SUITE 4200W
DALLAS, TX 75201

RESIDENT
2201 LAUREL DR
ROCKWALL, TX 75087

DAVIS APRIL SHERIE AND ANTHONY B
2201 MIRANDA LANE
ROCKWALL, TX 75087

CAMPION ANGELA
2201 RANDAS WAY
ROCKWALL, TX 75087

BRAMALL JESSE WAYNE AND DANIELLE NICOLE
2202 MIRABDA LANE
ROCKWALL, TX 75087

CARES CRAIG MAYO
2202 RANDAS WAY
ROCKWALL, TX 75087

BROWN KYLE AND KELLI
2204 MIRANDA LANE
ROCKWALL, TX 75087

RESIDENT
2204 MIRANDA LN
ROCKWALL, TX 75087

RESIDENT
2205 LAUREL DR
ROCKWALL, TX 75087

HERMONSTINE LESLYN ANN AND
2206 RANDAS WAY
ROCKWALL, TX 75087

EVERHART RYAN M AND KARA GILLILAND
2207 RANDAS WAY
ROCKWALL, TX 75087

VASQUEZ ANTONIO RAMOS JR AND MELISSA ELOHIM
2208 MIRANDA LANE
ROCKWALL, TX 75087

RESIDENT
2208 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2209 LAUREL DR
ROCKWALL, TX 75087

BAYLOR SEQUOIA & TWONDELL YAYA
2210 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
2212 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2216 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2220 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2302 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2303 SARAH DR
ROCKWALL, TX 75087

RESIDENT
2306 SARAH DR
ROCKWALL, TX 75087

SADDLE STAR SOUTH HOLDINGS LLC
2700 COMMERCE ST SUITE 1600
DALLAS, TX 75226

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:

Z2024-043: SUP to allow more than the permitted number of accessory structures

Hold a public hearing to discuss and consider a request by Russ and Kim Dignam for the approval of a Specific Use Permit (SUP) to allow more than the permitted number of accessory structures on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, 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, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 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, October 21, 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. Z2024-043: SUP to allow more than the permitted number of accessory structures

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.

THEY HAVE A LARGE LOT WITH PLENTY OF ROOM.

Name: MICHAEL & CHERIE ALLUM

Address: 2113 GROVER LANE ROCKWALL, TX 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

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).

Z2024-043

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.

This request is in the rear yard invisible to public view. Unless it creates drainage problems for others or a fire hazard... it should be fine.

Respondent Information

Please provide your information.

First Name *

Carl & Prudence

Last Name *

Bobbitt

Address *

1206 Gideon 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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Google Forms

Ross, Bethany

From: Dennett Conway <deconwa@yahoo.com>
Sent: Wednesday, October 2, 2024 1:40 PM
To: Planning
Subject: Case No. Z2024-043: SUP to allow more than the permitted number of accessory structures

Hi Bethany,
This is Denny and Mary Conway at 1214 Gideon Way, Rockwall TX.

I talked to Russ and he mentioned that they are looking to add a pool with an awning in addition to their Gazebo and Shed in their back yard.

We approve this request.

Sincerely,
Denny and Mary Conway

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PUBLIC NOTICE

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

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Z2024-043: SUP to allow more than the permitted number of accessory structures

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385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2024-043: SUP to allow more than the permitted number of accessory structures

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: BRIAN & PENNY GUMM

Address: 1304 GIDEON WAY ROCKWALL, TX 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.

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Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2024-043: SUP to allow more than the permitted number of accessory structures

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.

Should not affect any home in the neighborhood or appearance from the front

Name: John Safar

Address: 1305 Gideon Way, Rockwall, TX 75087

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Ross, Bethany

From: Ed Ponce <edponce@outlook.com>
Sent: Monday, October 14, 2024 10:17 PM
To: Planning
Cc: Ross, Bethany
Subject: Re: Case No. Z2024-043

Hi, I am in favor of the request for the following reason,

After reviewing the case documents, I have no concerns with the proposed structure.

Ed Ponce
1308 Gideon Way
Rockwall, TX 75087
214-228-1479

From: Ross, Bethany <bross@rockwall.com>
Sent: Monday, September 30, 2024 4:20 PM
To: Ed Ponce <EdPonce@Orthofix.com>
Subject: RE: Case No. Z2024-043

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Hi Ed,

I have attached the pdf from the link. Hope that helps.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning

From: Ed Ponce <EdPonce@Orthofix.com>
Sent: Monday, September 30, 2024 2:58 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: Case No. Z2024-043

Hi Bethany, I received a public notice letter. My house is in the buffer zone.

The following link is not working. I am trying to learn more about the case, can you send me a good link or provide details on what the new accessory structure will be?

http://www.rockwall.com/pz/Planning/Development%20Cases/2024/Z2024-043.pdf

Ed
214-228-1479

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2024-043: SUP to allow more than the permitted number of accessory structures

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:

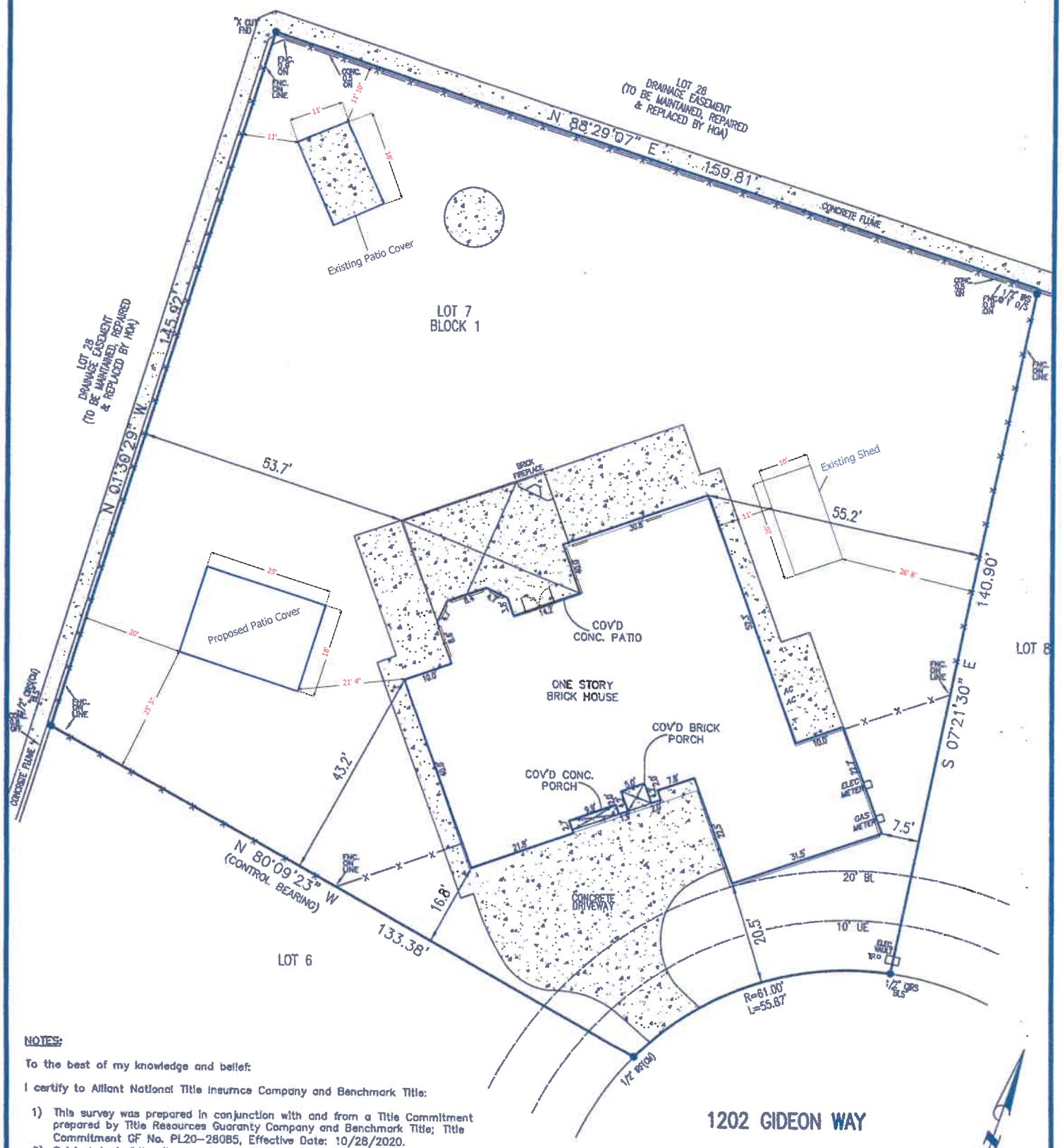
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PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLAT SHOWING

Lot **7** , Block **1** of GIDEON GROVE – NORTH, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded under Clerk's File No. 20200000008939, Official Public Records, Rockwall County, Texas.

1202 GIDEON WAY



1202 GIDEON WAY

NOTES:

To the best of my knowledge and belief:

I certify to Alliant National Title Insurnce Company and Benchmark Title:

1) This survey was prepared in conjunction with and from a Title Commitment prepared by Title Resources Guaranty Company and Benchmark Title; Title Commitment GF No. PL20-28085, Effective Date: 10/28/2020.
2) Subject to building lines and easements referenced and/or depicted under Clerk's File No. 20200000008939, O.P.R.R.C.T.(plat), Instr. No. 20190000006883 (plat), and the aforementioned Title Commitment.
3) Easements recorded in Vol. 82, Pg. 358, D.R.R.C.T. and Vol. 5951, Pg. 84, O.P.R.R.C.T., appear to be subsurface easement for under pipelines.
4) Subsurface structure(s), utilities, and easements are beyond the scope of this survey.
5) Terms, provisions, stipulations, conditions, restrictions, drainage, minerals, covenants, assessments, agreements, obligations, rights, privileges, ordinances, immunities, and/or liens are beyond the scope of this survey.

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON GRADING PLANS PROVIDED BY WINDSOR HOMES.

BEARING SOURCE
BEARINGS SHOWN HEREON ARE BASED ON THE PLAT RECORDED UNDER CLERK'S FILE NO. 20200000008939, OP.R.R.C.T. (PLAT)

FLOOD CERTIFICATION
Subject property is located in Zone X (unshaded) according to the Flood Insurance Rate Map Community Panel Map # 48397C0030 L Map Revised: September 26, 2008

"Zone X"(unshaded)
Areas determined to be outside the 0.2% annual chance floodplain.

Determination based on graphically scaling from the above listed map, only.

This flood statement does not create liability on part of the surveyor and/or surveying company.

STATE OF TEXAS
REGISTERED
J. McCORMACK
5237
PROFESSIONAL LAND SURVEYOR

"The Plat hereon is an accurate representation of the property as determined by a survey made on the ground under my direction and supervision on the date shown below, the lines and dimensions of said property being as indicated by the Plat, the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, except as shown, set back from the property lines the distances indicated and that the distance from the nearest intersecting street or road is as shown on said Plat. There are no apparent encroachments, conflicts, protrusions or apparent easements, except as shown."

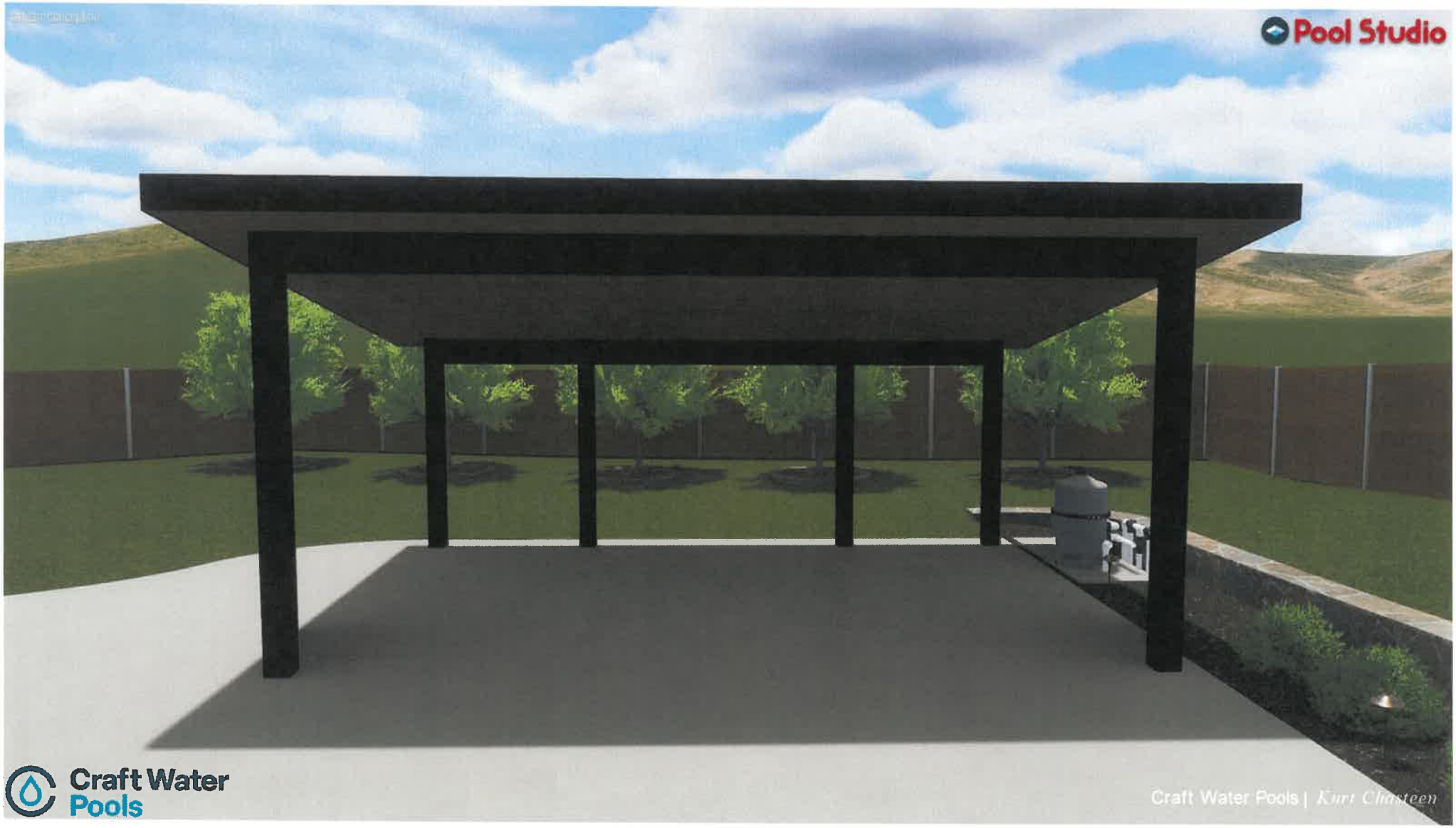
SURVEY DATE: 11/25/2020

LEGEND
BL = BUILDING LINE
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
CM = CONTROLLING MONUMENT
IRF = IRON ROD FOUND
IRF = IRON ROD SET
● = IRON ROD
—X— = FENCE
◄ = DIRECTION OF FLOW

SCALE: 1" = 20'
DRAWN BY: SAR
JOB # W-070-01-07
BLS JOB # 2000215-05

WINDSOR
BARROW LAND SURVEYING
Platting / Planning / Residential / Commercial
3970 SANDSHELL DRIVE
FORT WORTH, TEXAS 76137
PHONE (817) 961-0082
FAX (817) 961-0086
FIRM REGISTRATION NO. 10183700


Pool Studio
Craft Water Pools
Craft Water Pools | Kurt Chasteen


Pool Studio
Craft Water Pools
Craft Water Pools | Kurt Chasteen


10’ wide x20’ long x9.5’ tall


11’ wide x 18’ deep x 12.6’ tall







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 77 (PD-77) [*ORDINANCE NO. 15-20*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM SQUARE FOOTAGE AND FOR MORE ACCESSORY STRUCTURES THAN PERMITTED ON A 0.6048-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK 7, GIDEON GROVE NORTH 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 Russ and Kim Dignam for the approval of a *Specific Use Permit (SUP)* to allow for an accessory building that exceeds the maximum square footage and for more accessory structures than permitted on a 0.6048-acre parcel of land identified as Lot 1, Block 7, Gideon Grove North Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses, addressed as 1202 Gideon Way, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow more than the permitted number of accessory structures in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 77 (PD-77) and Subsection 03.01, *General Residential District*

DRAFT 10.4.2024

Standards, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Pergola* 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 Specific Use Permit (SUP) ordinance.

(2) The construction of a *Covered Porch -- depicted as Structure '1' in Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this Specific Use Permit (SUP) ordinance.

(3) The construction of the *Accessory Building -- depicted as Structure '2' in Exhibit 'B'* -- on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this Specific Use Permit (SUP) ordinance.

(4) The *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a maximum size of 450 SF.

(5) The *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a maximum size of 200 SF.

(6) The subject property shall be limited to a maximum of three (3) accessory structures.

(7) The maximum height of the *Covered Porch* depicted in *Exhibit 'B'* as *Structure '1'* shall not exceed a total height of 12-feet as measured to the mid-point of the pitched roof.

(8) The maximum height of the *Accessory Building* depicted in *Exhibit 'B'* as *Structure '2'* shall not exceed a total height of 10-feet as measured to highest point of the pitched roof.

(9) A building permit shall be obtained for the existing three (3) accessory structures (*i.e. the two [2] Covered Porches and Accessory Building*).

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.

DRAFT ORDINANCE 10.21.2024

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2024.

_____

Trace Johannessen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

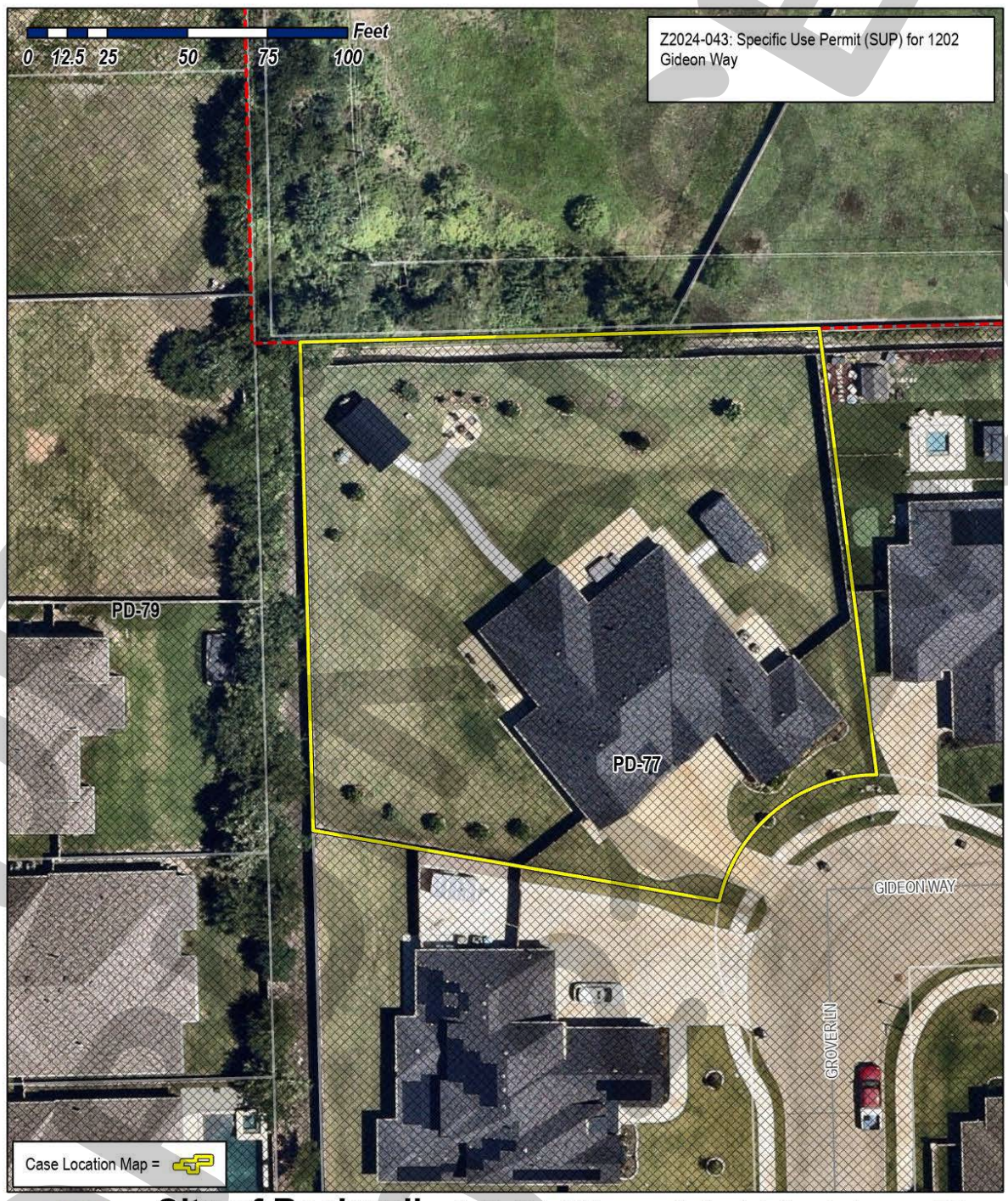
1st Reading: *October 21, 2024*

2nd Reading: *November 4, 2024*

DRAFT ORDINANCE 10.21.2024

Exhibit 'A'
Survey and Legal Description

Address: *1202 Gideon Way*
Legal Description: *Lot 1, Block 7, Gideon Grove North Addition*

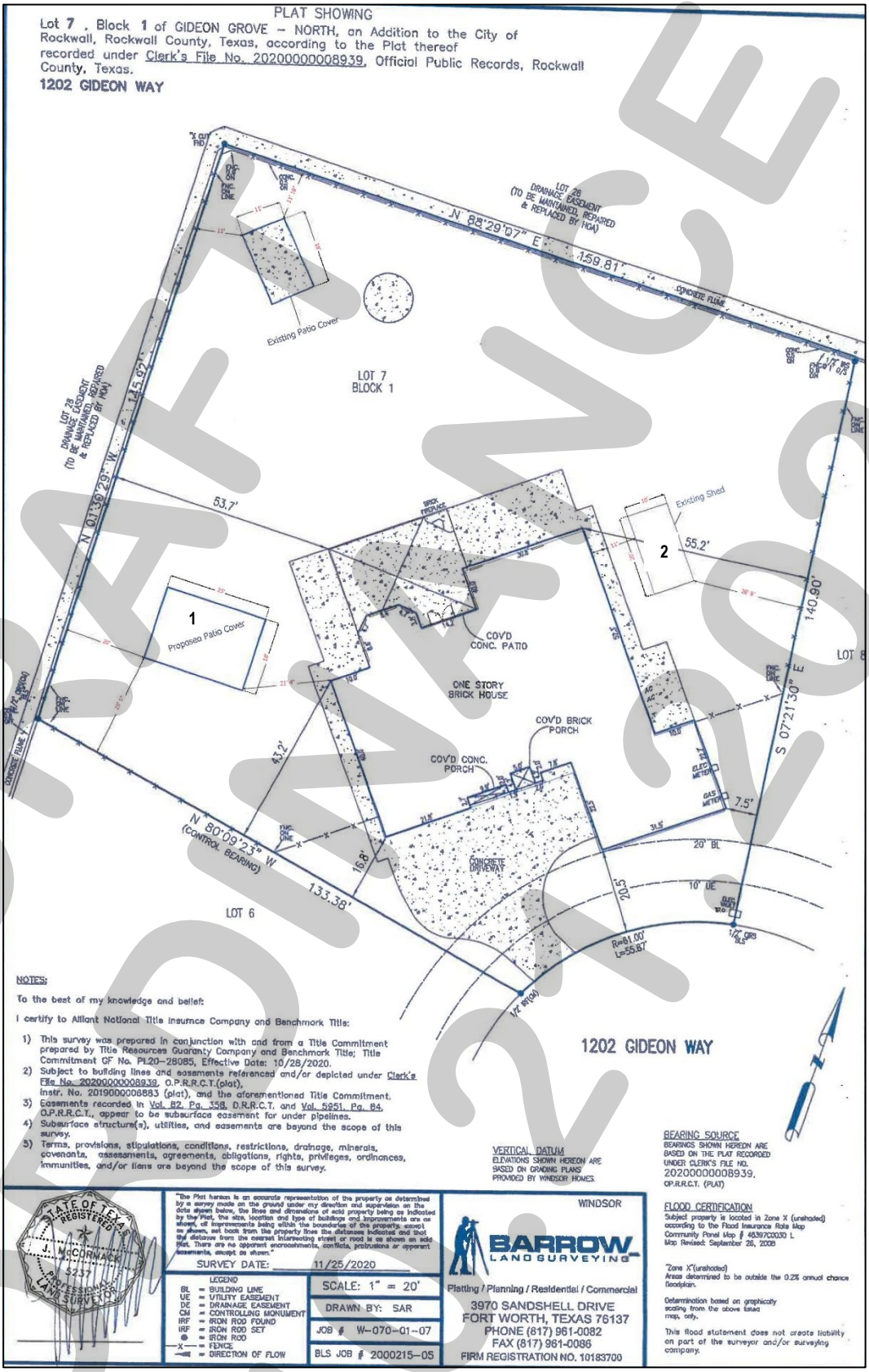


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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DRAFT

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 2024

Exhibit 'C':
Building Elevations (Covered Porch)



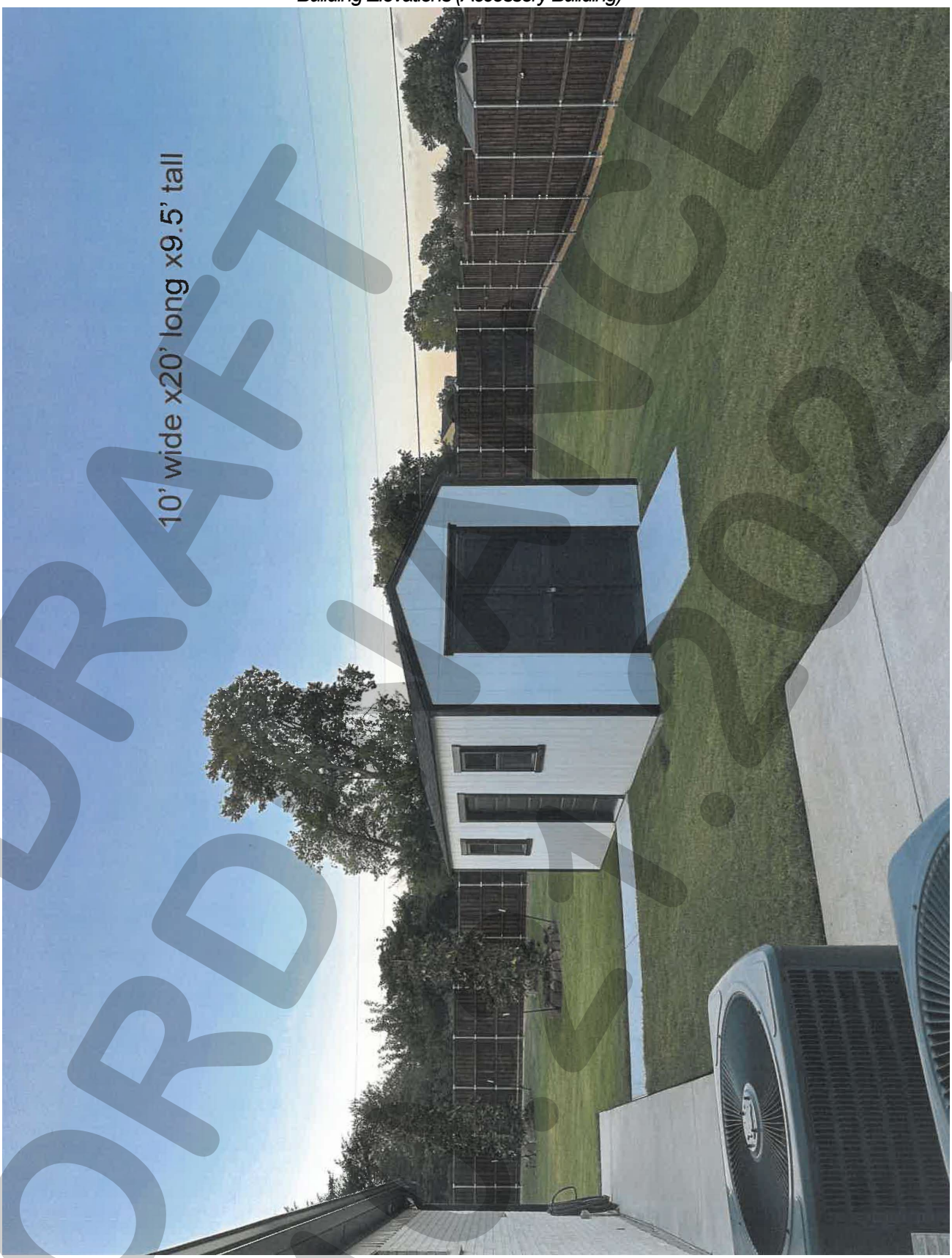
DRAFT
10.1.2024

Exhibit 'C':
Building Elevations (Covered Porch)



DRAFT
10.21.2024

Exhibit 'D':
Building Elevations (Accessory Building)



DRAFT NOT FOR FINAL

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:	October 21, 2024
APPLICANT:	Trenton Austin
CASE NUMBER:	Z2024-044; *Specific Use Permit (SUP) for a Short-Term Rental at 806 Austin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Trenton Austin for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1950-acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Austin Street, and take any action necessary.

BACKGROUND

The subject property is considered to be a part of Old Town Rockwall, and was platted with the F&M Addition prior to 1934 per the 1934 Sanborn Maps. According to the City's historic zoning maps, at some point after the time of incorporation and before January 3, 1972, the subject property was zoned Single-Family 3 (SF-3) District. Following this, sometime between January 22, 1982 and May 16, 1983, the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. According to the Rockwall Central Appraisal District (RCAD) the 1,214 SF single-family home and the ~480 SF detached garage situated on the subject property were constructed in 1952.

PURPOSE

The applicant -- *Trenton Austin* -- 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, which 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 806 Austin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. 808 Austin Street and 500 E. Heath Street*) that are developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Heath Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is are two (2) single-family residential lots (*i.e. 505 Cornelia Street and 703 Parks Avenue*) zoned Single-Family 7 (SF-7) District. These properties are developed with single-family homes. Beyond this is Parks Avenue, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 0.190-acre parcel of land (*i.e. 501 Cornelia Street*) which is zoned Single-Family 7 (SF-7) District and developed with a single-family home. Beyond this is Cornelia Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Austin Street, which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040

Comprehensive Plan. Beyond this is two (2) single-family residential lots zoned Single-Family 7 (SF-7) District. One of these (*i.e. 803 Austin Street*) is developed with a single-family home and the other (*i.e. 806 Kernodl*e) is vacant. Beyond that is Kernodle Street, which is classified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan.

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 April 1, 2024 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 submitted a request for a *Non-Owner-Occupied Short-Term Rental (STR)* at 806 Austin Street, and at the time of application it was determined that there was already a permitted *Non-Owner Occupied Short-Term Rental* next door to 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 a *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. The proposed *Short-Term Rental* is located zero (0) feet from an existing, permitted *Non-Owner-Occupied Short-Term Rental* (*i.e. 808 Austin Street*) [*Permit No. STR2024-2966*] that accommodates up to six (6) guests with three (3) bedrooms and two (2) bathrooms. It is also located within the 1000-foot buffer of three (3) other *Non-Owner-Occupied Short-Term Rentals (STRs) [i.e. 303 Williams, 503 Lillian, & 501 Lillian Street*]. These four (4) *Non-Owner-Occupied Short-Term Rentals (STRs)* were in existence before the *Short-Term Rental (STR)* ordinance was adopted on April 1, 2024 and applied for the *Short-Term Rental (STR)* permit within the three (3) month grace period. The proposed *Short-Term Rental* is a 1,214 SF single-family home that has two (2) bedrooms and two (2) bathrooms. In this case, the City Council – *pending a recommendation from the Planning and Zoning Commission* – must consider if the request for the *Specific Use Permit (SUP)* for a Non-Owner Occupied Short-Term Rental (STR) would constitute a proliferation of the land use. With all that being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On September 18, 2024, staff mailed 114 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Preserve and Hillcrest at the Shores Homeowners Associations (HOAs), which are the only homeowners associations or neighborhood organizations 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 has received six (6) notices in opposition and three (3) notices in favor.

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; and,

  (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 October 15, 2024, the Planning and Zoning Commission approved a motion to recommend denial of the SUP by a vote of 6-0, with Commissioner Odom 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 806 Austin St. Rockwall, Tx 75087
SUBDIVISION LOT BLOCK
GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF 7
CURRENT USE
PROPOSED ZONING
PROPOSED USE Short Term Rental
ACREAGE LOTS [CURRENT] LOTS [PROPOSED]

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

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

☑ OWNER		☐ APPLICANT	
CONTACT PERSON	Trenton Austin	CONTACT PERSON	
ADDRESS	1340 Plumbing Way	ADDRESS	
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	
PHONE	972-922-5267	PHONE	
E-MAIL	taustin@gtplumbingservices.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Trenton Austin [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 $ 215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* September, 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 13th DAY OF September, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Tara Riggs

TARA KRISTIN RIGGS
Notary Public, State of Texas
Comm. Expires 04-15-2028
Notary ID 134051738

MY COMMISSION EXPIRES 4-15-2028



City of Rockwall

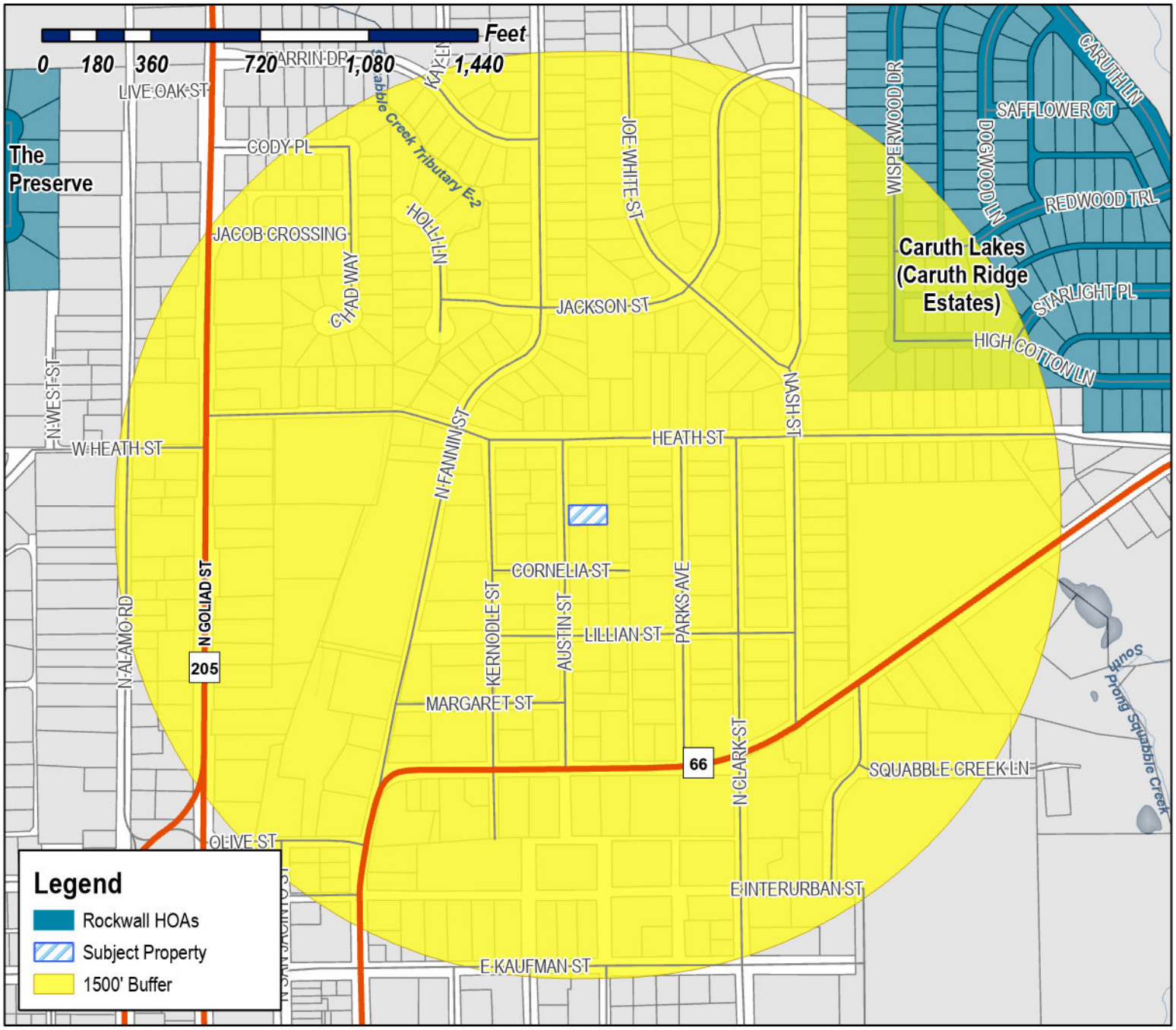
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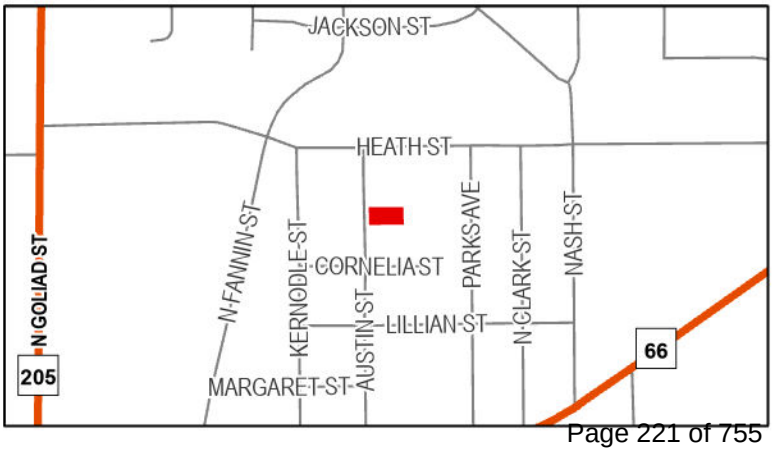
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Case Number: Z2024-044
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Single-Family 7 District (SF-7)
Case Address: 806 Austin St



Date Saved: 9/13/2024
For Questions on this Case Call (972) 771-7745

Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, September 18, 2024 10:38 AM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-044]
Attachments: Public Notice (P&Z) (09.16.2024).pdf; HOA Map (09.13.2024).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, September 20, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 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.

Z2024-044: SUP for a Short-Term Rental
Hold a public hearing to discuss and consider a request by Trenton Austin for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1950-acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Austin Street, and take any action necessary.

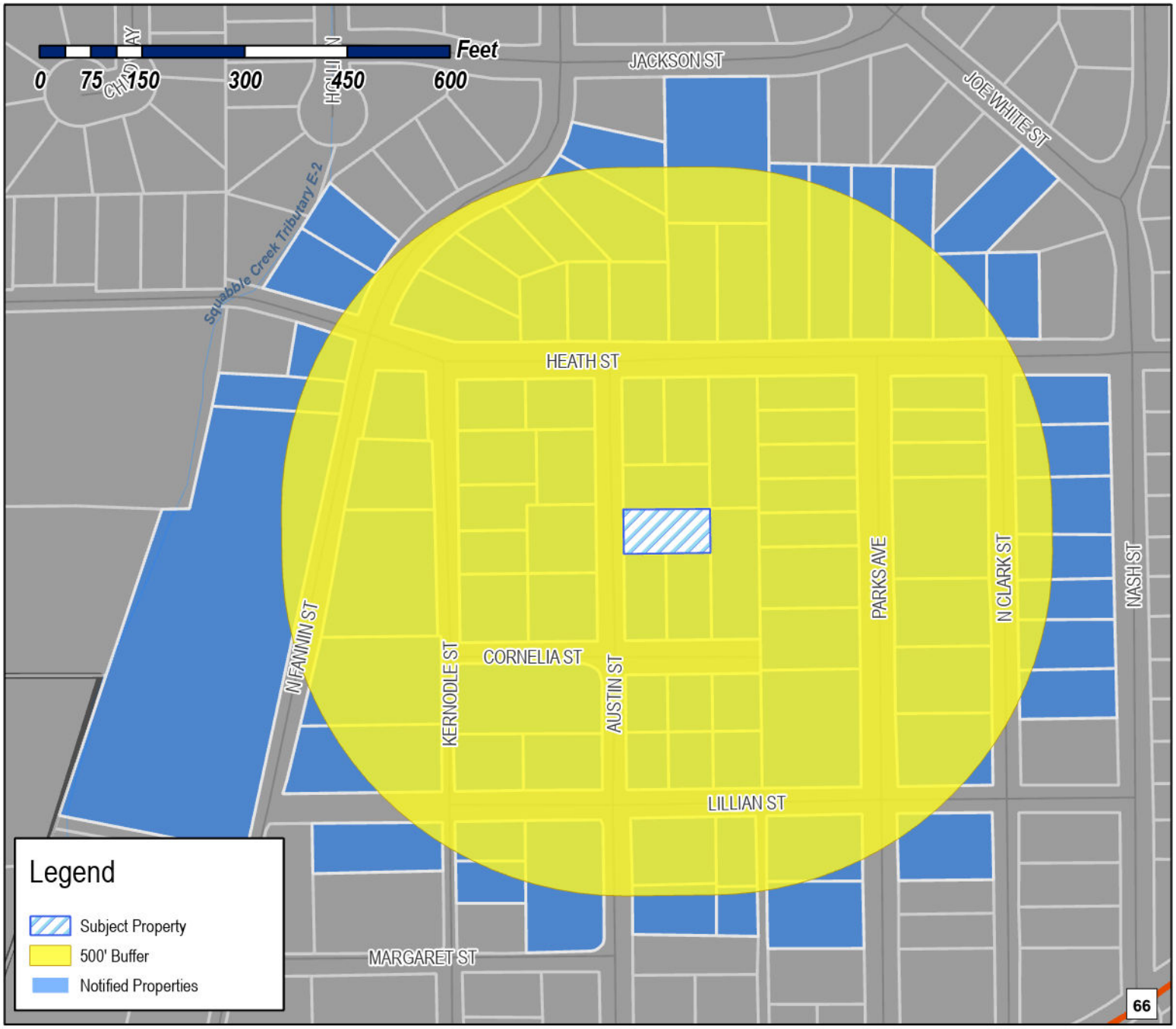
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2024-044
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Single-Family 7 District (SF-7)
Case Address: 806 Austin St



Date Saved: 9/13/2024
For Questions on this Case Call: (972) 771-7745

SUCH ANNIE ROSE
1022 TEXAN TRAIL
GRAPEVINE, TX 76051

RESIDENT
103 JOE WHITE
ROCKWALL, TX 75087

PRYOR MICA
1036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

CONRAD CCC DEVELOPMENT LLC
1215 THOMASVILLE COURT
GARLAND, TX 75044

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

FINK BEVERLY A & ROYCE G
17111 255TH AVE
SPIRIT LAKE, IA 51360

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

VANILLA BEAN PROPERTIES SERIES 2 LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 7 LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 8 LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 6 LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 3 LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

THOMAS ANGELA
2200 KINGS PASS
HEATH, TX 75032

PARK STUFF SERIES LLC
2301 LAFAYETTE DR
HEATH, TX 75032

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

STARK ROBERT S & TINA J
3090 N GOLIAD ST SUITE 102 #213
ROCKWALL, TX 75087

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N CENTRAL EXPY #110
RICHARDSON, TX 75080

TIPPING VIVIAN E AND
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
501 LILLIAN
ROCKWALL, TX 75087

HOLZHEIMER THOMAS R AND NICOLE M
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

MOJICA JOSE L
505 CORNELIA ST
ROCKWALL, TX 75087

RESIDENT
505 E HEATH
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE
507 PARKS AVENUE
ROCKWALL, TX 75087

RESIDENT
509 E HEATH
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

ALLEGRETTO RICHARD JR AND SARAH ANN
510 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
511 E HEATH
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
513 E HEATH ST
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

RESIDENT
601 E HEATH
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

RESIDENT
602 AUSTIN
ROCKWALL, TX 75087

MURPHY MICHAEL
602 PARKS AVE
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

FUQUA MATTHEW
604 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
605 E HEATH
ROCKWALL, TX 75087

DINGWELL MARGUERITE NASH & ADAM
605 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
606 KERNODLE
ROCKWALL, TX 75087

RESIDENT
606 PARKS
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
607 NASH
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

TORRES ROSIE
609 NASH ST
ROCKWALL, TX 75087

BELANGER CORKY
616 MONTROSE DR
ROCKWALL, TX 75087

RESIDENT
701 NASH
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
702 KERNODLE
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
703 PARKS
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

ELLISTON REBECCA S
703 NASH STREET
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
705 KERNODLE ST
ROCKWALL, TX 75087

RUSHING BRIAN AND
705 NASH ST
ROCKWALL, TX 75087

PECINA JOE & LORETHIA ANN
706 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
707 NASH
ROCKWALL, TX 75087

RESIDENT
707 PARKS
ROCKWALL, TX 75087

CLOVER CHRISTIAN & SCOTT CLOVER & RENEE CLOVER
708 PARKS AVE
ROCKWALL, TX 75087

MCDOWELL KIMBERLEE & KIRBY
709 NASH ST
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

SILVA REBECA BRIANA & JAVIER SILVA
711 PARKS AVENUE
ROCKWALL, TX 75087

FLANAGAN RONNY LYNN JR AND JULIE MICHELLE
714 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
801 AUSTIN
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE
ROCKWALL, TX 75087

COLWILL DIANA MARIA AND JESSE DAVID
803 AUSTIN ST
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

EMBRY ASHLEY
803 MIRAMAR DR
ROCKWALL, TX 75087

RESIDENT
804 KERNODLE
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC
804 WILLIAMS STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE
ROCKWALL, TX 75087

AUSTIN TRENTON C
806 AUSTIN ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

MCCLAIN LOUETTA
8309 TURNBERRY ST
ROWLETT, TX 75089

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
902 N FANNIN
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

HALL WYNNE &
904 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN
ROCKWALL, TX 75087

HAGENY MARY
910 N FANNIN STREET
ROCKWALL, TX 75087

601 E. HEATH, A SERIES OF STARK FAMILY PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

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).

72024-044

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 *

Tiffanie

Last Name *

Bushnell

Address *

805 Kernodle 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: .....

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Google Forms

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:

Z2024-044: SUP for a Short-Term Rental

Hold a public hearing to discuss and consider a request by Trenton Austin for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1950-acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Austin 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, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 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, October 21, 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. Z2024-044: SUP for a Short-Term Rental

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.

We don't mind short term rentals we meet new friends and stay in touch.

Name: Brad & Ginger Johnson

Address: 803 Kernodle St.

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

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Case No. Z2024-044: SUP for a Short-Term Rental

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.

385 S. GOLIAD ST
RKW 75087
MR. RYAN MILLER, RKW P&Z

NO! MR. MILLER - WE DON'T WANT NOISY HOTELS IN OUR ~~S.~~ SINGLE FAMILY NEIGHBORHOODS!

P.S. WE WILL WATCH YOUR PROCEEDINGS.

Name: DAVID DOROTIK

Address: 309 PARKS AVE
ROCKWALL, TX 75087

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CITY OF ROCKWALL • PLANNING AND ZONING DEPARTMENT • 385 S. GOLIAD STREET • ROCKWALL, TEXAS 75087 • P: (972) 771-7745 • E: PLANNING@ROCKWALL.COM

972 771 3158

Ross, Bethany

From: Vivian Tipping <vivian.tipping@gmail.com>
Sent: Tuesday, October 8, 2024 8:43 AM
To: Ross, Bethany
Subject: Case Z2024-044

I am against this because it can bring in crime and devalues property. Vivian Tipping 401 E Heath St, Rockwall, TX 75087

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ross, Bethany

From: Joe Zylka <jz@goldenrodcompanies.com>
Sent: Thursday, October 3, 2024 8:27 AM
To: Planning
Subject: Z2024-044

Good morning,

My name is Joe Zylka and I own a couple of properties in the area. We have owned them for 15-30 years as long-term rental properties. Including 503 and 505 E. Heath St.

I am in opposition to the SUP. Short term rentals bring down the property conditions in my opinion for current residents. I have dealt with this in my own neighborhood in Rockwall, where the HOA finally passed an amendment to prohibit short term leasing.

I am unable to attend the public hearing, but please let me know if you have any questions or if you need further input from me.

Thanks
Joe Zylka, CPM®
CEO, Goldenrod Property Services
200 Crescent Ct Suite 1425
The Crescent, Dallas, TX 75201
214.476.1215 | *jz@goldenrodcompanies.com*



Disclaimer: I am sending this at a time convenient for me. If you are receiving this after normal business hours, please make sure you reply at a time that is convenient for you.



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Case No. Z2024-044: SUP for a Short-Term Rental

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

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

Short Term Rentals are kept up & have clean yards. Long Term Rentals look terrible! I have one by my home.
~~This~~ 804 Austin is a small home. There will not be large parties there.

Name: Mary Chace Frasier

Address: 704 Jackson St. Rockwall

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2024-044: SUP for a Short-Term Rental

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.

We do not want any more rental properties in our neighborhood.

Name: Ted & Rebecca Funk

Address: 604 Kerrville St., Rockwall TX 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.

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

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

I AM NOT INFAVOR OF ANY Short TERM Rentals IN ROCKwall County PERIOD!!

Name: JoANN + Wyne Hall

Address: 904 N FANNIN St Rockwall TX 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.

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

Commercial business in Residential Area. More Traffic, More Noise, None Residence in our Neighborhoods. People come and go at all Times day & Night, Usally more than 1 family (2 cars) per night.

Name: Scott Stark

Address: 605 E Heath St. Owner

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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Director of Planning & Zoning

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

Name:

Address:

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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: T. Buechler
DATE RECEIVED: 9/6/2024
STR PERMIT NO. STR2024-4890

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

TA 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.

TA 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.

TA 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.

TA 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*.

TA 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: 806 Austin Street
Zoning:
Subdivision:
Lot:
Block:
General Location: Downtown Rockwall

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: Trenton Austin
Phone: 972-922-5267
Mailing Address: 1340 Meandering Way
City: Rockwall
State: TX
Zip Code: 75087
Email:

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 $1,000,000.00.
- ☑ *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.*).
- ☐ N/A *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 ACCOMMODATIONS*. 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 4th *DAY OF* September *20*24

RESPONSIBLE PARTY'S SIGNATURE Laura Green

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURA GREEN
Notary Public, State of Texas
Comm. Expires 03-12-2026
Notary ID 131486015

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 4th *DAY OF* September *20*24

PROPERTY OWNER'S SIGNATURE Laura Green

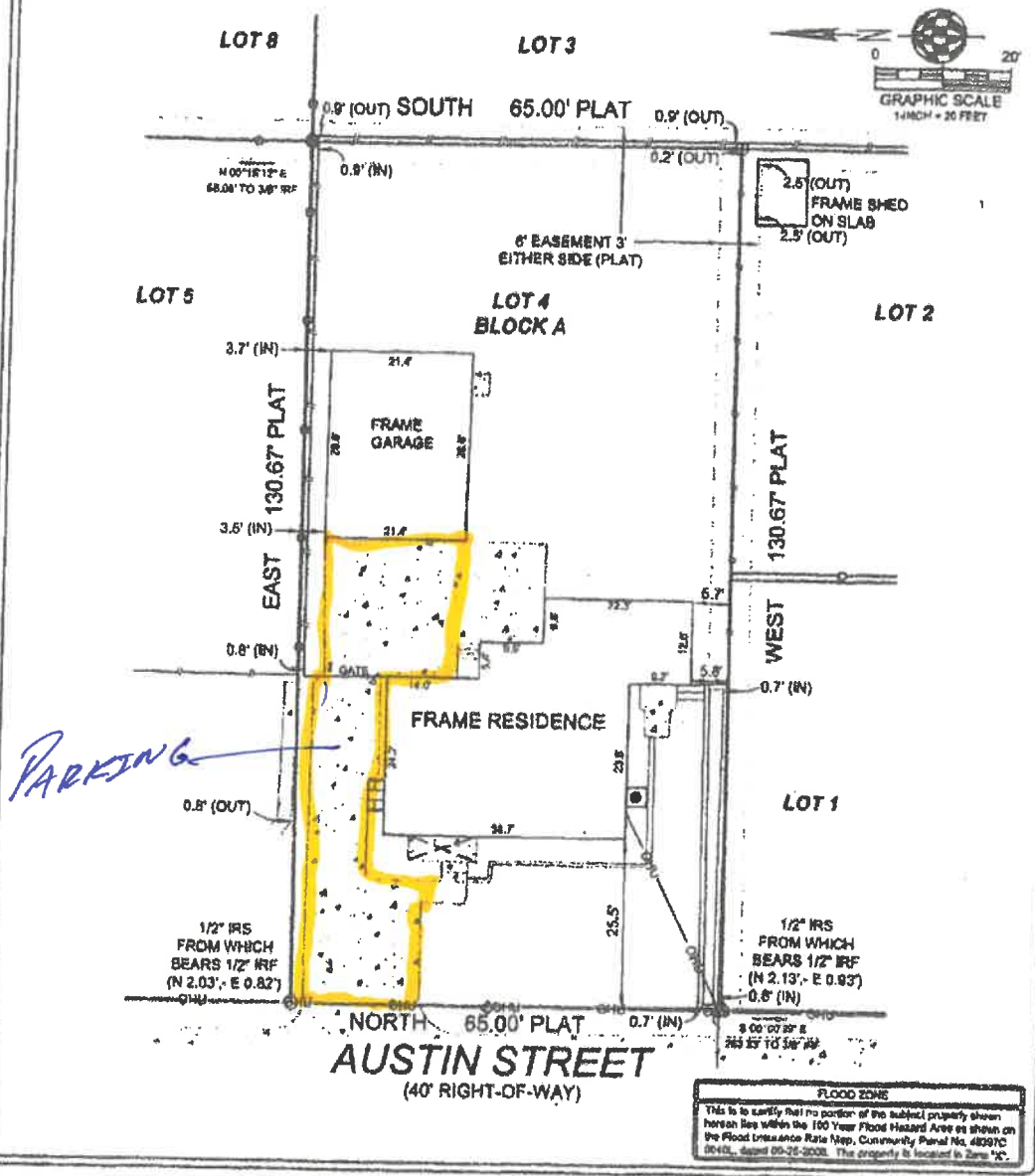
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAURA GREEN
Notary Public, State of Texas
Comm. Expires 03-12-2026
Notary ID 131486015

MY COMMISSION EXPIRES

SURVEY PLAT: 806 AUSTIN STREET

Being Lot 4, in Block A, in the REVISION OF LOTS 15 AND 16, FARMERS AND MERCHANTS NATIONAL BANK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet 48, Slide 626, of the Plat Records of Rockwall County, Texas.



FLOOD ZONE

This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48397C 0040L, dated 09-26-2008. The property is located in Zone "X".

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	UTILITY POLE	OHU OVERHEAD UTILITY LINE	CONC. RUNNER	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	WATER METER	BUY WIRE ANCHOR	STONE RET. WALL	GRAVEL
3/8" IR FOUND	SAN. SEW. MH	ELECTRIC BOX	GAS METER	BARBED WIRE FENCE	BUILDING LINE	BRICK
1/2" IR FOUND	IRRIGATION VALVE	BRICK COLUMN	A.C. PAD	IRON FENCE	EASEMENT	STONE
60-D NAIL FOUND	WATER VALVE	STONE COLUMN	TRANS BOX	CHAINLINK FENCE	BOUNDARY	WOOD DECK
PK NAIL SET	FIRE HYDRANT	STORM DRAIN MH	POOL EQUIP.	WOOD FENCE	HIGH BANK LINE	BUILDING WALL
1/2" IR FOUND	LIGHT POLE	SAN. SEW. CO.		ASPHALT	COVERED AREA	TILE

I, John S. Turner, Registered Professional Land Surveyor of the State of Texas, do certify that this Survey Plat is a true, correct and accurate representation of the property shown hereon as determined by survey on the ground under my supervision. The lines and dimensions of said property being indicated by the plat. The improvements are within the boundaries of the property lines as the distances indicated and there are no visible and apparent easements, encroachments, conflicts or protrusions, except as shown. This survey meets or exceeds the minimum standards required by the Texas Board of Professional Land Surveying.

This survey was performed exclusively for the parties in connection with the G.F. Number shown hereon and is issued for a single use. This survey, including the property or the Surveyor. Unauthorized reuse is not permitted without the expressed written permission of the Surveyor. This survey is an original work produced by United States Copyright law and is property of Seller. All rights reserved. Do not make illegal copies.

JOHN S. TURNER RPLS 6319

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 670029, MESQUITE, TX. 75187
PHONE: (972) 681-4875 FAX: (972) 681-4854
WWW.AWSURVEY.COM

JOB NO. 14-1472	DRAWN BY: GG
DATE: 09-30-2014	G.F. NO. 2023-123180-RU
CERTIFY TO: BLAIR LEAKE	TITLE CO. REUNION TITLE

"A professional company operating in your best interest"

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
9/9/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Norma Ayala
CORE Insurance Group 2570 River Park Plz Ste 100 Fort Worth, TX 76116	PHONE (A/C, No, Ext): FAX (A/C, No):
	E-MAIL ADDRESS: norma@coreins.us

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Northfield Insurance Company	27987
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED

Trenton and Sarah Austin
806 Austin Street
Rockwall, TX 75087

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			WS581435	9/3/2024	9/3/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Short Term Rental for 806 Austin St Rockwall Tx

CERTIFICATE HOLDER

Insured's Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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806


606

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) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.1950-ACRE PARCEL OF LAND IDENTIFIED AS LOT 4, BLOCK 15A, F&M ADDITION, 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 Trenton Austin for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.1950-acre parcel of land identified as Lot 4, Block 15A, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Austin Street, 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*] 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 Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; 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:

DRAFT 10.2.2024

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 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 ORDINANCE 10.4.2024

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF NOVEMBER, 2024.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

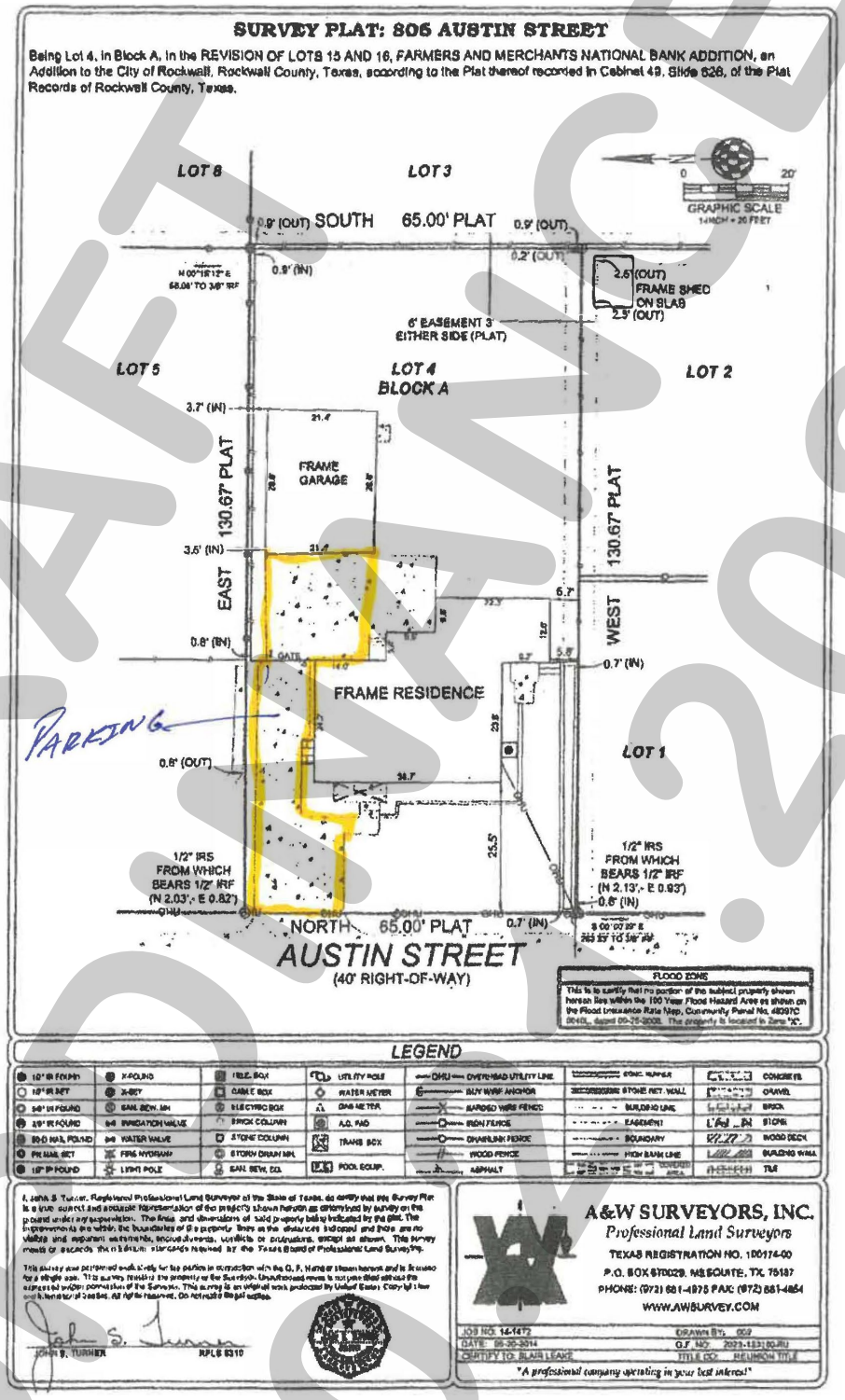
1st Reading: *October 21, 2024*

2nd Reading: *November 4, 2024*

DRAFT ORDINANCE 10.21.2024

Exhibit 'A'
Legal Description

Address: *806 Austin Street*
Legal Description: *Lot 4, Block 15A, F&M Addition*



DRAFT ORDINANCE 10.2024

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: T. Buethe
DATE RECEIVED: 9/6/2024
STR PERMIT NO. STR2024-4890

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

TA 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.

TA 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.

TA 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.

TA 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*.

TA 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: 806 Austin Street — Zoning:
Subdivision: — Lot: — Block:
General Location: Downtown Rockwall

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: Trenton Austin — Phone: 972-922-5267
Mailing Address: 1340 Meandering Way — City: Rockwall — State: TX — Zip Code: 75087
Email:

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 10.21.2024

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

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 $1,000,000.00.
- ☑ *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.
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- ☐ N/A *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.
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- ☑ *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 ACCOMMODATIONS*. 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 4th *DAY OF* September *20*24.

RESPONSIBLE PARTY'S SIGNATURE Laura Green

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Laura Green

LAURA GREEN
Notary Public, State of Texas
Comm. Expires 03-12-2026
Notary ID 131486015

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th *DAY OF* September *20*24.

PROPERTY OWNER'S SIGNATURE Laura Green

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Laura Green

LAURA GREEN
Notary Public, State of Texas
Comm. Expires 03-12-2026
Notary ID 131486015

MY COMMISSION EXPIRES

SHORT-TERM RENTAL APPLICATION AND REGISTRATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7709

DRAFT NOTICE 10.2.2024

Exhibit 'C'
Short-Term Rental Photographs



DRAFT 10.21.24

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:	October 21, 2024
APPLICANT:	Carl and Wendy Petersen
CASE NUMBER:	Z2024-046; *Specific Use Permit (SUP) for a Short-Term Rental at 108 Reliance Court*

SUMMARY

Hold a public hearing to discuss and consider a request by Carl and Wendy Petersen for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 108 Reliance Court, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 29, 1973 by *Ordinance No. 73-42*, and rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48*. This Planned Development District Ordinance has been amended 20 times (*i.e. Ordinance No's 84-04, 84-16, 84-19, 85-43, 86-04, 86-64, 86-87, 87-45, 88-17, 88-51, 90-38, 91-43, 92-39, 92-41, 92-43, 02-50, 05-30, 14-15, 21-38, & 23-40*), with the most recent case (*Case No. Z2023-029*) being in 2023 which consolidated the ordinances. A preliminary plat (*Case No. PZ1985-049-01*) and a final plat (*Case No. PZ1985-051-01*) for Phase 20 of the Chandler's Landing Subdivision was later approved on July 2, 1985. This established the subject property as Lots 25 & 26, Block A, Chandler's Landing, Phase 20 Addition. On January 6, 2005, the City Council approved a replat (*Case No. P2005-064*) that combined the two (2) lots into one (1) lot, being Lot 25-R, Block A, Chandler's Landing #20 Addition. The subject property remains zoned Planned Development District 8 (PD-8) and has remained vacant since it was originally platted.

PURPOSE

The applicants -- *Carl and Wendy Petersen* -- are 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, which 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 108 Reliance Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are Phases 1 & 2 of the Signal Ridge subdivision. Phase 2 of the Single Ridge subdivision consists of 57 townhomes on 3.98-acres, and Phase 1 of the Signal Ridge subdivision consists 37 townhomes on 4.39-acres. Following this is Portofino Circle, 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.

South: Directly south of the subject property is Reliance Court, 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 are six (6) parcels of land (*i.e. Lots 18-23, Block A, Chandler's Landing #20 Addition*) developed with single-family homes, zoned Planned Development District 8 (PD-8) for single-family land uses. Following this is Mischief Lane, 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: Directly east of the subject property are eight (8) parcels of land (*i.e. Lots 27-29, 32-34, & 52-53, Block A, Chandler's Landing #20 Addition*), one (1) property is vacant (*i.e. 104 Reliance Court*) and remaining are developed with single-family homes. Beyond this is Mayflower Court, 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. Following this are several properties that are developed within single-family homes. All of these properties are zoned Planned Development District 8 (PD-8) for single-family land uses.

West: Directly west of the subject property are Phases 2, 3, & 4 of the Signal Ridge subdivision. Phase 2 of the Single Ridge subdivision consists of 57 townhomes on 3.98-acres, Phase 3 of the Signal Ridge subdivision consists 113 townhomes on 8.88-acres, and Phase 4 of the Signal Ridge subdivision consists of 125 townhomes on 6.78-acres. All of these phases of the Signal Ridge Subdivision are zoned Planned Development District 15 (PD-15) for *single-family condominium* land uses.

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 April 1, 2024 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 10 (SF-10) 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 a *Non-Owner-Occupied Short-Term Rental (STR)* at 108 Reliance Court, which was not in operation prior to the adoption of *Ordinance No. 24-10*. Given this, the applicant applied for the *Short-Term Rental* permit on July 29, 2024. During staff review it was determined that there was already a permitted *Non-Owner-Occupied Short-Term Rental* within 950-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.

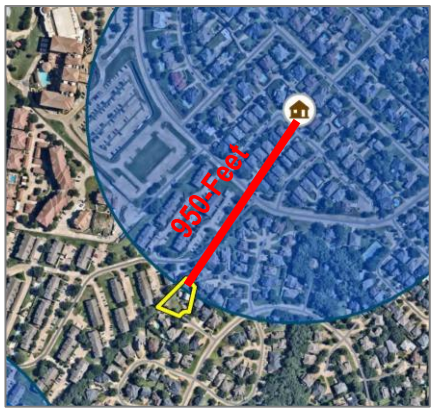


FIGURE 1: SUBJECT PROPERTY PROXIMITY TO EXISTING NON-OWNER-OCCUPIED SHORT-TERM RENTAL

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 950-feet from an existing and permitted *Non-Owner-Occupied Short-Term Rental* (*i.e. 2885 Newport Drive*) [*Permit No. STR2024-3781*] that accommodates up to ten (10) guests with five (5) bedrooms and three and a half (3.5) bathrooms. The proposed *Short-Term Rental* has four (4) bedrooms and two and half (2.5) bathrooms. 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 September 18, 2024, staff mailed 254 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Chandler's Landing, Signal Ridge, Signal Ridge Phase 4, Water's Edge, and Lago Vista Homeowners Associations (HOAs), which are the only homeowners associations or neighborhood organizations 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 two (2) notices back in favor and 21 notices back in opposition to 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; and,

  (2) All unpermitted improvements on the *Subject Property* must be permitted or removed before the issuance of a *Short-Term Rental Permit*; and,

  (3) 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 October 15, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Odom 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	108 Reliance Court, Rockwall, TX 75032				
SUBDIVISION	Chandlers Landing	LOT	25-R	BLOCK	A
GENERAL LOCATION	from the Chandlers main entrance, turn right OR left and go exactly 1 mile to Reliance Court				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	residential		CURRENT USE	residential	
PROPOSED ZONING	short-term rental		PROPOSED USE	short-term rental	
ACREAGE	.411 acres	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☑ OWNER	Carl Sanford (Sandy) Petersen and Wendy Petersen	☐ APPLICANT	
CONTACT PERSON	Wendy Petersen	CONTACT PERSON	
ADDRESS	2880 Chippewa Way	ADDRESS	
CITY, STATE & ZIP	Provo, UT 84604-4349	CITY, STATE & ZIP	
PHONE	214-675-4142	PHONE	
E-MAIL	wendyhp55@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Wendy Petersen [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 $ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 6th DAY OF September 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."

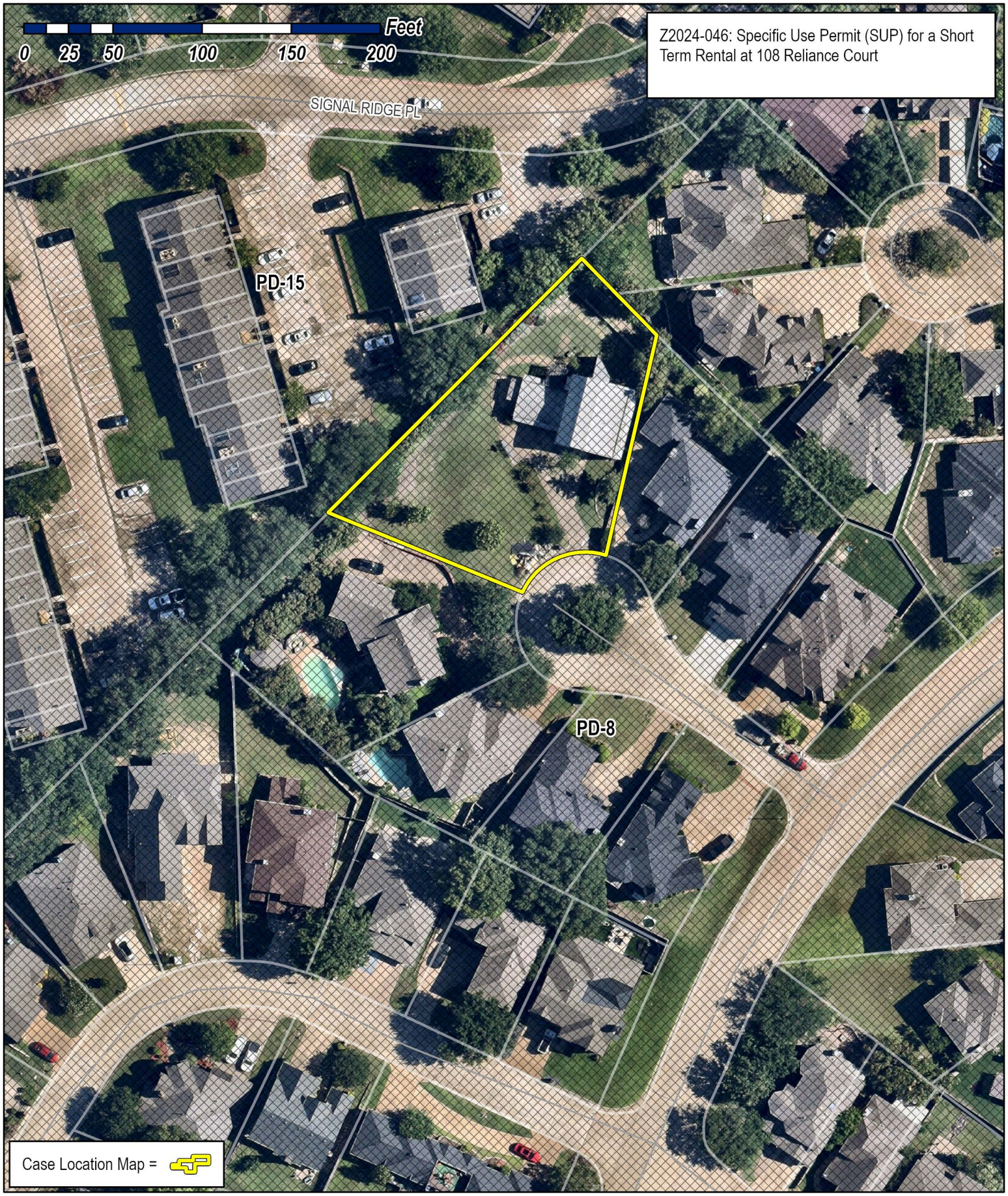
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 6 DAY OF September 2024

OWNER'S SIGNATURE Wendy

NOTARY PUBLIC IN AND FOR THE STATE OF Utah

ALYX KANOSH
Notary Public - State of Utah
Comm. No. 733851
My Commission Expires on
Oct 23, 2027

MY COMMISSION EXPIRES Oct. 23. 2027



City of Rockwall

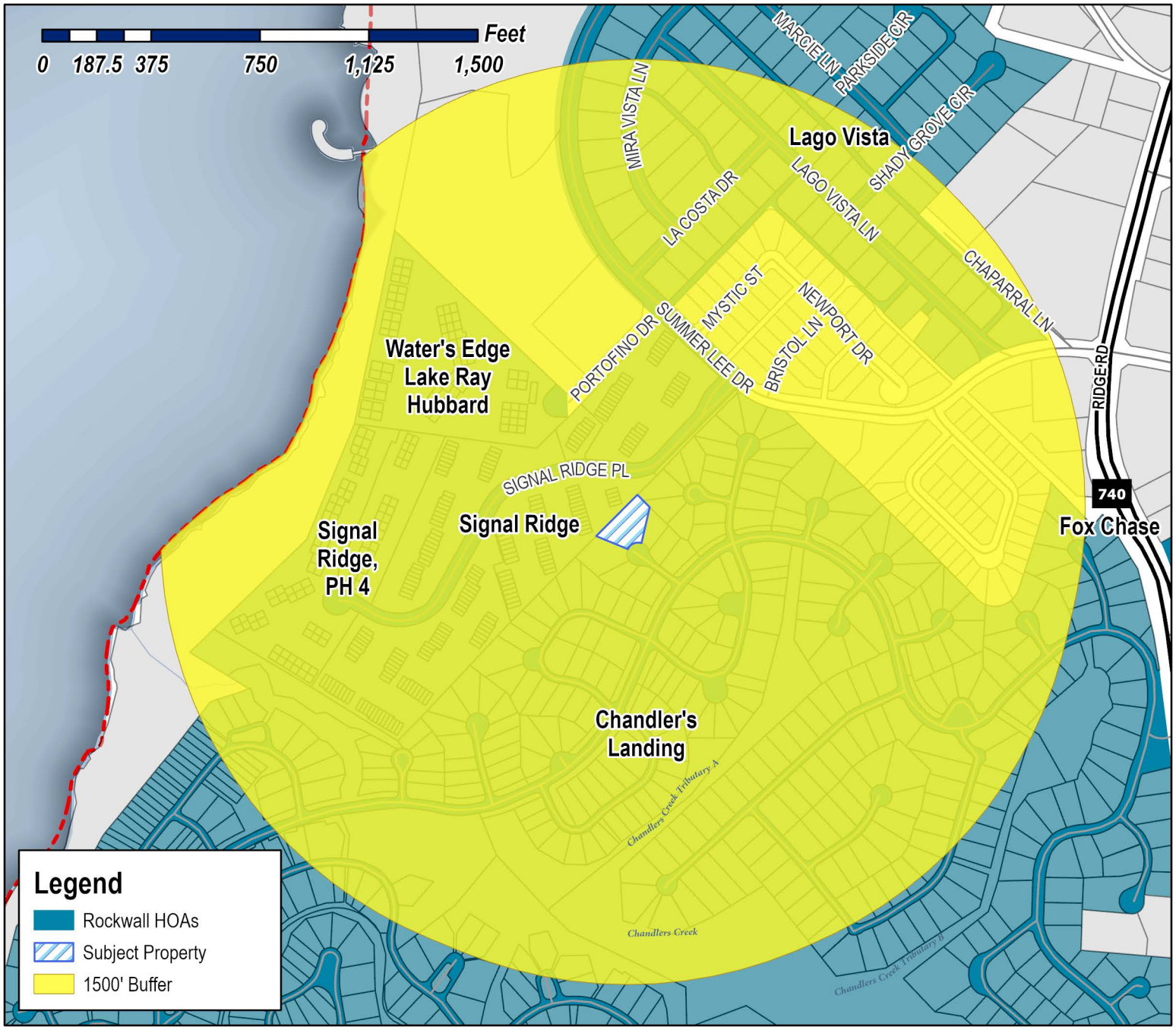
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

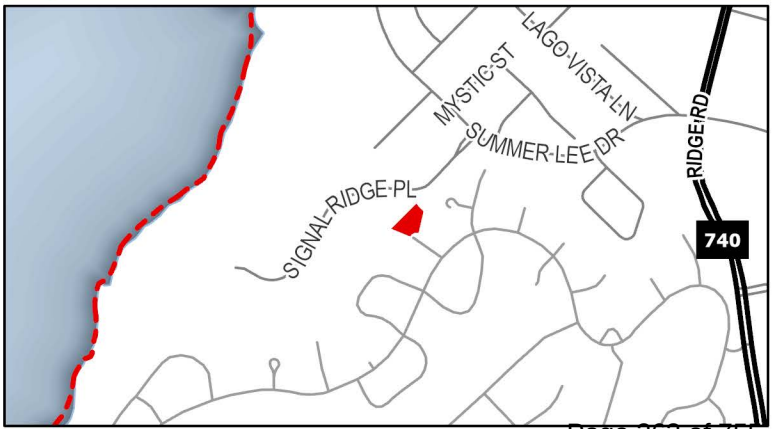
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Case Number: Z2024-046
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 108 Reliance Court



Date Saved: 9/13/2024
For Questions on this Case Call (972) 771-7745

From: Zavala, Melanie
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-046]
Date: Wednesday, September 18, 2024 10:36:36 AM
Attachments: Public Notice (P&Z) (09.16.2024).pdf
HOA Map (09.13.2024).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, September 20, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, October 15, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 21, 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.

Z2024-046: SUP for a Short-Term Rental
Hold a public hearing to discuss and consider a request by Carl and Wendy Petersen for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County

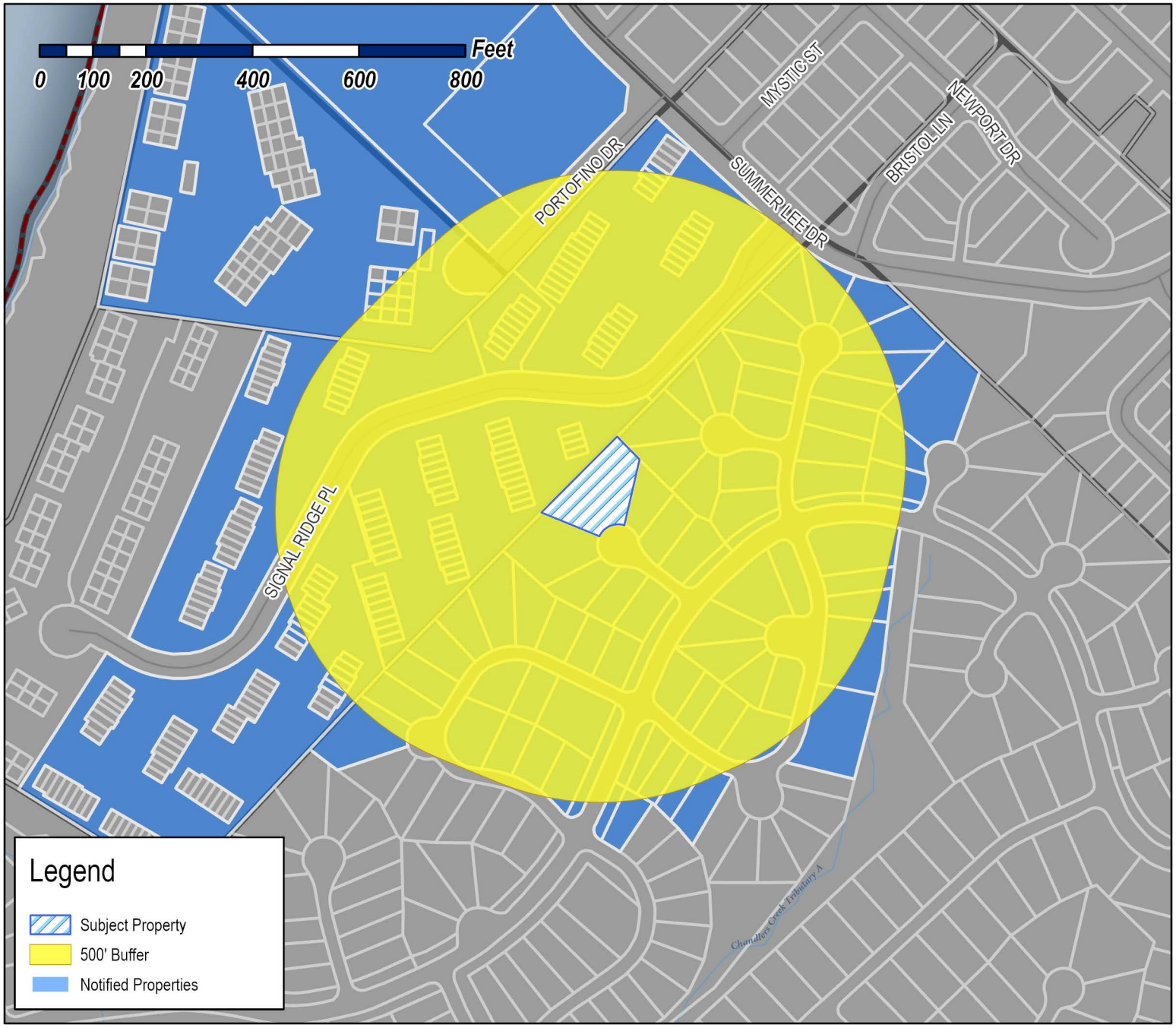
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

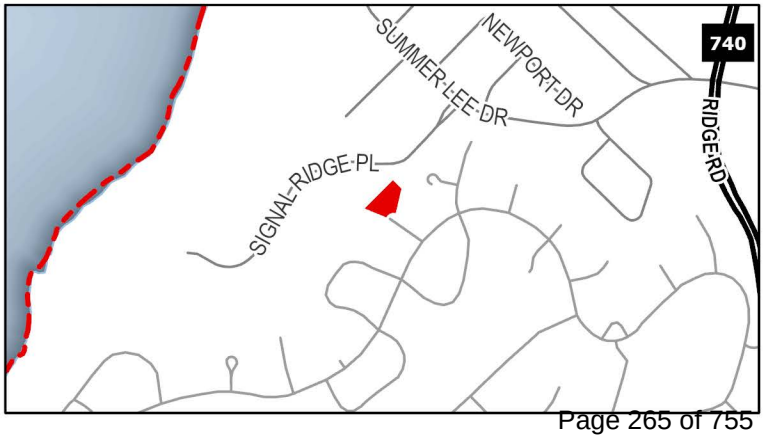
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Case Number: Z2024-046
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 8 (PD-8)
Case Address: 108 Reliance Court



Date Saved: 9/13/2024
For Questions on this Case Call: (972) 771-7745

BELOTE GARLAND III
1001 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

MEAVE DAVID MICHAEL
1002 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SHAH ZAHRA
1003 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

PEREZ FREDDIE
1004 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1005 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESENDIZ FERNANDO JR AND TIFFANY ARAI ARAGON
1006 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HILL KENNETH JAMES AND BETH ANNE
1006 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1007 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN PAMELA JEAN
1008 SIGNAL RIDGE
ROCKWALL, TX 75032

MIEROW SHARON A
1009 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LANGSTONFRIEDA KARLEN
101 MAYFLOWER CT
ROCKWALL, TX 75032

SWEET CHASE AND SADIE
101 RELIANCE CT
ROCKWALL, TX 75032

NASH SYDNEY
101 VALKYRIE PL
ROCKWALL, TX 75032

MCAFEE CANDACE
1010 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FOREMAN JANET
1011 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ESTILL KENNETH W & CONNIE R
1012 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1013 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHARLES CREIG
1014 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DEWET WAYNE JOHN
1015 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GRAGG CAROL
1016 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1017 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1018 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1019 SIGNAL RIDGE PL
ROCKWALL, TX 75032

HARRELL STEVEN R AND ROBERTA J
102 MAYFLOWER CT
ROCKWALL, TX 75032

HALL CORI
102 MISCHIEF LANE
ROCKWALL, TX 75032

CHENAULT JOSH & NATHALIE
102 RELIANCE COURT
ROCKWALL, TX 75032

WAGNER JULIE A
1020 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1021 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GIBBS STEPHANIE L
1022 SIGNAL RIDGE PLACE
ROCKWALL, TX 75087

RESIDENT
1023 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JANAK KEVIN WAYNE
1024 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CANCIOBELLO YESENIA AND
BILLY DREW MCMURTRE
1025 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WHITE RANDY
1026 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1027 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOSEPH JACOB
1028 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GLEAVES THOMAS J &
LACY N WENDT
1029 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
103 MAYFLOWER CT
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

AUSTIN CHRISTI LYNN
103 RELIANCE COURT
ROCKWALL, TX 75032

HALAMA STEFAN & ANN
103 VALKYRIE PL
ROCKWALL, TX 75032

DUKE HEATHER
1030 SIGNAL RIDGE PL UNIT 1030
ROCKWALL, TX 75032

LOPEZ LUISA
1031 SIGNAL RIDGE PLACE UNIT 1031
ROCKWALL, TX 75032

PERROTTA SHARON
1032 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNSTON SHARRON
1033 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1034 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1035 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PRYOR MICA MALONEY
1036 SIGNAL RIDGE PLACE #1036
ROCKWALL, TX 75032

RESIDENT
1037 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1038 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CONNER JANICE S
1039 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
104 MISCHIEF LN
ROCKWALL, TX 75032

RESIDENT
104 RELIANCE CT
ROCKWALL, TX 75032

SMITH BRYAN
104 MAYFLOWER CT
ROCKWALL, TX 75032

RESIDENT
1040 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1041 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1042 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1043 SIGNAL RIDGE PL
ROCKWALL, TX 75032

TRINGALI CATHARINE
1044 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FAULK ELIZABETH
1045 SIGNAL RIDGE PL # 2-B
ROCKWALL, TX 75032

YANGER LISA
1046 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1047 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ZAJDL SALLY A
1048 SIGNAL RIDGE PL
ROCKWALL, TX 75032

O'CONNOR MICHAEL AND HEATHER DAWN
105 MAYFLOWER CT
ROCKWALL, TX 75032

JOHNSON FAMILY TRUST
ROBERT S AND DOLORES I JOHNSON - TRUSTEES
105 MISCHIEF LANE
ROCKWALL, TX 75032

HAYES BRANDON
105 RELIANCE CT
ROCKWALL, TX 75032

RESIDENT
106 MAYFLOWER CT
ROCKWALL, TX 75032

RESIDENT
106 MISCHIEF LN
ROCKWALL, TX 75032

CHRISTIAN ANGELA LEE
106 RELIANCE CT
ROCKWALL, TX 75032

ROPER JOHN & JENNIFER
107 MAYFLOWER CT
ROCKWALL, TX 75032

TOVAR ADAN AND CAROLYNN JEWELL MALICK-GILBREATH
107 RELIANCE CT
ROCKWALL, TX 75032

GARCIA ANTONIO JR & ROXANN D
107 VALKYRIE PL
ROCKWALL, TX 75032

SLATER THOMAS EVERETT
108 MAYFLOWER CT
ROCKWALL, TX 75032

CARRILLO VICTOR G
108 MISCHIEF LN
ROCKWALL, TX 75032

PETERSEN CARL S & WENDY
108 RELIANCE CT
ROCKWALL, TX 75032

NORTEX PROPERTIES INC
% JOSEPH L ZEHR
10808 LA CABREAH LN
FORT WAYNE, IN 46845

LYONS ELIZABETH
109 MAYFLOWER COURT
ROCKWALL, TX 75032

HAGIN GARY L & W ANNE
109 MISCHIEF LN
ROCKWALL, TX 75032

RESIDENT
110 MISCHIEF LN
ROCKWALL, TX 75032

COOPER ELI T & RIKKI J
110 MAYFLOWER CT
ROCKWALL, TX 75032

RESIDENT
1101 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1102 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1103 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GARZA OLIVIA L AND FIDENCIO
1104 SIGNAL RIDGE #1104
ROCKWALL, TX 75032

RESIDENT
1105 SIGNAL RIDGE PL
ROCKWALL, TX 75032

OGLIN THOMAS J & JOYCE L
1106 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1107 SIGNAL RIDGE PL
ROCKWALL, TX 75032

JOHNS ETHAN
1108 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RUBIO CONNIE L
1109 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RATCLIFFE KATHLEEN C
111 MAYFLOWER CT
ROCKWALL, TX 75032

CERVANTES LESLEY PATINO
1110 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MILLER JEFFRY AND KATHLEEN
1111 VISTA GRANDE ROAD
EL CAJON, CA 92019

RESIDENT
1113 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LEMIEUX RICHARD
1114 SIGNAL RIDGE PL UNIT 3
ROCKWALL, TX 75032

MATHERNE JUDITH L
1115 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GARRETSON CLAY
1116 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

RESIDENT
1117 SIGNAL RIDGE PL
ROCKWALL, TX 75032

SHERMAN THREASA L AND DOYLE
112 MAYFLOWER COURT
ROCKWALL, TX 75032

TAN DAVID L AND SHANNON K
112 MISCHIEF LANE
ROCKWALL, TX 75032

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

FAIRCHILD JOINT REVOCABLE LIVING TRUST
TONI A FAIRCHILD- TRUSTEE
114 MAYFLOWER CT
ROCKWALL, TX 75032

RASOOL SHAIKH AL HADI AND
FARHANA ZAFAR
114 MISCHIEF LANE
ROCKWALL, TX 75032

PLUTUS21 DEVELOPMENT FUND V LLC
PLUTUS21 DEVELOPMENT
11455 NEWKIRK ST STE 1405
DALLAS, TX 75229

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

BRACE JUDE
116 MISCHIEF LN
ROCKWALL, TX 75032

RESIDENT
118 MISCHIEF LN
ROCKWALL, TX 75032

COOK NATHAN & COURTNEY
120 MISCHIEF LN
ROCKWALL, TX 75032

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

HORTON TREVOR L AND MEGAN
122 PURITAN COURT
ROCKWALL, TX 75032

POTISKA PATRICIA AND ANDREA
124 PURITAN CT
ROCKWALL, TX 75032

RESIDENT
125 MISCHIEF LN
ROCKWALL, TX 75032

WINKLES GARY AND KRISTY
126 PURITAN CT
ROCKWALL, TX 75032

MARTIN NAN YI
127 MICHIEF LANE
ROCKWALL, TX 75032

HAYES RICHARD
128 PURITAN CT
ROCKWALL, TX 75032

MANSFIELD PHYLLIS J
129 MISCHIEF LANE
ROCKWALL, TX 75032

CHURY JENNIFER LEIGH & BRIAN D
131 MISCHIEF LANE
ROCKWALL, TX 75032

MORRIS NICOLE E
13724 CORDARY AVE UNIT 7
HAWTHORNE, CA 90250

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

RESIDENT
1501 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WEST VICTORIA FELICIA
1502 SIGNAL RIDGE
ROCKWALL, TX 75032

PANNELL TIMOTHY WAYNE
1503 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1504 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BRINKMAN VICKI LYNN
1505 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1506 SIGNAL RIDGE PL
ROCKWALL, TX 75032

FITZGERALD LARRY R AND JACQUELINE
1507 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
1508 SIGNAL RIDGE PL
ROCKWALL, TX 75032

2019-1 IH BORROWER LP
1717 MAIN SST SUITE 2000
DALLAS, TX 75201

JOHNSON JARED H JR & BRINDA M
1741 PEPPERDALE DR
ROWLAND HEIGHTS, CA 91748

MEDINA ALEJANDRO
1800 DALROCK #100
ROWLETT, TX 75088

DWA EQUITIES LLC
1802 SIGNAL RIDGE
ROCKWALL, TX 75032

BREZ RAYMOND C & M LYNNE TRUSTEES
BREZ FAMILY TRUST
1910 SIGNAL RIDGE
ROCKWALL, TX 75032

OLSEN CATHERINE A
1920 KINGS PASS
HEATH, TX 75032

RESIDENT
1995 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
2000 PORTOFINO DR
ROCKWALL, TX 75032

HARVILLE BRET
2003 PORTOFINO DR
ROCKWALL, TX 75032

DASILVA JOHN M
2009 TOUCH GOLD CT
ROWLETT, TX 75088

RESIDENT
2018 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2020 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2022 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2024 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2026 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2028 PORTOFINO DR
ROCKWALL, TX 75032

LARAPINTA LLC
2028 E. BEN WHITE BLVD # 240-5820
AUSTIN, TX 75741

RESIDENT
2030 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2032 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2034 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2036 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2038 PORTOFINO DR
ROCKWALL, TX 75032

RESIDENT
2055 SUMMER LEE DR
ROCKWALL, TX 75032

MOORE GREGORY J
2140 PORTOFINO DR
ROCKWALL, TX 75032

WALLICK & VOLK INC
222 E 18TH ST
CHEYENNE, WY 82001

HENDERSON DON AND MARIA
234 BRISTOL CT
HEATH, TX 75032

HENDERSON DON AND MARIA
234 BRISTOL CT
HEATH, TX 75032

HENDERSON DON AND MARIA
234 BRISTOL CT
HEATH, 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

PINK DALLAS LLC
240 WILLOWCREST
ROCKWALL, TX 75032

ODOM LACEY AND JOSH
2402 YACHT CLUB DR
ROCKWALL, TX 75032

PARRISH WENDY R
246 VICTORY LN
ROCKWALL, TX 75032

GATZKE LISA AND JAMES
247 VICTORY LANE
ROCKWALL, TX 75032

HARRIS ERIC & DEBBIE
251 VICTORY LN
ROCKWALL, TX 75032

LASANCE RICHARD & SHIRLEY
253 VICTORY LN
ROCKWALL, TX 75032

ROCKWALL LOT 3 OWNER LLC
255 ALHAMBRA CIRCLE SUITE 760

2055 SUMMER LEE ROCKWALL OWNER LLC
255 ALHAMBRA CIRCLE SUITE 760

BRITTON MATTIE JO AND ZACHARY TAYLOR
256 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
257 VICTORY LN
ROCKWALL, TX 75032

HANSEN J D & PATRICIA
262 VICTORY LN
ROCKWALL, TX 75032

RESIDENT
264 VICTORY LN
ROCKWALL, TX 75032

STUBBLEFIELD SUSAN
268 VICTORY LN
ROCKWALL, TX 75032

DILOV VANIO
2717 LAKEWOOD DR
ROWLETT, TX 75088

FRANCISCO CAROLYN ELLISON
272 VICTORY LN
ROCKWALL, TX 75032

CARPENTER REVOCABLE LIVING TRUST
2752 E FM 552
ROCKWALL, TX 75087

BURKETT MARY REBECCA EASON
277 TERRY LN
HEATH, TX 75032

DEMARS GREGORY SCOTT AND CYNTHIA LEE FLOYD
281 VICTORY LANE
ROCKWALL, TX 75032

HALL JASON M & CORI M
284 VICTORY LN
ROCKWALL, TX 75032

BAILEY BETH KENNEDY
2919 COUNTRY PLACE CIR
CARROLLTON, TX 75006

SALT PROPERTIES LLC
2931 RIDGE ROAD SUITE 101-181
ROCKWALL, TX 75032

SEEDS DAVID R
2961 S CHERRY WAY
DENVER, CO 80222

PERRY GEORGE DAVID & SANDRA SUE
299 VICTORY LN
ROCKWALL, TX 75032

MIRFENDERESKI JONAH JAVAD AND NALINA MICHELLE SHAPIRO
301 VALIANT DRIVE
ROCKWALL, TX 75032

RESIDENT
306 VICTORY LN
ROCKWALL, TX 75032

MCNAIR KELLY
307 VICTORY LN
ROCKWALL, TX 75032

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

RESIDENT
310 VICTORY LN
ROCKWALL, TX 75032

MAY DEBRA AND RODNEY
314 VICTORY LN
ROCKWALL, TX 75032

SARAHI LOREDO A/K/A SARAHI ARCE SPECIAL COMMUNITY PROPERTY TRUST, A SU
JAIME & SARAHI ARCE LIVING TRUST,SARAHI LOREDO/SARAHI ARCE-T
315 VICTORY LN
ROCKWALL, TX 75032

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

LESLIE RANDY
349 E ELDORADO DR
SCROGGINS, TX 75480

MCILRATH PROPERTIES LLC
3910 WESLEY ST
GREENVILLE, TX 75401

STRAHM ROBERT & DENA LYNNE
4010 STONE HAVEN DR
GARLAND, TX 75043

OPENDOOR PROPERTY J LLC
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85281

OPENDOOR PROPERTY J LLC
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85281

GARDNER DAVID L REV LIV TR
4401 GMD UNIT 702
LONGBOAT KEY, FL 34228

DAVID L GARDNER REVOCABLE LIVING TRUST
4401 GULF OF MEXICO DR UNIT 702
LONGBOAT KEY, FL 34228

BRACK KENYATTA AND SELEAN TURNER
4501 YACHT CLUB DRIVE
ROCKWALL, TX 75032

BOUSSERT ANNE S & CHRISTIAN B
516 CAMELIA AVE
BATON ROUGE, LA 70806

ROCKWALL YELLOWJACKETS 3533 LLC
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

GRAF DANIEL & JESSICA
5307 92ND ST
LUBBOCK, TX 79424

BAUMGARD CHRIS & LAUREN
5324 PETERSON CT
FLOWER MOUND, TX 75028

VEGA DAVID AND ALICIA C
550 MCDONALD ROAD
HEATH, TX 75032

WOODARD JENNIFER
619 E BOYDSTUN AVE
ROCKWALL, TX 75087

MCKINSTRY FRITZ AND KATHY LIVING TRUST
634 COURAGEOUS DR
ROCKWALL, TX 75032

PATTERSON WILLIAM L JR AND DWAYLA L REVOCABLE LIVING TRUST
782 HANOVER DR
ROCKWALL, TX 75087

BENTON EMILY AND
LORI BENTON
785 WINDING RIDGE LN
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LONON DEBORAH J
802 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

KILLGORE LEE A
803 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
804 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ARMSTRONG JOHN D III
804 EAGLE PASS
HEATH, TX 75032

BRYANT BLAIR WILLIAM JR
805 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE TRUST
RAYMOND B & PHYLLIS F WALKER TRUSTEES
806 SIGNAL RIDGE PLACE UNIT 806
ROCKWALL, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R
808 SIGNAL RIDGE
ROCKWALL, TX 75032

BRAY SHAWN & HANNAH GRACE LEHMANN-BRAY
809 SIGNAL RIDGE
ROCKWALL, TX 75032

GERAULT JANET
810 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
811 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
812 SIGNAL RIDGE PL
ROCKWALL, TX 75032

THOMPSON JOHN R AND REGINA B
813 SIGNAL RIDGE PLACE UNIT 813
ROCKWALL, TX 75032

BRASHEARS KARI
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ANDREW JONATHON
815 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
816 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN LAURA J AND RONALD L
905 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GOODALL JOYCE ANN & JILL NICOLE COOPER
906 SIGNAL RIDGE PLACE 5
ROCKWALL, TX 75032

RESIDENT
907 SIGNAL RIDGE PL
ROCKWALL, TX 75032

EFFLE MANDY E AND
JOSH DEATON
908 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
909 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
910 SIGNAL RIDGE PL
ROCKWALL, TX 75032

BAIRD-SMIT JULIA GRAYSON
911 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WHITE DEBORAH
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DISMUKE JAMIE M
913 SIGNAL RIDGE PLACE #913
ROCKWALL, TX 75032

YANG JIE &
CHANGYUN LI
914 SIGNAL RIDGE PL UNIT 914
ROCKWALL, TX 75032

TUNNELL MEREDITH MICHELLE
915 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
916 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DEZEE GENENE
917 SIGNAL
ROCKWALL, TX 75032

RESIDENT
918 SIGNAL RIDGE PL
ROCKWALL, TX 75032

LARAMORE ALLISON AND
KIMBERLY LARAMORE & BAYLIS H
919 SIGNAL RIGE PLACE
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75032

MURRAY NORMA C
922 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
923 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
924 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
925 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
926 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
927 SIGNAL RIDGE PL
ROCKWALL, TX 75032

WILEY ALEXANDRIA AND JOHN WESLEY SHELTON
928 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GREEN MAUREEN
945 BREEZY HILL LANE
ROCKWALL, TX 75087

HARRIS SUSAN
9660 ALPHA LN
QUINLAN, TX 75474

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

THE SPACE PLACE, SERIES LLC, SERIES I
P.O. BOX 1271
MOUNT PLEASANT, TX 75456

LOGAN PAULINE K
P.O. BOX 2198
ROCKWALL, TX 75087

MCMINN KIMBERLY
PMB 239 11654 PLAZA AMERICA DR
RESTON, VA 20190

AMHILL FINANCIAL LP
ATTN JIM PETERS
PO BOX 1179
ROCKWALL, TX 75087

RUSH MAJOR
PO BOX 760794
GARLAND, TX 75046

GONZALEZ LOURDES
1027 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

Case No. Z2024-046: SUP for a Short-Term Rental

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.

THEY Affect Property Values in A Negative way.

Name: DAVID ANDERSON (D.W.A. Equities LLC)

Address: 923 Signal Ridge Place 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

Case No. Z2024-046: SUP for a Short-Term Rental

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.

① There is a housing shortage and this unit should be used for long term residential purposes

② There are many problems with short term rentals including increased crime

Name: Anne & Christian Boussert

Address: 1021 Signal Ridge Place, Rockwall 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

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:

Z2024-046: SUP for a Short-Term Rental

Hold a public hearing to discuss and consider a request by Carl and Wendy Petersen for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 108 Reliance Court, 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, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, October 21, 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. Z2024-046: SUP for a Short-Term Rental

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.

STR's should be allowed in Chandlers as long as there are rules for who is allowed to use the home & for what purposes.

Name: Mary Burkett

Address: 277 Terry Ln. Heath (owner of 5 Signal Ridge condos)

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. Z2024-046: SUP for a Short-Term Rental

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.

We have concerns about who is renting these short term Rentals without concern for our neighbor

Name: KENNETH ESTILL KW. Estill

Address: 1012 Signal Ridge 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

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:

Z2024-046: SUP for a Short-Term Rental

Hold a public hearing to discuss and consider a request by Carl and Wendy Petersen for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 108 Reliance Court, and take any action necessary.

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2024-046: SUP for a Short-Term Rental

Please place a check mark on the appropriate line below:

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

Subject property is located in a gated community on a short cul-de-sac street with little parking; the HOA restricts on-street, overnight parking! Additional traffic & noise!

Name: Carolyn Francisco acct. # 00101-4134

Address: 272 Victory Lane, Rockwall 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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Carolyn Francisco 214-729-2815

Case No. Z2024-046: SUP for a Short-Term Rental

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.

Not appropriate for our community.
We moved here for Security.

Name: Jerry & Pat Hansen

Address: 262 Victory Lane

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Case No. Z2024-046: SUP for a Short-Term Rental

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

Do not want STR's in Chandlers.

Name: Debbie Harris

Address: 251 Victory Lane, Rockwall, TX 75032

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

I do not believe there would be any negative effect for a short or long term rental. In fact I believe it could help our area to provide this service

Name: Pam Hadley

Address: 1072 Signal Ridge 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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☑ I am opposed to the request for the reasons listed below.

The neighborhood is family based & not conducive to/for a short-term rentals. The private security in this area along with our public police department do not have available resources to properly protect others incase of violence if it occurs as a result of the rental.*

Name: Chantie Massey

Address: 2919 Lago Vista Ln, Rockwall, 75032

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

It is a large house so...
1) - large parties
2) - large families in lots of kids
3) - as it is we are keeping our rentals low here so I do not want more near by (Rentals)

Name: Sharon Mieroo

Address: 1009 Signal Ridge Pl. Rockwall 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 opposed to the request for the reasons listed below.

Increased traffic and late night parties
Also, it will increase crime in the area

Name: Michael O'Connor

Address: 105 Mayflower Court, Rockwall, Texas

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 opposed to the request for the reasons listed below.

Other areas that have allowed short-term rentals have had lots of problems including increased crime rates, wild parties and destruction of property.

Name: Gayle Smitherman

Address: 1021 Signal Ridge Pl, 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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Z2024-046

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 feel that short term rentals should be allowed in residential neighborhoods due to increased traffic, possible crime, possible disturbance of the peace.

Respondent Information

Please provide your information.

First Name *

Annette

Last Name *

Taylor

Address *

909 Signal Ridge

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

The attraction of this community is its gated security. An STR allows non-property owners or long-term leasees access with no restrictions on why they would be in the community.

Name: Roxann Garcia

Address: 107 Valkyrie Place, 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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Case No. Z2024-046: SUP for a Short-Term Rental

Owner of:
907 Signal Ridge
Rockwall, Texas

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.

Opposed to all short Term Rentals
IN the TOWN of Rockwall Texas
Short Term Rentals have negative
impact on Property Values

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.

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Owner of
927 Signal Ridge
Rockwall Texas

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.

Opposed to all short term rentals in the Town of Rockwall Texas Short Term Rentals have an adverse impact on Property Values

Name: David L. Gardner

Address: 4401 GMD, Unit 702 Longboat Key FL 34228

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Ross, Bethany

From: Brandon Hayes <brandon@renegadecigars.com>
Sent: Tuesday, October 15, 2024 1:14 PM
To: Planning
Subject: Z2024-046

Case No. Z2024-046 for a Short-Term Rental

As a resident of Reliance Court in Rockwall, Texas, I oppose the short-term rental on my street. I am concerned about potential noise, increased traffic, and other related issues.

Thank you,

Brandon Hayes
105 Reliance Ct.
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Z2024-046

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.

Impact to neighbors and potential disruption. Additional concerns with non resident use of neighborhood amenities, along with concerns of non residents and unknown parties inhabiting the gated community.

Respondent Information

Please provide your information.

First Name *

Jaclyn

Last Name *

Jurca

Address *

115 mayflower 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.
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- ( ) My neighbors told me about the request.
- ( ) Other: .....

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

Short term rentals lead to "party houses" and disruptions to what are otherwise quiet neighborhoods with long term residents that are stable and relatively quiet neighbors then move out and more short term rentals or residents move in and destabilize the neighborhoods.

Name: Lee Killgore

Address: 803 Signal Ridge #1 Rockwall Tx 75032

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

Respondent Information

Please provide your information.

First Name *

Lauren

Last Name *

Montoney

Address *

104 Valkyrie Pl

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

Respondent Information

Please provide your information.

First Name *

Nalina

Last Name *

Shapiro

Address *

301 valiant 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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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.

Community area privacy is compromised, risk for trash, noise, parties, parking is an issue! No tenant screening

Respondent Information

Please provide your information.

First Name *

Rosemary

Last Name *

Tonoli

Address *

604 Severige 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.
- [ ] 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).

Z2024-046

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.

multiple cars, unknown people, no screening process, risk for parties and noise and trash

Respondent Information

Please provide your information.

First Name *

Adan

Last Name *

Tovar

Address *

107 Reliance 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.
- [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

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:

Z2024-046: SUP for a Short-Term Rental

Hold a public hearing to discuss and consider a request by Carl and Wendy Petersen for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 108 Reliance Court, 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, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Monday, October 21, 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. Z2024-046: SUP for a Short-Term Rental

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

Wendy Petersen
2880 Chippewa Way
Provo, UT 84604-4349
214-675-4142
wendyhp55@gmail.com

10 September 2024

City of Rockwall
Planning and Zoning Department
385 South Goliad Street
Rockwall, TX 75087

Re: 108 Reliance Court

Dear Planning and Zoning Department:

This letter regards a Specific Use Permit for the residence located at 108 Reliance Court, Rockwall, Texas for designation as a short-term rental.

My husband and I built our dream house in 1994 on property we purchased in Chandlers Landing in 1993.* We lived in the house for 30 years and raised our children there.

For the past few years, my husband's parents have been inviting us to live with them in Utah to help care for them. They are 92 and 96 years old. We had several situations that prevented us from accommodating them, but during the last couple of years, things fell into place, and we made the big move. We were excited to go because most of our children and grandchildren are also in Utah.

We love our house and don't want to sell it. We want to return to visit friends and family occasionally, but we don't want our home to sit vacant most of the time. Logically, converting it into a short-term rental is a great solution because it would be occupied much of the time (hopefully), it would generate income to pay for property insurance and taxes, and we can reserve it for ourselves when we visit.

Our house is approximately 950 feet away from the nearest existing short-term rental, about 50 feet under the 1,000-foot proximity requirement. There are several items to consider in our application for a Specific Use Permit:

- Our home is located in Chandlers Landing which is an attractive neighborhood with many speed bumps which encourages slow traffic.
- Yacht Club Drive, which circles the community, is two miles around. About one consecutive mile of Yacht Club Drive has only a couple of homes whose front doors face the Drive. Reliance Court is a street that intersects that section of the Drive. The result is a feeling of less concentration and more spaciousness.
- Our property on Reliance Court includes a lanscaped lot which provides a peaceful clearing.
- Our property is adjacent to the condominiums at Signal Ridge which is separated from Chandlers Landing by a fence, bushes, and trees and provides privacy.
- Our property has retaining walls on two sides which act as buffers.
- Our home is located in a small, quiet cul-de-sac that is somewhat secluded.

In addition to the City's ordinances, the Chandlers Landing Community Association requires a short-term rental application. It includes an annual administrative fee of $100 and a $1,500 deposit to cover fines and damages. There are regulations such as quiet time between 10 pm and 8 am, no overnight street parking, and other conditions with which renters much comply. I intend to clearly communicate to renters the importance of keeping the rules, otherwise, I will lose my ability to maintain my home as a rental.

Our home is an attractive asset that will accommodate guests in a desirable location without adversely influencing the beautiful City of Rockwall, Chandlers Landing, its residents, or visitors.

Sincerely,



Wendy Petersen

*An interesting bit of information is that our house was built from my husband's earnings working at id Software where he worked on Doom, one of the most influential video games of all time. As a matter of fact, portions of our home are featured in Doom II. My husband, Carl Sanford (Sandy) Petersen, is a world-renowned game designer whose specialty is making games fun. He has an impressive resume filled with award-winning role-playing games, board games, card games, video games, and computer games.

Enclosures: Development Application
History of Petersen ownership of Reliance Court property
Email from Rockwall City P&Z Department accepting out-of-state notary on application
$215 check for application fee











History of Property at
108 Reliance Court, Rockwall, Texas
Owned by Carl Sanford (Sandy) Petersen and Wendy Petersen

1993 Purchased property in Rockwall.

Chandlers Landing, Phase 20, Lot 26.
Rockwall County Plat Records, Cabinet B, Slides 254-256.

1994 Built house on property. Paid cash for part of construction costs and acquired a mortgage for remainder.

108 Reliance Court, Rockwall.

2001 Purchased vacant lot adjacent to 108 Reliance Court.

Chandlers Landing, Phase 20, Lot 25.
Rockwall County Plat Records, Cabinet B, Slides 254-256.

2001 Paid off mortgage acquired in 1994.

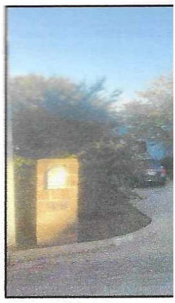
2005 Replat of Lots 25 and 26 to join the lots into one property.

Chandlers Landing, Phase 20, Lot 25-R.
Rockwall County Plat Records, Cabinet F, Slide 155.

2015 Obtained a home equity loan to invest money in a family business and 108 Reliance Court is collateral for the loan.

2024 Preparing home to become a short-term rental.





S 45°23'48" E 64.78'

86.82'

7.5' UTILITY EASEMENT

E CORNER OF LOT 27 MRD

STONEWALL

WOOD RET. WALL

0.2'

AC

AC

AC

13.3'

1.3'

1.3'

15.7'

11.4'

8.8'

40.2'

0.2'

S 15°08'04" W

121.59'

27

THREE STORY BRICK & FRAME (108)

EM

26.5'

25.5'

6.5'

36.0'

22.0'

26.2'

9.0'

0.5'

49.3'

25' BL

30' BL

201.45'

N 44°36'12" E

OLD LOT LINE

PAUL H. SR. & SHIRLEY LIECHTY
VOL. 405, PG. 210

15' DRAINAGE & UTILITY EASEMENT

25-R

10X10 TRANS EASEMENT

TRANS PAD

1/2" IRF FOR REFERENCE
N 38°4'36" W - 0.52'

R=41.50'
L=59.99'

RELIANCE COURT

25' BL

10' UTILITY EASEMENT

(S 16°04'37" W
(243.08')

W CORNER OF LOT 19 MRD

20' BL

BRICKWALL

115.23'

N 67°41'31" W

1.2'

24

PROPERTY SUBJECT TO EASEMENTS & RESTRICTIONS
VOL. B, PG. 254
VOL. 112, PG. 546

After recording please mail to:
ANGEL OAK MORTGAGE SOLUTIONS, LLC
980 HAMMOND DRIVE, SUITE 850
ATLANTA, GA 30328
Attn: Document Return

20200000028897
11/25/2020 10:57:26 AM
DEED OF TRUST
Pg: 1/16

Lawyers Title GF# 19014220 00157

[Space Above This Line for Recording Data.]

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THIS SECURITY INSTRUMENT SECURES AN EXTENSION OF CREDIT THAT IS THE TYPE OF CREDIT DEFINED BY SUBSECTION (a)(6) OF SECTION 50, ARTICLE XVI OF THE TEXAS CONSTITUTION.

TEXAS HOME EQUITY SECURITY INSTRUMENT
(First Lien)

Loan Number: **802009148953**
MIN: 101301600000651918
MERS Phone: 1-888-679-6377

This Security Instrument is not intended to finance Borrower's acquisition of the Property.

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated **NOVEMBER 18, 2020**, together with all Riders to this document.
(B) "Borrower" is **CARL PETERSEN A/K/A CARL S. PETERSEN AND A/K/A SANDY PETERSEN AND WENDY HALL PETERSEN A/K/A WENDY PETERSEN, HUSBAND AND WIFE.** Borrower is the grantor under this Security Instrument.
(C) "Lender" is **ANGEL OAK MORTGAGE SOLUTIONS, LLC.** Lender is a **LLC** organized and existing under the laws of **DELAWARE.** Lender's address is **980 HAMMOND DRIVE, SUITE 850, ATLANTA, GA 30328.** Lender includes any holder of the Note who is entitled to receive payments under the Note.
(D) "Trustee" is **THOMAS E BLACK, JR.** Trustee's address is **2905 CORPORATE CIRCLE, FLOWER MOUND, TX 75028.**
(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the beneficiary under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
(F) "Note" means the promissory note signed by Borrower and dated **NOVEMBER 18, 2020.** The Note states that Borrower owes Lender **Two Hundred Eighty-Eight Thousand Seven Hundred Fifty And No/100 Dollars** (U.S. **$288,750.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **DECEMBER 01, 2050.**

Initials: _____ _____ _____ _____

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
(H) "Extension of Credit" means the debt evidenced by the Note, as defined by Section 50(a)(6), Article XVI of the Texas Constitution and all the documents executed in connection with the debt.
(I) "Riders" means all riders to this Security Instrument that are executed by Borrower. The following riders are to be executed by Borrower [check box as applicable]:

☐ Texas Home Equity Condominium Rider ☐ Other:
☒ Texas Home Equity Planned Unit Development Rider
☐ Adjustable Rate Rider

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.
(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.
(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.
(M) "Escrow Items" means those items that are described in Section 3.
(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.
(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. § 2601 et seq.) and its implementing regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Extension of Credit does not qualify as a "federally related mortgage loan" under RESPA.
(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Extension of Credit, and all extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described Property located in the **County** of **ROCKWALL**:

BEING LOT 25R IN BLOCK A OF CHANDLERS LANDING, PHASE 20, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN VOLUME F, PAGE 155, PLAT RECORDS, ROCKWALL COUNTY. TEXAS

which currently has the address of **108 RELIANCE COURT** [Street]
ROCKWALL [City], Texas **75032** [Zip Code] ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, appurtenances, and fixtures now or hereafter a part of the Property. All replacements and additions shall also be covered by this Security

Initials: _____ _____ _____ _____

Instrument. All of the foregoing is referred to in this Security Instrument as the "Property"; provided however, that if the Property includes both homestead property and property that is not homestead property, the Property is limited solely to homestead property in accordance with Section 50(a)(6)(H), Article XVI of the Texas Constitution. If no part of the Property is homestead property, the homestead protections of Section 50, Article XVI of the Texas Constitution are not applicable to this Extension of Credit. Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 14. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Extension of Credit current. Lender may accept any payment or partial payment insufficient to bring the Extension of Credit current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payment in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Extension of Credit current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied or returned to Borrower earlier, such funds may be applied to the outstanding principal balance under the Note immediately prior to foreclosure without abandoning any acceleration of the Note. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; and (c) premiums for any and all insurance required by Lender under Section 5. These items are called "Escrow Items." At origination or at any time during the term of the Extension of Credit, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation

Initials: _____ _____ _____ _____

to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 14 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than twelve monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than twelve monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Extension of Credit.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Extension of Credit. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Extension of Credit, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the

Initials: CR _____ _____ _____

Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 21 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower now occupies and uses the Property as Borrower's Texas homestead and shall continue to occupy the Property as Borrower's Texas homestead for at least one year after the date of this Security Instrument, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

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8. Borrower's Loan Application. Borrower's actions shall constitute actual fraud under Section 50(a)(6)(c), Article XVI of the Texas Constitution and Borrower shall be in default and may be held personally liable for the debt evidenced by the Note and this Security Instrument if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan or any other action or inaction that is determined to be actual fraud. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as a Texas homestead, the representations and warranties contained in the Texas Home Equity Affidavit and Agreement, and the execution of an acknowledgment of fair market value of the property as described in Section 27.

9. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property, and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying reasonable attorneys' fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 9, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 9. No powers are granted by Borrower to Lender or Trustee that would violate provisions of the Texas Constitution applicable to Extensions of Credit as defined by Section 50(a)(6), Article XVI of the Texas Constitution or other Applicable Law.

Any amounts disbursed by Lender under this Section 9 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

10. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

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If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding which is not commenced as a result of Borrower's default under other indebtedness not secured by a prior valid encumbrance against the homestead, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 18, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

12. Joint and Several Liability; Security Instrument Execution; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any person who signs this Security Instrument, but does not execute the Note: (a) is signing this Security Instrument only to mortgage, grant and convey the person's interest in the Property under the terms of this Security Instrument and to comply with the requirements of Section 50(a)(6)(A), Article XVI of the Texas Constitution; (b) is not obligated to pay the sums secured by this Security Instrument and is not to be considered a guarantor or surety; (c) agrees that this Security Instrument establishes a voluntary lien on the homestead and constitutes a written agreement evidencing the person's consent to such lien; and (d) agrees that Lender and Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of the Note. Borrower further represents, covenants, and agrees that each owner of the Property and each owner's spouse has consented to the voluntary lien on the homestead that is being established by this Security Instrument.

Subject to the provisions of Section 17, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 19) and benefit the successors and assigns of Lender.

13. Extension of Credit Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Extension of Credit is subject to a law which sets a limit on the amount of Extension of Credit charges, then all agreements between Lender and Borrower are expressly limited so that any Extension of Credit charges collected or to be collected (other than interest, bona fide discount points used to buy down the interest rate, and any excluded charges listed in Section 50(a)(6)(E)(i)-(iv) of the Texas Constitution) from Borrower, the owner of the Property, or the owner's spouse in connection with the origination, evaluation, maintenance, recording, insuring or servicing of the Extension of Credit are hereby amended so that such charges do not exceed, in the aggregate, the highest amount allowed by Applicable Law. If it is finally adjudicated by a court of last resort that the amount of such Extension of Credit charges exceeds the permitted limit, then: (a) any sums already collected from Borrower which exceeded the permitted limit will be refunded to Borrower; and (b) any sums yet to be collected from Borrower which exceed the permitted limit are hereby waived by Lender. Lender will make any refund required by this section by either making a payment to Borrower or by crediting the refund amount to the

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balance due on the Extension of Credit. Borrower acknowledges that there may be a bona fide dispute with regard to whether such Extension of Credit charges exceed in the aggregate a permitted limit and agrees that Lender will not have received adequate notice that such Extension of Credit charges exceed the permitted limit, and will have no obligation to refund any excess, unless and until that fact has been finally adjudicated by a court of last resort. **The Lender's payment or credit of any such refund will extinguish any right of action or defense to foreclosure Borrower might have arising out of such overcharge.**

This Section 13 will supersede any inconsistent provision of the Note or this Security Instrument.

14. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail (but, by certified mail if the notice is given pursuant to Section 19) to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

15. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the laws of Texas. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

16. Borrower's Copies. At the time the Extension of Credit is made, Borrower shall receive a copy of the final loan application and all executed documents signed by Borrower at closing related to the Extension of Credit.

17. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 17, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 14 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

18. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses, insofar as allowed by Section 50(a)(6), Article XVI of the Texas Constitution, incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check,

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provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 17.

19. Sale of Note; Change of Loan Servicer; Notice of Grievance; Lender's Right-to-Comply. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Extension of Credit is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 14) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. For example, Section 50(a)(6)(Q)(x), Article XVI of the Texas Constitution, generally provides that a lender has 60 days to comply with its obligations under the extension of credit after being notified by a borrower of a failure to comply with any such obligation. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 21 and the notice of acceleration given to Borrower pursuant to Section 17 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 19.

It is Lender's and Borrower's intention to conform strictly to provisions of the Texas Constitution applicable to Extensions of Credit as defined by Section 50(a)(6), Article XVI of the Texas Constitution.

All agreements between Lender and Borrower are hereby expressly limited so that in no event shall any agreement between Lender and Borrower, or between either of them and any third party, be construed to limit Lender's right or time period to correct any failure to comply with the provisions of Section 50(a)(6), Article XVI of the Texas Constitution to the fullest extent allowed by Applicable Law. As a precondition to taking any action premised on a failure of Lender to comply with its obligations under the Extension of Credit, Borrower will advise Lender of the noncompliance by a notice given as required by Section 14, and will give Lender at least 60 days after such notice has been received by Lender to comply. Except as otherwise required by Applicable Law, Lender shall forfeit all principal and interest of the Extension of Credit only if: (a) Lender receives said notice, the failure to comply may be corrected by one of the methods set forth in Section 50(a)(6)(Q)(x), Article XVI of the Texas Constitution, and Lender fails to correct the failure to comply within sixty (60) days after it receives said notice; (b) the Extension of Credit is made by a person other than a person described under Section 50(a)(6)(P), Article XVI of the Texas Constitution; or (c) each owner of the Property and each owner's spouse has not consented to the lien established by this Security Instrument and each owner and each owner's spouse who did not initially consent does not subsequently consent. Borrower will cooperate in reasonable efforts to correct any failure by Lender to comply with Section 50(a)(6), Article XVI of the Texas Constitution, including in reasonable efforts to obtain the subsequent consent of any owner or owner's spouse who does not initially consent to the lien established by this Security Instrument.

In the event that, for any reason whatsoever, any obligation of Borrower or of Lender pursuant to the terms or requirements hereof or of any other loan document shall be construed to violate any of the provisions of the Texas Constitution applicable to Extensions of Credit as defined by Section 50(a)(6), Article XVI of the Texas Constitution, then any such obligation shall be subject to the provisions of this Section 19, and the document may be reformed, by written notice or written acknowledgment from Lender, without the necessity of the execution of any amendment or new document by Borrower, so that Borrower's or Lender's obligation shall be modified to conform to the Texas Constitution, and in no event shall Borrower or Lender be obligated to perform any act, or be bound by any requirement which would conflict therewith.

It is the express intention of Lender and Borrower to structure this Extension of Credit to conform to Applicable Law and, specifically, to the provisions of the Texas Constitution applicable to Extensions of Credit as defined by Section 50(a)(6), Article XVI of the Texas Constitution. If, from any circumstance whatsoever, any promise, payment, obligation or provision of the Note, this Security Instrument or any other loan document involving this Extension of Credit transcends the limit of validity prescribed by Applicable Law or does not comply with Section 50(a)(6), Article XVI of the Texas

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Constitution, then any such promise, payment, obligation or provision is hereby reduced to the limit of such validity, eliminated as a requirement if necessary for compliance with such law, or reformed if necessary to comply with such law without the necessity of the execution of any amendment or the delivery of any other document by Borrower or Lender.

Lender's right-to-comply as provided in this Section 19 shall survive the payoff of the Extension of Credit. The provision of this Section 19 will supersede any inconsistent provision of the Note or this Security Instrument.

20. Hazardous Substances. As used in this Section 20: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 17 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice will result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Insofar as allowed by Section 50(a)(6), Article XVI of the Texas Constitution, Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 21, including, but not limited to, court costs, reasonable attorneys' fees and costs of title evidence.

The lien evidenced by this Security Instrument may be foreclosed upon only by a court order. Lender may, at its option, follow any rules of civil procedure promulgated by the Texas Supreme Court for expedited foreclosure proceedings related to the foreclosure of liens under Section 50(a)(6), Article XVI of the Texas Constitution ("Rules"), as amended from time to time, which are hereby incorporated by reference. The power of sale granted herein shall be exercised pursuant to such Rules, and Borrower understands that such power of sale is not a confession of judgment or a power of attorney to confess judgment or to appear for Borrower in a judicial proceeding.

22. Power of Sale. It is the express intention of Lender and Borrower that Lender shall have a fully enforceable lien on the Property. It is also the express intention of Lender and Borrower that Lender's default remedies shall include the most expeditious means of foreclosure available by law. Accordingly, Lender and Trustee shall have all the powers provided herein except insofar as may be limited by the Texas Supreme Court. To the extent the Rules do not specify a procedure for the exercise of a power of sale, the following provisions of this Section 22 shall apply, if Lender invokes the power of sale. Lender, its designee, or Trustee shall give notice of the date, time, place and terms of sale by posting and filing the notice as provided by Applicable Law. Lender or its designee shall mail a copy of the notice of sale to Borrower in the manner prescribed by Applicable Law. Sale shall be public occurring between the hours of 10 a.m. and 4 p.m. on a date and at a location permitted by Applicable Law. The time of sale must begin at the time stated in the notice of sale or not later than three hours after the stated time. Borrower authorizes Trustee to sell the Property to the highest bidder for cash in one or

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more parcels and in any order Trustee determines. Lender or its designee may purchase the Property at any sale. In the event of any conflict between such procedure and the Rules, the Rules shall prevail, and this provision shall automatically be reformed to the extent necessary to comply.

Trustee shall deliver to the purchaser who acquires title to the Property pursuant to the foreclosure of the lien a Trustee's deed conveying indefeasible title to the Property with covenants of general warranty from Borrower. Borrower covenants and agrees to defend generally the purchaser's title to the Property against all claims and demands. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, court costs and reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

If the Property is sold pursuant to this Section 22, Borrower or any person holding possession of the Property through Borrower shall immediately surrender possession of the Property to the purchaser at that sale. If possession is not surrendered, Borrower or such person shall be a tenant at sufferance and may be removed by writ of possession or other court proceeding.

23. Release. Within a reasonable time after termination and full payment of the Extension of Credit, Lender shall cancel and return the Note to the owner of the Property and give the owner, in recordable form, a release of the lien securing the Extension of Credit or a copy of an endorsement of the Note and assignment of the lien to a lender that is refinancing the Extension of Credit. Owner shall pay only recordation costs. **OWNER'S ACCEPTANCE OF SUCH RELEASE, OR ENDORSEMENT AND ASSIGNMENT, SHALL EXTINGUISH ALL OF LENDER'S OBLIGATIONS UNDER SECTION 50(a)(6), ARTICLE XVI OF THE TEXAS CONSTITUTION.**

24. Non-Recourse Liability. Lender shall be subrogated to any and all rights, superior title, liens and equities owned or claimed by any owner or holder of any liens and debts outstanding immediately prior to execution hereof, regardless of whether said liens or debts are acquired by Lender by assignment or are released by the holder thereof upon payment, and regardless of whether the lien established by this Security Instrument is held to be invalid. Borrower agrees that any statute of limitations related to a cause of action or right to foreclose based on such subrogated rights, superior title, liens, and equities are hereby tolled to the extent necessary until, at the earliest, a final adjudication by a court of last resort that the lien established by this Security Instrument is invalid. Borrower further agrees that Lender shall have the same rights and powers provided in Sections 21 and 22 of this Security Instrument in connection with any such subrogated rights, superior title, liens, and equities as Lender has in connection with the lien established by this Security Instrument.

Subject to the limitation of personal liability described below, each person who signs this Security Instrument is responsible for ensuring that all of Borrower's promises and obligations in the Note and this Security Instrument are performed.

Borrower understands that Section 50(a)(6)(C), Article XVI of the Texas Constitution provides that the Note is given without personal liability against each owner of the Property and against the spouse of each owner unless the owner or spouse obtained this Extension of Credit by actual fraud. This means that, absent such actual fraud, Lender can enforce its rights under this Security Instrument solely against the Property and not personally against the owner of the Property or the spouse of an owner.

If this Extension of Credit is obtained by such actual fraud, then, subject to Section 12, Borrower will be personally liable for the payment of any amounts due under the Note or this Security Instrument. This means that a personal judgment could be obtained against Borrower, if Borrower fails to perform Borrower's responsibilities under the Note or this Security Instrument, including a judgment for any deficiency that results from Lender's sale of the Property for an amount less than is owing under the Note, thereby subjecting Borrower's other assets to satisfaction of the debt.

If not prohibited by Section 50(a)(6)(C), Article XVI of the Texas Constitution, this Section 24 shall not impair in any way the lien of this Security Instrument or the right of Lender to collect all sums due under the Note and this Security Instrument or prejudice the right of Lender as to any covenants or conditions of the Note and this Security Instrument.

25. Proceeds. The owner of the Property shall not be required to apply the proceeds of the Extension of Credit to repay another debt, unless such debt, if any, is a debt secured by the Property or a debt to another lender. If proceeds of the Extension of Credit are being applied to a debt due to Lender and not secured by the Property, it is being done voluntarily by the owner of the Property and at the owner's request. Lender would make the Extension of Credit regardless of whether any proceeds are being applied to a debt due to Lender and not secured by the Property.

26. No Assignment of Wages. The owner of the Property is not assigning wages, and shall not be required to assign wages, as security for the Extension of Credit.

27. Acknowledgment of Fair Market Value. Lender and Borrower have executed a written acknowledgment as to the fair market value of Borrower's Property on the date the Extension of Credit is made. The fair market value stated in the written acknowledgment is correct and is the value estimate in an appraisal or evaluation of the Property that was prepared in accordance with a state or federal requirement applicable to an extension of credit under Section 50(a)(6), Article XVI, Texas

Initials: _____ _____ _____ _____

Constitution. The principal amount of the Extension of Credit, when added to the aggregate total of the outstanding principal balances of all other indebtedness secured by valid encumbrances of record against the Property, does not exceed eighty percent (80%) of the value stated in the executed acknowledgment. Borrower understands and agrees that Lender and its successors and assigns are relying upon Borrower's representations regarding the fair market value of the Property as additional consideration for making or purchasing the Extension of Credit, and that such representations are material. Borrower represents, warrants, and agrees that such representations are being made on all information known to Borrower and Lender at this time, and that Borrower may not later assert a different fair market value of the Property, even if such assertion is based on information discovered by Borrower after the Extension of Credit is made.

28. Substitute Trustee; Trustee Liability. All rights, remedies and duties of Trustee under this Security Instrument may be exercised or performed by one or more trustees acting alone or together. Lender, at its option and with or without cause, may from time to time, by power of attorney or otherwise, remove or substitute any trustee, add one or more trustees, or appoint a successor trustee to any Trustee without the necessity of any formality other than a designation by Lender in writing. Without any further act or conveyance of the Property the substitute, additional or successor trustee shall become vested with the title, rights, remedies, powers and duties conferred upon Trustee herein and by Applicable Law.

Trustee shall not be liable if acting upon any notice, request, consent, demand, statement or other document believed by Trustee to be correct. Trustee shall not be liable for any act or omission unless such act or omission is willful.

29. Acknowledgment of Waiver by Lender of Additional Collateral. Borrower acknowledges that Lender waives all terms in any of Lender's loan documentation (whether existing now or created in the future) which (a) create cross default; (b) provide for additional collateral; (c) create personal liability for any Borrower (except in the event of actual fraud), for the Extension of Credit; and/or (d) allow the Extension of Credit to be accelerated because of a decrease in the market value of the Property or because of a default under other indebtedness not secured by a prior valid encumbrance against the Property. This waiver includes, but is not limited to, any (a) guaranty; (b) cross collateralization; (c) future indebtedness; (d) cross default; and/or (e) dragnet provisions in any loan documentation with Lender.

Initials: CP uhp _____ _____

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

[DO NOT SIGN IF THERE ARE BLANKS LEFT TO BE COMPLETED IN THIS DOCUMENT. THIS DOCUMENT MUST BE EXECUTED AT THE OFFICE OF LENDER, AN ATTORNEY AT LAW OR A TITLE COMPANY. YOU MUST RECEIVE A COPY OF THIS DOCUMENT AFTER YOU HAVE SIGNED IT.]

YOU MAY, WITHIN 3 DAYS AFTER CLOSING, RESCIND THIS EXTENSION OF CREDIT WITHOUT PENALTY OR CHARGE.

CARL PETERSEN -Borrower

WENDY HALL PETERSEN -Borrower

_____ -Borrower

_____ -Borrower

_____ -Borrower

_____ -Borrower

[Space Below This Line for Acknowledgment]

State of **Texas**
County of ~~**COLLIN**~~ Rockwall §
§

This instrument was acknowledged **before me on** Nov 18, 2020 (date) by **CARL PETERSEN and WENDY HALL PETERSEN** (name or names of person or persons acknowledging).

JENNIFER DRAHEIM
Notary Public, State of Texas
Comm. Expires 11-07-2023
Notary ID 132243589
(Personalized Seal)

Signature of Officer

E.O
Title of Officer

11-7-2023
My Commission Expires

Loan Originator Organization: AMCAP MORTGAGE, LTD.; NMLSR ID: 129122
Loan Originator Organization: ANGEL OAK MORTGAGE SOLUTIONS, LLC; NMLSR ID: 1160240

Individual Loan Originator: ANDREA SMITH; NMLSR ID: 207168

TEXAS HOME EQUITY
PLANNED UNIT DEVELOPMENT RIDER

Loan Number: **802009148953**

THIS PLANNED UNIT DEVELOPMENT RIDER is made this **18TH** day of **NOVEMBER, 2020**, and is incorporated into and shall be deemed to amend and supplement the Security Instrument of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to **ANGEL OAK MORTGAGE SOLUTIONS, LLC** (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

108 RELIANCE COURT, ROCKWALL, TX 75032

[Property Address]

The property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in covenants, conditions, and restrictions filed in the Real Property records of the county in which the property is located (the "Declaration"). The property is a part of a planned unit development described in the Declaration (the "PUD"). The property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of Borrower's interest. Insofar as permitted by Section 50(a)(6)(H), Article XVI of the Texas Constitution, "homestead" shall include the elements of the property described by this Rider.

PUD COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower shall perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the: (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the property which is satisfactory to Lender and which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, from which Lender requires insurance, then:

(i) Lender waives the provision in Section 3 for the Periodic Payment to Lender of the yearly premium installments for property insurance on the property; and

(ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower shall give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the property, or to common areas and facilities of the PUD, any proceeds payable to Borrower shall be paid to Lender. Lender shall apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Section 10.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the property or consent to:

(i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain;

(ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender;

(iii) termination of professional management and assumption of self-management of the Owners Association; or

(iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

Initials: _____ _____ _____ _____

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender, if allowed by applicable law, may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this PUD Rider.

[DO NOT SIGN IF THERE ARE BLANKS LEFT TO BE COMPLETED IN THIS DOCUMENT. THIS DOCUMENT MUST BE EXECUTED AT THE OFFICE OF THE LENDER, AN ATTORNEY AT LAW OR A TITLE COMPANY. YOU MUST RECEIVE A COPY OF THIS DOCUMENT AFTER YOU HAVE SIGNED IT.]

_____ (Seal)
CARL PETERSEN - Borrower

_____ (Seal)
WENDY HALL PETERSEN - Borrower

_____ (Seal)
- Borrower

_____ (Seal)
- Borrower

_____ (Seal)
- Borrower

_____ (Seal)
- Borrower

_____ (Seal)
- Borrower

Electronically Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
11/25/2020 10:57:26 AM
Fee: $86.00
20200000028897

ROCKWALL COUNTY TEXAS COUNTY CLERK

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 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.6391-ACRE PARCEL OF LAND IDENTIFIED AS LOT 25-R, BLOCK A, CHANDLER'S LANDING #20 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 from Carl and Wendy Petersen for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental* on a 0.6391-acre parcel of land identified as Lot 25-R, Block A, Chandler's Landing #20 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 108 Reliance Court, 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 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 should be amended as follows:

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

SECTION 1. That Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) 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 Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential*

DRAFT 10-2024

Standards, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; 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; and,

(2) Any unpermitted improvements on the *Subject Property* must be permitted or removed before the issuance of a *Short-Term Rental Permit*; and,

(3) 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

DRAFT ORDINANCE 10-21-2024

application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

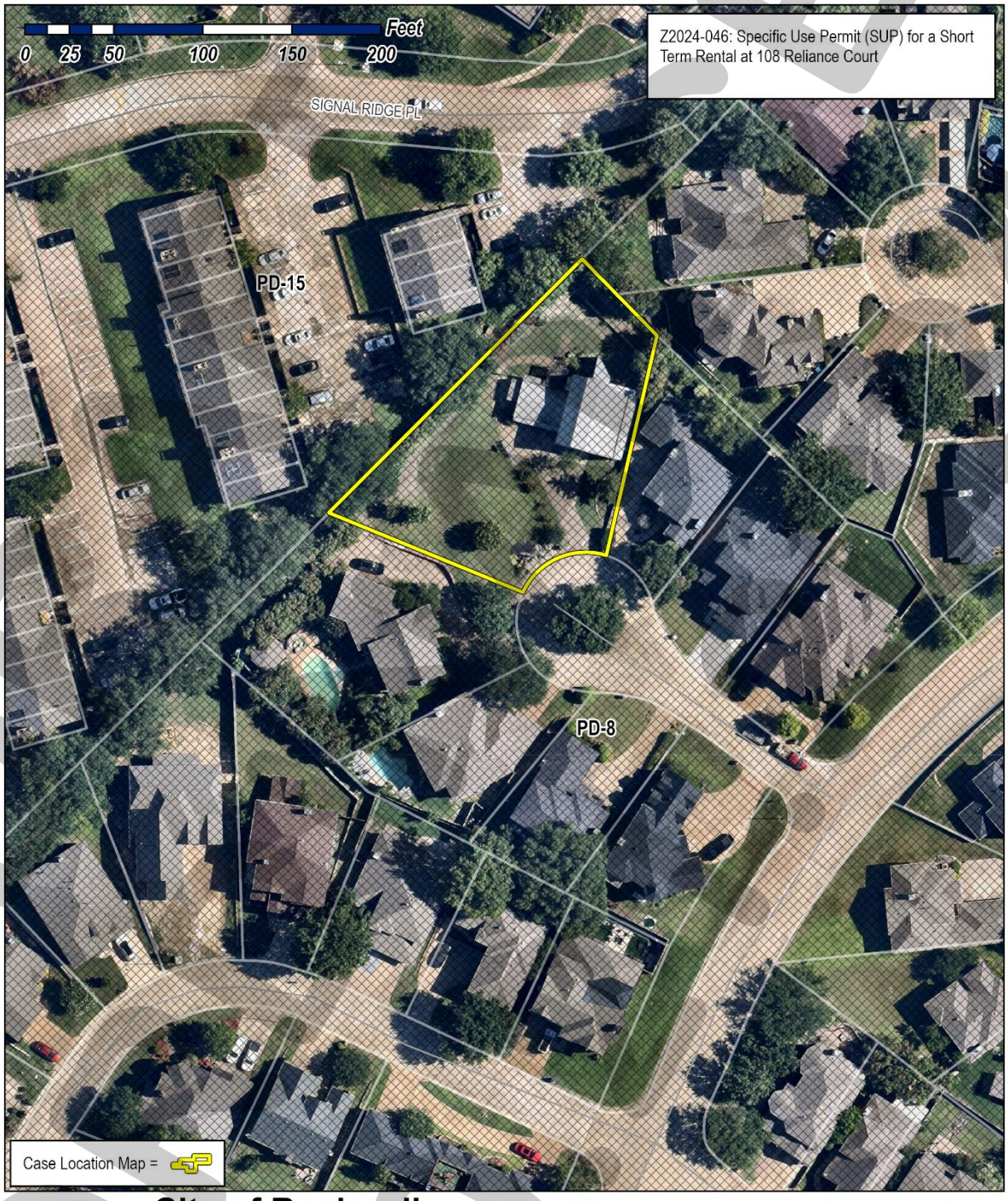
1st Reading: *October 21, 2024*

2nd Reading: *November 4, 2024*

DRAFT ORDINANCE 10.21.2024

Exhibit 'A'
Zoning Exhibit

Address: *108 Reliance Court*
Legal Description: *Lot 25-R, Block A, Chandler's Landing #20 Addition*



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.

DRAFT

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]

wp 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.

wp 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.

wp 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.

wp 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*.

wp 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	108 Reliance Court, Rockwall, TX 75032	Zoning	Chandlers Landing Phase 20		
Subdivision	Chandlers Landing	Lot	25-R	Block	A
General Location	just inside the Chandlers main entrance, turn right OR left and go exactly 1 mile to Reliance Court				

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	Wendy Petersen	Phone	214-675-4142				
Mailing Address	2880 Chippewa Way	City	Provo	State	UT	Zip Code	84604-4349
Email	wendyhp55@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	Michael Lund	Phone	469-264-9632				
Mailing Address	5425 Ranger Drive	City	Rockwall	State	TX	Zip Code	75032
Email	lund.michael.james@gmail.com						

DRAFT 10.21.2024

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 $1,000,000.00.

☑ *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 ACCOMMODATIONS*. 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 7th *DAY OF* August, 20 24

RESPONSIBLE PARTY'S SIGNATURE Michael Lund

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS County of Dallas *MY COMMISSION EXPIRES* 05/28/2025

Joseph W Roberts — ID NUMBER — COMMISSION EXPIRES May 28, 2025

Electronically signed and notarized online using the Proof platform.

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 7th *DAY OF* August, *20* 24

PROPERTY OWNER'S SIGNATURE Wendy Hall Petersen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS County of Galveston *MY COMMISSION EXPIRES*

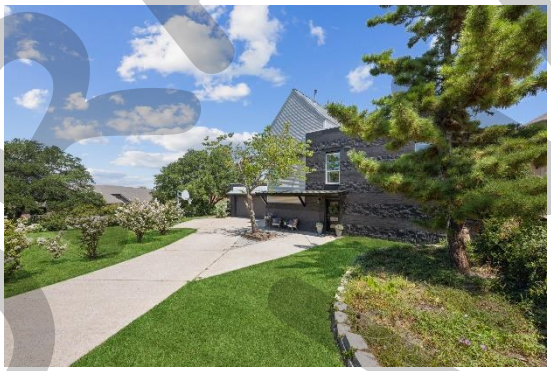
Jasmine Fontenot — ID NUMBER 134597818 — COMMISSION EXPIRES October 10, 2027

Electronically signed and notarized online using the Proof platform.

DRAFT NOT FOR SIGNATURE 10.4.2024

Exhibit 'C':
Short-Term Rental Photographs











DRAFT 10.7.2024

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:	October 21, 2024
APPLICANT:	Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER:	Z2024-048; *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 536.4297-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, and the property has remained vacant since annexation.

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 was 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 would have consisted 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*). On August 13, 2024, the Planning and Zoning Commission reviewed the applicant's case and approved a motion to recommend approval of the request by a vote of 3-2, with Commissioners Hagaman and Hustings dissenting and Commissioners Conway and Thompson absent. Subsequently, this case went before the City Council on August 19, 2024, and was ultimately denied without prejudice by a vote of 6-1, with Mayor Johannesen dissenting. Since this case was denied without prejudice, the applicant was permitted to resubmit an application without being subject to the application prohibition stipulated by Subsection 01.04, *Denial of an Application*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

PURPOSE

On September 13, 2024, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted a new 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 885-lot single-family residential subdivision that will consist of seven (7) lot sizes (*i.e. [A] 12, 185' x 200' lots that are a minimum of 65,340 SF; [B] 13, 185' x 200' lots that are a minimum of 43,560 SF; [C] 18, 120' x 200' lots that are a minimum of 32,670 SF; [D] 66, 100' x*

150' lots that are a minimum of 12,000 SF; [E] 168, 82' x 125' lots that are a minimum of 9,600 SF; [F] 339, 72' x 125' lots that are a minimum of 8,640 SF; and, [G] 269, 62' x 125' lots that are a minimum of 7,440 SF).

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.

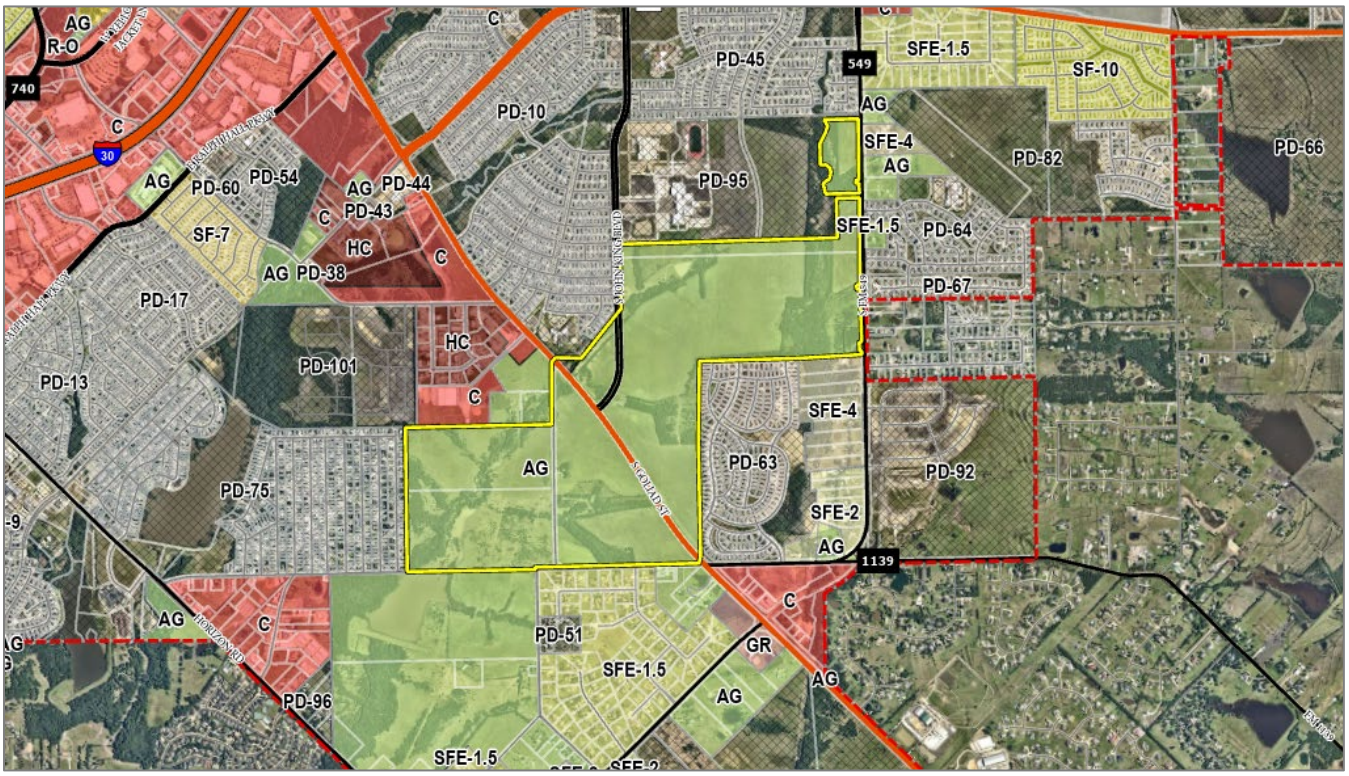
South: Directly south of the subject property is the following: [*1*] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [*2*] the Lofland Lake Estates 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.

Continued on Next Page …

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 885 residential lots, two (2) public parks, private open space, two (2) amenities centers, and a proposed water tower site. The proposed 885 single-family residential lots will consist of seven (7) lot types: [*1*] 12 *Type 'A'* lots that are a minimum of 185' x 200' or a minimum of 65,340 SF, [*2*] 13 *Type 'B'* lots that are a minimum of 185' x 200' or a minimum of 43,560 SF, [*3*] 18 *Type 'C'* lots that are a minimum of 120' x 200' or a minimum of 32,670 SF, [*4*] 66 *Type 'D'* lots that are a minimum of 100' x 150' or a minimum of 12,000 SF, [*5*] 168 *Type 'E'* lots that are a minimum of 82' x 125' or a minimum of 9,600 SF, [*6*] 339 *Type 'F'* lots that are a minimum of 72' x 125' or a minimum of 8,640 SF, and [*7*] 269 *Type 'G'* lots that are a minimum of 62' x 125' or a minimum of 7,440 SF. This translates to a gross density of *1.65* dwelling units per gross acre for the total development (*i.e. 1.78 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 2,750 SF to 3,500 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'	65,340 SF	12	01.36%
B	185' x 200'	43,560 SF	13	01.47%
C	120' x 200'	32,670 SF	18	02.03%

D	100' x 150'	12,000 SF	66	07.46%
E	82' x 125'	9,600 SF	168	18.98%
F	72' x 125'	8,640 SF	339	38.31%
G	62' x 120'	7,440 SF	269	30.40%
			885	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ▶	***A***	***B***	***C***	***D***	***E***	***F***	***G***
MINIMUM LOT WIDTH [1]	185'	185'	120'	100'	82'	72'	62'
MINIMUM LOT DEPTH	200'	200'	200'	150'	125'	125'	125'
MINIMUM LOT AREA (SF)	65,340	43,560	32,670	12,000	9,600	8,640	7,440
MINIMUM FRONT YARD SETBACK [2], [5] & [6]	30'	30'	30'	30'	20'	20'	20'
MINIMUM SIDE YARD SETBACK	15'	15'	15'	10'	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET)	15'	15'	15'	15'	15'	15'	15'
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'	30'	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [7]	3,500	3,500	3,200	3,200	2,800	2,800	2,750
MAXIMUM LOT COVERAGE	40%	40%	50%	50%	65%	65%	65%
MINIMUM GARAGE PARKING SPACES	3	3	3	3	3	3	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 EXCEPT AS OTHERWISE DEPICTED ON THE CONCEPT PLAN FOR THE TWO (2) LOTS FRONTING ON MERCER'S COLONY AVENUE.

The proposed concept plan shows that the development will consist of 65.78-acres of private open space, 6.40-acres of amenity centers (*which includes two [2] amenity centers*), a 1.97-acre site for a future City water tower, and the proposed two (2) public parks consisting of 33.00-acres. This -- *with the 79.85-acres of floodplain* -- represents a total of 187.00-acres of open space, which translates to 27.42% (*i.e. [79.85-acres of floodplain/2] + 65.78 + 5.14 + 2.39 + 37.69 = 147.075-acres/536.42-acres gross = 27.41788%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 107.28-acres*) by 7.42% (*or ~39.795-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 verify the right-of-way and dedicate any necessary right-of-way for the future roadway; however, since the proposed plan does not show access off of this roadway, no roadway improvements will be required. The applicant's trail plan does show a five (5) foot concrete sidewalk, which will be required to be constructed along the northern right-of-way line 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 79.77% *J-Swing* or *Traditional Swing* garages (*or a total of 706 Lots*) and 20.23% *Flat Front Entry* garages (*or a total of 179 Lots*). In addition, the only lots that will incorporate the *Flat Front Entry* garage product will be the *Type 'G'* lots (*which are the 62' x 125' lot product*). 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. All of these compensatory measures conform with the guidelines of the OURHometown Vision 2040 Comprehensive Plan.

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

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	*885*
DENSITY CALCULATIONS	
GROSS DENSITY	*1.65*
GROSS RESIDENTIAL DENSITY	*1.79*
NET DENSITY (1)	*2.07*

NOTES:
1: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTALLY ZONED AREA

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 *1.65* dwelling units per acre [*i.e. 885/536.42 = 1.64982 or 1.65*] (*or a gross residential density of 1.79 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 6.40-acres of land, dedicate two (2) public parks on 33.00-acres of land, dedicate a site for a future public water tower on 1.97-acres of land, provide 65.78-acres of private open space, and is providing an excess of 37.795-acres of open 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 be substantially in compliance with the criteria for increased amenity and a mix of land uses.

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 76.22% of all lots in Phases 1, 2 & 3* -- 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.

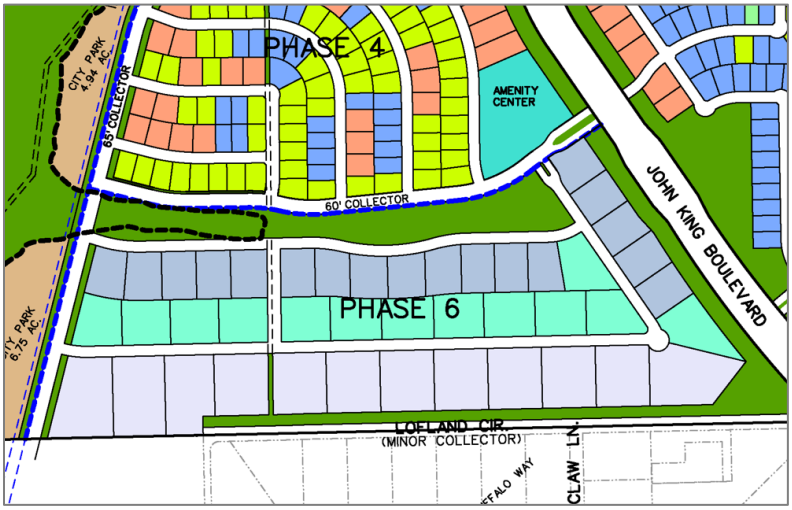


FIGURE 1. AREA ADJACENT TO OAKS OF BUFFALO WAY.

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 the same size 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 one (1) acre lot product (*i.e. Lot Type 'B'*) and a 0.75-acre lot product north of this (*i.e. Lot Type 'C'*). In addition, the applicant has incorporated a 50-foot landscape buffer along Lofland Circle that will incorporate additional landscaping. Based on this, the applicant's request is *in conformance* with this *District Strategy*.

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:

(1) *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, 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 architectural styles.

Staff's Recommendation to the Applicant: 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.

(2) *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 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 appears to only partially 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.

(3) *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 developments 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 pointed out that the lots north of John King Boulevard tend to only consist of the *Types 'D', 'E', 'F' & 'G' Lots*, and *Types 'F' & 'G'* 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.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request does appear to be in conformance 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, 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 September 17, 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 99 responses from properties inside the City limits. These responses were as follows:

(1) Reponses from three (3) properties within the 500-foot notification buffer in favor of the applicant's request.
(2) Responses from 14 properties within the 500-foot notification buffer opposed to the applicant's request.
(3) A response from one (1) property outside the 500-foot notification buffer in favor of the applicant's request.
(4) Responses from 81 properties outside 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 October 16, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 5-1, with Commissioner Hagaman dissenting and Commissioner Odom absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Z2024-048

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

DIRECTOR OF PLANNING: 6/4

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 $ 8,416.30 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 11 *DAY OF* September *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."*

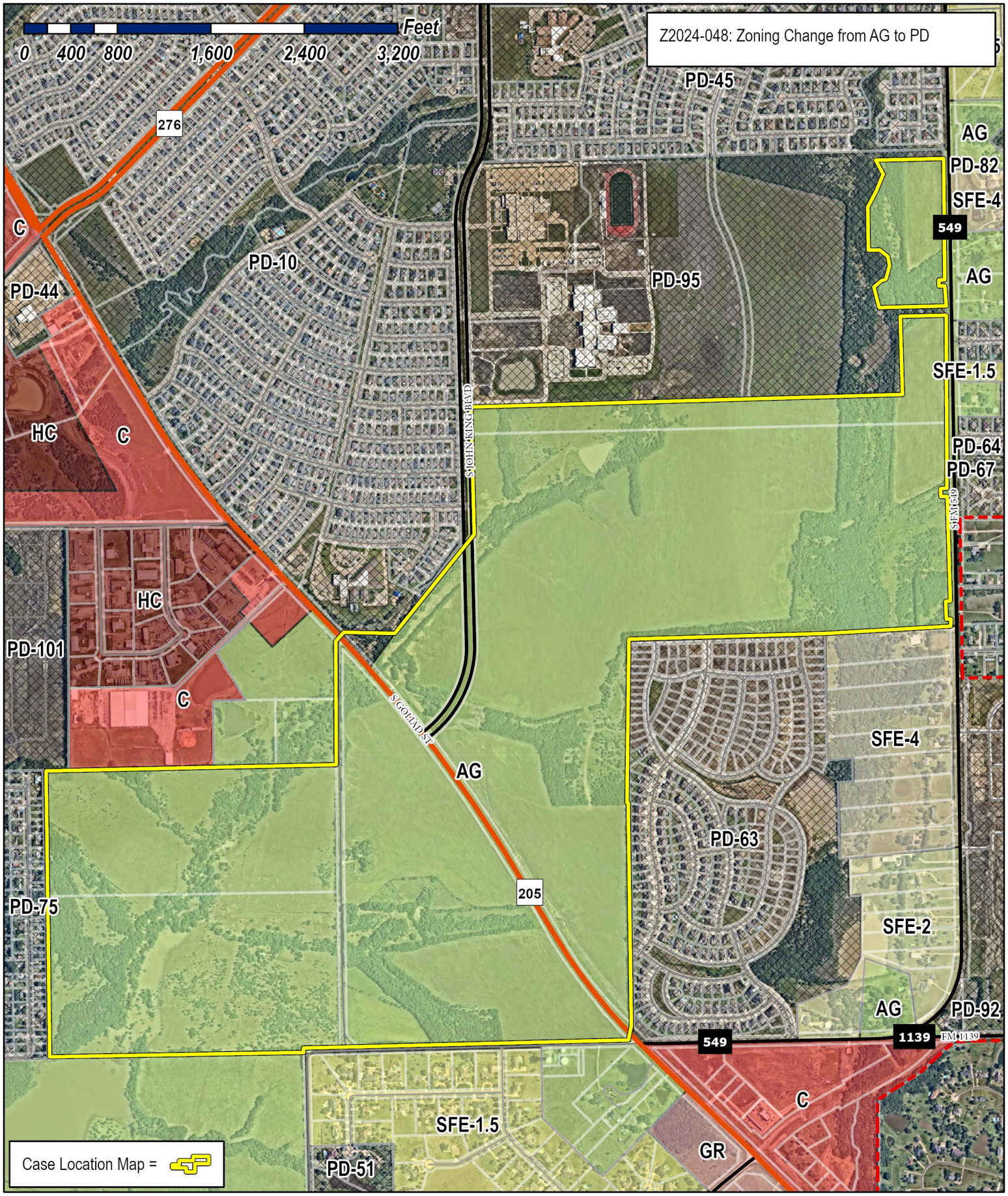
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF September 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KRISTEN L. SHERWOOD
Notary Public, State of Texas
Comm. Expires 05-06-2025
Notary ID 12268654

MY COMMISSION EXPIRES 3/8/2025



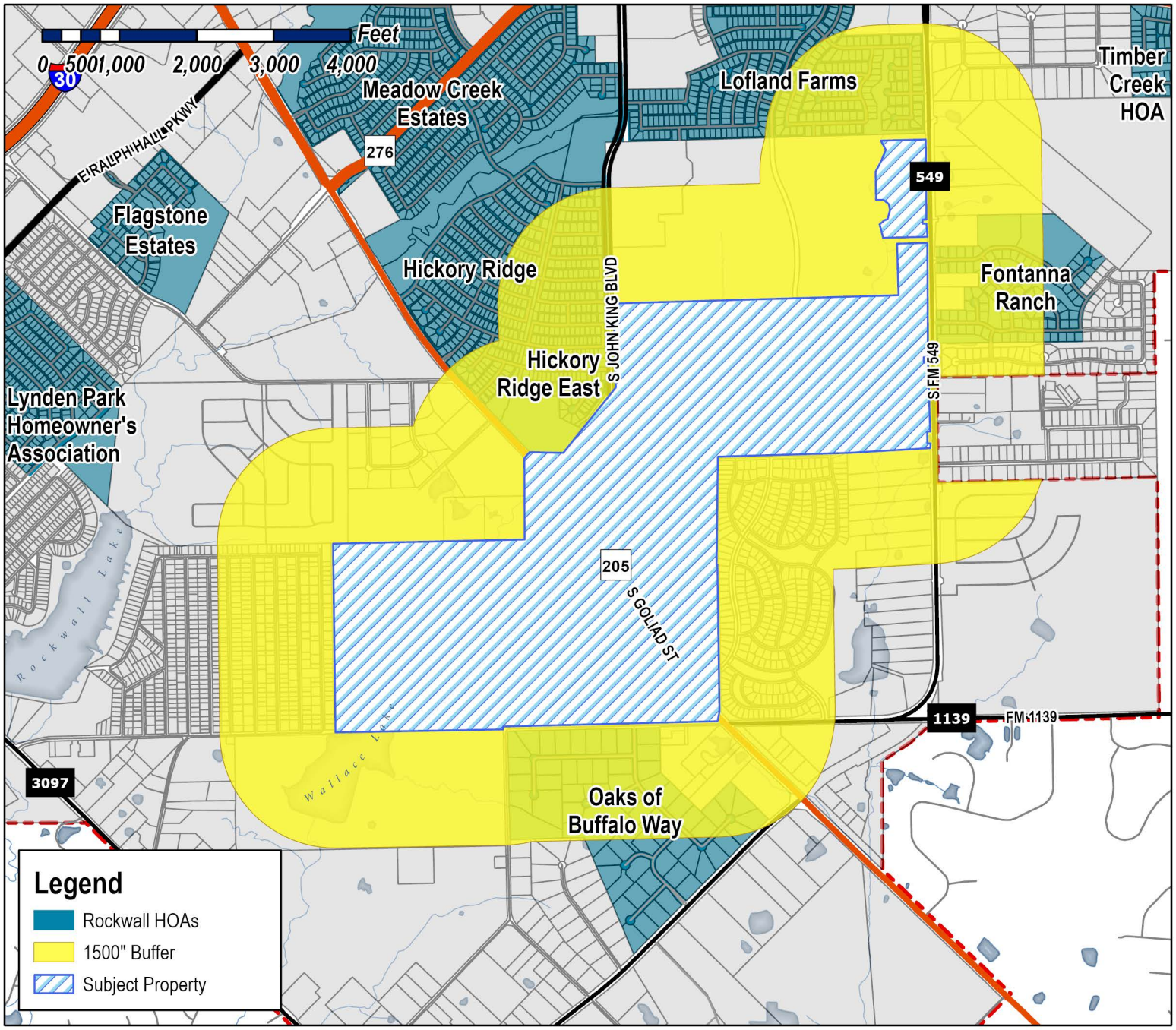
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

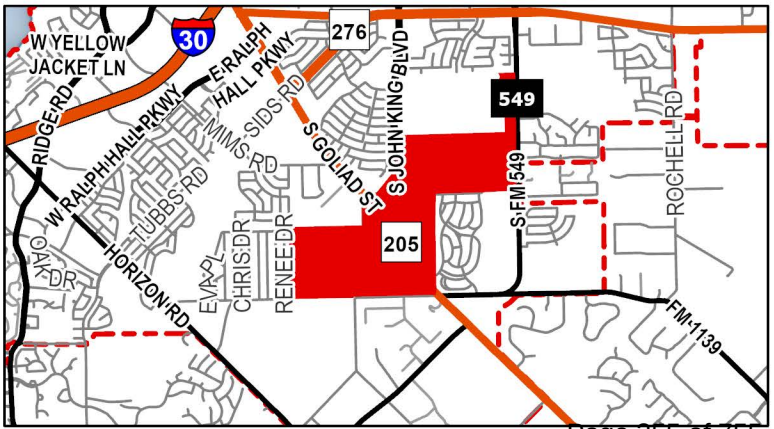
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Case Number: Z2024-048
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205



Date Saved: 9/13/2024
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject:	Neighborhood Notification Program [Z2024-048]
Date:	Wednesday, September 18, 2024 10:51:47 AM
Attachments:	Public Notice (P&Z) (09.16.2024).pdf HOA Map (09.13.2024).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, September 20, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, October 15, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 21, 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.

Z2024-048: Zoning change from AG to PD
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 536.4297-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.

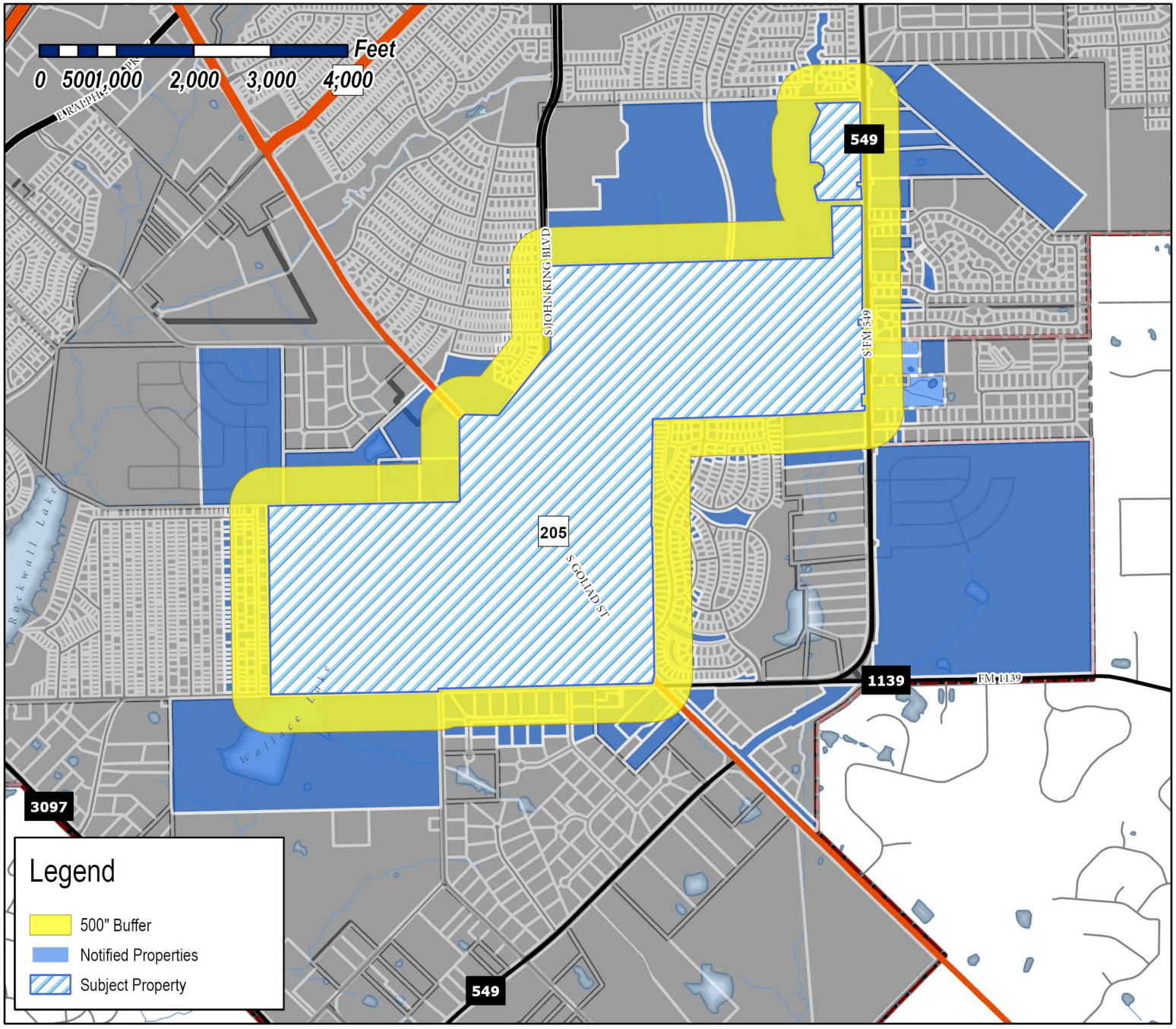
Thank you,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept.| City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
Planning & Zoning Rockwall
972-771-7745 Ext. 6568

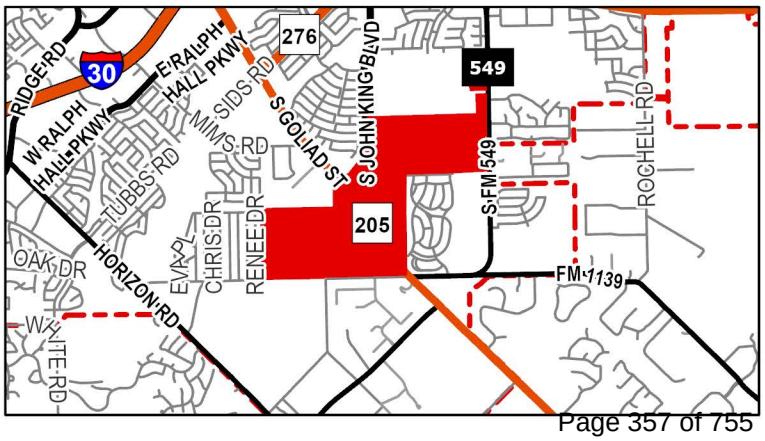
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Case Number: Z2024-048
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205



Date Saved: 9/13/2024
For Questions on this Case Call: (972) 771-7745

SANCHEZ ARNULFO & ORALIA
398 NICOLE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
414 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
400 RENEE RD
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

OCCUPANT
395 RENEE DR
ROCKWALL, TX 75032

PANTZAY MARVIN A FLORES AND
SULEIMA Y MONTERROSO
111 NICOLE DRIVE
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
118 RENEE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

OCCUPANT
115 RENEE DR
ROCKWALL, TX 75032

VASQUEZ FRANSISCO
125 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
130 RENEE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

OCCUPANT
127 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

JUNFA USA, LLC
910 MELISSA LN
GARLAND, TX 75040

OCCUPANT
137 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE A
142 RENEE DR
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX
20 CALLE DEL SOL
SAN JUAN, PR 901

OCCUPANT
139 RENEE DR
ROCKWALL, TX 75032

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

OCCUPANT
149 NICOLE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

OCCUPANT
233 RENEE DR
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
285 RENEE DR
ROCKWALL, TX 75032

GUERRERO ALVARO AND
MARGARITA CASTILLO
400 RENEE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
208 NICOLE DR
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

OCCUPANT
485 RENEE DR
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

OCCUPANT
498 EVANS RD
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ
522 EVANS DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

HERNANDEZ FELICITAS
183 NICOLE DR
ROCKWALL, TX 75032

MEDRANO CESAR AND ANDREA MARTINEZ
181 RENEE DR
ROCKWALL, TX 75032

NGUYEN ANNA
812 BLUFFCREEK LN APT 208
ARLINGTON, TX 76006

OCCUPANT
421 NICOLE DR
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS
395 NICOLE DR
ROCKWALL, TX 75087

MCLOUD JOY ANN
375 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

OCCUPANT
353 NICOLE DR
ROCKWALL, TX 75032

ESTRADA NOHEMA
705 LAKESIDE DR
ROCKWALL, TX 75032

OCCUPANT
283 NICOLE DR
ROCKWALL, TX 75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX 75032

CARMONA JOSE
194 RENEE DRIVE
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN
241 TROUT ST
ROCKWALL, TX 75032

OCCUPANT
250 RENEE DR
ROCKWALL, TX 75032

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

GONZALES BALTAZAR & LUZ MARIA ZUNIGA
C/O LAKE POINTE CHURCH
701 I-30
ROCKWALL, TX 75087

OCCUPANT
496 NICOLE DR
ROCKWALL, TX 75032

RUIZ SONIA
2009 WORCESTER LN
GARLAND, TX 75040

OCCUPANT
159 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA
162 RENEE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
176 NICOLE DR
ROCKWALL, TX 75032

VASQUEZ JESUS
167 RENEE DR
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

VALDEZ EUSEBIO
505 EVANS DR
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL
GELLY DELROSARIO
186 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
196 NICOLE DR
ROCKWALL, TX 75032

VALDEZ JOSE G
1311 PRATO AVE
MCLENDON CHISHOLM, TX 75032

OCCUPANT
508 RENEE DR
ROCKWALL, TX 75032

GUTIERREZ EFREN
1385 LOCHSPRING DR
ROCKWALL, TX 75032

OCCUPANT
433 RENEE DR
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ
344 COUNTY LINE RD
ROCKWALL, TX 75032

OCCUPANT
363 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

OCCUPANT
191 RENEE DR
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

OCCUPANT
302 NICOLE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR
201 RENEE DRIVE
ROCKWALL, TX 75032

OCCUPANT
211 RENEE DR
ROCKWALL, TX 75032

RIVERA DORIS MABEL
288 RENEE DR
ROCKWALL, TX 75032

YANEZ ALONSO TORRES
473 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
358 RENEE DR
ROCKWALL, TX 75032

OLIVARES JAIME B & MARTINA G
1209 QUAIL DR
GARLAND, TX 75040

OCCUPANT
386 RENEE DR
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE
452 RENEE DR
ROCKWALL, TX 75032

CASTILLO JOSE &
LUZ DELGAEDO
383 LAKESIDE DR
ROCKWALL, TX 75032

OCCUPANT
408 NICOLE DR
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA
230 RENEE DR
ROCKWALL, TX 75032

TREJO CECILLIO
221 RENEE DR
ROCKWALL, TX 75032

SANCHEZ PABLO
248 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
250 NICOLE DR
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA
352 WAYNE DR
ROCKWALL, TX 75032

OCCUPANT
245 RENEE DR
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS
288 NICOLE DRIVE
ROCKWALL, TX 75032

OCCUPANT
274 NICOLE DR
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST
DEBRA JEAN CRUZ - TRUSTEE
262 RENEE DR
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L
265 RENEE DR
ROCKWALL, TX 75032

CONTRERAS NORMA
360 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
372 NICOLE DR
ROCKWALL, TX 75032

COLUNGA BERNABE ESTATE
MARINA COLUNGA INDEPENDENT EXECUTOR
482 NICOLE DR
ROCKWALL, TX 75032

FLORES ALEJANDRO
1070 N BEN PAYNE RD
ROCKWALL, TX 75087

OCCUPANT
466 RENEE DR
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
463 RENEE DR
ROCKWALL, TX 75032

COLUNGA MARIA CRISTINA
C/O BERNABE COLUNGA
807 N JOSEPHINE ST
ROYSE CITY, TX 75189

OCCUPANT
452 EVANS RD
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

OCCUPANT
464 EVANS RD
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA
441 LYNNE DR
ROCKWALL, TX 75032

OCCUPANT
486 EVANS RD
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON
503 NICOLE DR
ROCKWALL, TX 75032

XU ZICAI
4509 PORTRAIT LANE
PLANO, TX 75024

OCCUPANT
471 NICOLE DR
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R
186 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
164 NICOLE DR
ROCKWALL, TX 75032

CERVANTES-OSORNIO HECTOR AND
ERIKA J MOLINA-OLVERA
548 NICOLE DRIVE
ROCKWALL, TX 75032

OCCUPANT
526 NICOLE DR
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

OCCUPANT
441 NICOLE DR
ROCKWALL, TX 75032

LOPEZ SILVIA
430 RENEE DR
ROCKWALL, TX 75032

DRCE TRUST
4219 ASHMONT CT
DALLAS, TX 75287

OCCUPANT
431 NICOLE DR
ROCKWALL, TX 75032

COLUNGA BERNABE ESTATE
MARINA COLUNGA INDEPENDENT EXECUTOR
470 NICOLE DR
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA
523 NICOLE DR
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

OCCUPANT
503 RENEE DR
ROCKWALL, TX 75032

GALLARDO RENE AND
MARIBEL GALLARDO
547 NICOLE DR
ROCKWALL, TX 75087

OCCUPANT
535 NICOLE DR
ROCKWALL, TX 75032

VALDEZ EUSEBIO
505 EVANS
ROCKWALL, TX 75032

OCCUPANT
520 RENEE DR
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC
10527 CHURCH RD # 201
DALLAS, TX 75238

OCCUPANT
116 NICOLE DR
ROCKWALL, TX 75032

MARTINEZ RONALD W GOMEZ AND PAOLA I
CASTILLO
424 NICOLE DR
ROCKWALL, TX 75032

COLUNGA BERNABE ESTATE
MARINA COLUNGA INDEPENDENT EXECUTOR
448 NICOLE DR
ROCKWALL, TX 75032

DIAZ-ALMARAZ CARLOS OMAR
514 NICOLE DR
ROCKWALL, TX 75032

SRP SUB LLC
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

OCCUPANT
3112 LIMESTONE HILL LN
ROCKWALL, TX 75032

THOMPSON LISA
3078 DEER RIDGE DR
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS
3081 COOLWOOD LANE
ROCKWALL, TX 75032

BEDDER MANAGEMENT AUSTIN LLC
9901 BRODIE LANE SUITE 160-172
AUSTIN, TX 78748

OCCUPANT
3089 COOLWOOD LN
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN
7401 RODEO DR
DENTON, TX 76208

OCCUPANT
3097 COOLWOOD LN
ROCKWALL, TX 75032

OCHOA RENE
3107 COOLWOOD LANE
ROCKWALL, TX 75032

ROJAS AMITAY HUERTA AND SORANGEL PEREZ
PARADA
3132 COOLWOOD LN
ROCKWALL, TX 75032

VARGAS JOSE A
3124 COOLWOOD LN
ROCKWALL, TX 75032

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

OCCUPANT
3116 COOLWOOD LN
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY
3100 COOLWOOD LN
ROCKWALL, TX 75032

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

OCCUPANT
3092 COOLWOOD LN
ROCKWALL, TX 75032

ROCK RANDALL L
1704 ASBURY DR
WYLIE, TX 75098

OCCUPANT
2741 MASSEY LN
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN
2771 MASSEY LN
ROCKWALL, TX 75032

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

MAYHALL DANNEL J
473 RENEE DR
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &
HAWKINS HAOHAI YAO
5887 KILLARNEY CIR
SAN JOSE, CA 95138

OCCUPANT
2861 DEUTZ CT
ROCKWALL, TX 75032

PAXTON CLAUDIA
2750 MASSEY LN
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

OCCUPANT
3071 FALLBROOK DR
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER
3469 POST OAK DRIVE
ROCKWALL, TX 75032

OROZCO ARMANDO
3465 POST OAK DR
ROCKWALL, TX 75032

RISTER JOHN & CHRISTINE
4815 BEAR CLAW LANE
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E
4755 BEAR CLAW LANE
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND
BERT G CURTIS & PAMELA S CURTIS
4735 BEAR CLAW LANE
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN
3014 WIMBERLEY LANE
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

POUNDS PAMELA AND PAUL B
3010 FONTANNA BLVD
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA
3012 FONTANNA BOULEVARD
ROCKWALL, TX 75032

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE
3014 FONTANA BOULEVARD
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

ANDERSON ERICKA RENEE
3442 POST OAK DR
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L
3055 FALLBROOK DR
ROCKWALL, TX 75032

PROGRESS RESIDENTIAL BORROWER 4 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

OCCUPANT
3129 COOLWOOD LN
ROCKWALL, TX 75032

ROBINSON JEREMY A
10012 TISBURY DR
FRISCO, TX 75035

OCCUPANT
3137 COOLWOOD LN
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

VILLA CORNELIO & ESTHER
3062 FALLBROOK DR
ROCKWALL, TX 75032

MADRID AYDEE E
3070 FALLBROOK DR
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND
RUSSELL THETU LY
131 W SANTA ANITA TERRACE
ARCADIA, CA 91007

OCCUPANT
3078 FALLBROOK DR
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D
3090 FALLBROOK DR
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES
PO BOX 1091
ROCKWALL, TX 75087

OCCUPANT
2424 FM549
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH
3158 LUCHENBACK TRL
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE
3016 FONTANNA DR
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA
3162 LUCKENBACH TRAIL
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY
3013 WIMBERLEY LN
ROCKWALL, TX 75087

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 0

OCCUPANT
2851 HAYMAKER DR
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

TURNER CALEB MAURICE
3015 FONTANNA BLVD
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE
3013 FONTANA BLVD
ROCKWALL, TX 75032

CHISHOLM JILL MARIE
3011 FONTANA BLVD
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA
3009 FONTANA BOULEVARD
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

OCCUPANT
3875 SELBORNE DR
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W
2150 GLEANER DR
ROCKWALL, TX 75032

MEJIA SERGIO
2140 GLEANER DR
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W
2130 GLEANER DR
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA
3061 DUSTY RIDGE DR
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA
2760 MASSEY LN
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

OCCUPANT
2751 MASSEY LN
ROCKWALL, TX 75032

LAFLEUR SIEGEN
2761 MASSEY LANE
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN
2771 MCCORMICK CT
ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE
2770 MASSEY LN
ROCKWALL, TX 75032

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

OCCUPANT
2850 DEUTZ CT
ROCKWALL, TX 75032

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE
SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 NEW HOLLAND DR
ROCKWALL, TX 75032

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE
2841 DEUTZ CT
ROCKWALL, TX 75032

GAINOUS LESLIE III AND
ERICA ESCOBAR
2110 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RETTMAN KRISTIE
2830 DEUTZ COURT
ROCKWALL, TX 75032

CULBERTSON JACK NEAL
3046 DUSTY RIDGE DR
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN
3090 DUSTY RIDGE DR
ROCKWALL, TX 75032

GARNER AMY
3105 MISTY RIDGE LN
ROCKWALL, TX 75032

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

OCCUPANT
3108 MISTY RIDGE LN
ROCKWALL, TX 75032

SFR JV-2 2023-1 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

OCCUPANT
3116 MISTY RIDGE LN
ROCKWALL, TX 75032

MAH JEFFERY
305 BLANCO CIR
SOUTHLAKE, TX 76092

OCCUPANT
3124 MISTY RIDGE LN
ROCKWALL, TX 75032

JDS & BHK PROPERTY MANAGEMENT FIRM LP
105 CLIPPER COURT
ROCKWALL, TX 75032

OCCUPANT
3092 MISTY RIDGE LN
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH
3102 LIMESTONE HILL LN
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO
3067 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

POWERS JUSTIN D
PO BOX 850
ROCKWALL, TX 75087

OCCUPANT
3079 DUSTY RIDGE DR
ROCKWALL, TX 75032

STEWARD RUDOLPH & BETTY
3073 DUSTY RIDGE DR
ROCKWALL, TX 75032

SNYDER STACY & CHARLES
2840 DEUTZ CT
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

RODRIGUEZ EVANGELINA PARRA & KRYSTAL
MARIE RODRIGUEZ
2601 PATRICIA LN
GARLAND, TX 75041

OCCUPANT
1791 FM549
ROCKWALL, TX 75032

WALKER JANICE L
1777 FM 549
ROCKWALL, TX 75032

INGRAM JAMES KENDELL
1957 S FM 549
ROCKWALL, TX 75032

OCCUPANT
1925 FM549
ROCKWALL, TX 75032

TERMINI EUGENE D & BONNIE
1851 S FM 549
ROCKWALL, TX 75032

DICHARD CHRIS E
1903 FM 549
ROCKWALL, TX 75032

SHOMETTE WILLIAM TODD AND KERRI PARSONS
3012 WIMBERLEY LN
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY
3112 SAN MARCOS
ROCKWALL, TX 75032

OCCUPANT
2120 NEW HOLLAND DR
ROCKWALL, TX 75032

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

GILMORE TODD AND TIFFANY
2831 DUETZ CT
ROCKWALL, TX 75032

MENDOZA MIGUEL
3410 POST OAK DR
ROCKWALL, TX 75032

SWAIT TIFFANY
3402 POST OAK DR
ROCKWALL, TX 75032

CITY OF ROCKWALL
, 0

FOX PATRICK AND MEGAN
3119 COOLWOOD LANE
ROCKWALL, TX 75032

BURNS A STACEY
3070 DEER RUDGE DR
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA
3087 DUSTY RIDGE DR
ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D
3009 WIMBERLEY LN
ROCKWALL, TX 75032

PARKER LYNN TERRY
3015 WIMBERLEY LN
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI
1920 BROKEN LANCE LANE
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G
2020 BROKEN LANCE LN
ROCKWALL, TX 75032

CURTIS PAMELA
2040 BROKEN LANCE LN
ROCKWALL, TX 75032

DAWA DAWA AND
TENZIN LHAMO
3011 WIMBERLEY LANE
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE
3010 WIMBERLEY LANE
ROCKWALL, TX 75032

ROCKWALL I S D
3025 LIMESTONE HILL LN
ROCKWALL, TX 75032

CITY OF ROCKWALL
, 0

PALMA MAYRA A & YOVANI D
3087 FALLBROOK DR
ROCKWALL, TX 75032

BAYOUD JENNIFER
940 COTTON DEPOT LN APT 440
FT WORTH, TX 76102

OCCUPANT
3079 FALLBROOK DR
ROCKWALL, TX 75032

TAN JUDY AND
LAM KHANG DUY
914 FALCON TRAIL
MURPHY, TX 75094

OCCUPANT
3054 FALLBROOK DR
ROCKWALL, TX 75032

CARRANZA LUCY
3087 DEER RIDGE DR
ROCKWALL, TX 75032

WESSON LAURIE K
3079 DEER RIDGE DR
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W
3071 DEER RIDGE DR
ROCKWALL, TX 75032

CRESPIN DEBRA
3063 DEER RIDGE DR.
ROCKWALL, TX 75032

TOWNSEND NINA
3084 MISTY RIDGE LN
ROCKWALL, TX 75032

CARRANZA GILBERTO E
3078 DUSTY RIDGE DR
ROCKWALL, TX 75032

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

OCCUPANT
3450 POST OAK DR
ROCKWALL, TX 75032

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

OCCUPANT
3047 FALLBROOK DR

HP TEXAS I LLC
120 SOUTH REIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

OCCUPANT
3418 POST OAK DR
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE
3062 DEER RIDGE DR
ROCKWALL, TX 75032

RODRIGUEZ BRIAN
8 BROOKWAY CT
MANSFIELD, TX 76063

OCCUPANT
3078 LIMESTONE HILL LN
ROCKWALL, TX 75032

CEVALLOS JASON & MARY
3086 LIMESTONE HILL LN
ROCKWALL, TX 75032

DENNIS AMY L
3094 LIMESTONE HILL LN
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY
1940 BROKEN LANCE LN
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE
1950 BROKEN LANCE LN
ROCKWALL, TX 75032

WILKINSON RICHARD S
1970 BROKEN LANCE LANE
ROCKWALL, TX 75032

TSIC ASSOCIATES HOLDINGS TRUST
350 MEADOW GATE RD
MEADOW VISTA, CA 95722

OCCUPANT
1990 BROKEN LANCE LN
ROCKWALL, TX 75032

TATE ERIN ELIZABETH
3063 FALLBROOK 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

MILLAN TRESSO & LEODEGARIA
3472 POST OAK DR
ROCKWALL, TX 75032

BAKER ALEXANDER AND
ARTEMIS LI
2045 BROKEN LANCE LN
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY
2025 BROKEN LANCE LANE
ROCKWALL, TX 75032

MOORE JAMES S AND KATRINA D
2005 BROKEN LANCE LANE
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

KILPATRICK KERRY LYNN & JENNY LYNN
3125 MISTY RIDGE LN
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL
3117 MISTY RIDGE LANE
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A
3434 POST OAK DRIVE
ROCKWALL, TX 75032

WOODWARD CHERIE J
3426 POST OAK DR
ROCKWALL, TX 75032

REGGIA DANIELLE R
3100 MISTY RIDGE LN
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M
3070 DUSTY RIDGE DRIVE
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC
C/O RANDY PARDUE
508 TWLIGHT TRAIL SUITE 99
RICHARDSON, TX 75080

OCCUPANT
3062 DUSTY RIDGE DR
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC
2321 FIELDCREST DR
ROCKWALL, TX 75032

OCCUPANT
3054 DUSTY RIDGE DR
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER
1648 TROW BRIDGE
ROCKWALL, TX 75032

OCCUPANT
3055 DEER RIDGE DR
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC
1800 PRESTON PARK BLVD STE 101
PLANO, TX 75093

SCHUETTE JASON & BARBARA
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

BRUCE LIVING TRUST
757 AVALON DR
HEATH, TX 75032

OCCUPANT
2065 BROKEN LANCE LN
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY
2060 BROKEN LANCE LANE
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA
2080 BROKEN LANE
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA
336 NICOLE DR
ROCKWALL, TX 75032

ESTATE OF WILLIAM K & BEATRICE BURNS
319 RENEE DR
ROCKWALL, TX 75032

JIMENEZ RICARDO
2847 TANGLEGLEN DR
ROCKWALL, TX 75032

OCCUPANT
337 RENEE DR
ROCKWALL, TX 75032

IBARRA MATEO CASTRO
140 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
152 NICOLE DR
ROCKWALL, TX 75032

SOSA LORENA
293 NICOLE DR
ROCKWALL, TX 75032

ESPARZA MARCO
312 RENEE
ROCKWALL, TX 75032

CONTRERAS JOSE LUIS AND
JUANA DIAZ
1750 E FM 550
ROCKWALL, TX 75032

OCCUPANT
330 RENEE DR
ROCKWALL, TX 75032

SH DEV KLUTTS ROCKWALL LLC
2400 DALLAS PARKWAY SUITE 460
PLANO, TX 75093

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
312 NICOLE DR
ROCKWALL, TX 75032

BENITES ROSA
322 NICOLE DR
ROCKWALL, TX 75032

CHINN DERRICK O
PO BOX 35011
LOS ANGELES, CA 90035

OCCUPANT
3468 POST OAK DR
ROCKWALL, TX 75032

BEAVERS SHIRLEY
3460 POST OAK DR
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A
3111 MISTY RIDGE LANE
ROCKWALL, TX 75032

JARMAN EMMA
3091 MISTY RIDGE LN
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY
3083 MISTY RIDGE LN
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE
3099 MISTY RIDGE LN
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

FONTANNA RANCH HOMEOWNERS
ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

IBARRA GABRIELA AND
EDUARDO OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

OCCUPANT
291 RENEE DR
ROCKWALL, TX 75032

ESPARZA MARCO A
312 RENEE DR
ROCKWALL, TX 75032

OCCUPANT
383 RENEE DR
ROCKWALL, TX 75032

WHEELER JANIS & KEVIN M
451 RENEE DR
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ
1244 COUNTY ROAD 2278
QUINLAN, TX 75474

OCCUPANT
515 RENEE DR
ROCKWALL, TX 75032

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

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

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

DEAN ANN W
106 STANDING OAK DR
GEORGETOWN, TX 78633

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

MILLER FAMILY INVESTMENT LP
17430 CAMPBELL RD STE 230
DALLAS, TX 75252

SMARTT LOFLAND & BOND
1 CARMARTHEN CT
DALLAS, TX 75225

LOFLAND N L EST
1 CARMARTHEN CT
DALLAS, TX 75225

FORREST FRANK & KELLI LAFON
3808 LOFLAND CIR
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC
2922 S GOLIAD ST
ROCKWALL, TX 75032

SANCHEZ ARNULFO
398 NICOLE DR
ROCKWALL, TX 75032

OCCUPANT
222 NICOLE DR
ROCKWALL, TX 75032

MCINTIRE JUANITA
373 RENEE DR
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN ACOSTA MEJIA
303 RENEE DR
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS ASSOCIATION INC
C/O ASSURED MANAGEMENT
2500 LEGACY DR SUITE 220
FRISCO, TX 75034

BLOOMFIELD HOMES LP
1050 E. STATE HWY 114 EAST SUITE 210
SOUTHLAKE, TX 76092

ROSS SCOTT TRAVIS AND MEGAN
2517 LOUDON ST WEST
ROCKWALL, TX 75032

DENSON PATRICIA ANN
2521 LOUDON ST WEST
ROCKWALL, TX 75032

JOSHI MAYURESH S AND BINITA SINHA
2513 LOUDON ST WEST
ROCKWALL, TX 75032

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

SIGNO FAMILY LIVING TRUST
GENARO A SIGNO AND JULITA R SIGNO-TRUSTEES
2505 LOUDON STREET WEST
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

OCCUPANT
4509 SYLVAN PARK DR
ROCKWALL, TX 75032

DE LOS SANTOS CARLOS AND MARGOT
2501 LOUDON ST WEST
ROCKWALL, TX 75032

HUGHES BRYAN
2423 LOUDON ST WEST
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND ANGEL JAVIER SANCHEZ ROJAS
2419 LOUDON ST WEST
ROCKWALL, TX 75032

GARZA SIMONE M & HEATH
2518 LOUDON ST E
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY D
2504 LOUDON ST EAST
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

NAMIE NOMIE M III AND GINA MARIE
2413 LOUDON ST WEST
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003
JOSEPH C AND SHIZUKO BOCK-TRUSTEES
2601 LONG COMMON SOUTH
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

SOMERSET PARK COMMUNITY ASSOCIATION INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE
2405 LOUDON ST WEST
ROCKWALL, TX 75032

DIGGS DAVID WILEY
2401 LOUDON ST WEST
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

TAYLOR SHELLY A
2518 LONG COMMON NORTH
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

FURLONG FAMILY TRUST
2502 LONG COMMON NORTH
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

VIDICAN FLORIN
4306 STABLEGLEN DRIVE
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE
4309 STABLEGLEN DRIVE
ROCKWALL, TX 75032

LIRA MARCELINO JOSE &
ROZENEIDE S SOUSA LINS
4318 SELBORNE DR
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH
4302 STABLEGLEN DRIVE
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE
4301 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

MELI JILL MARIE
4210 QUINCY ST
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS
4210 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY ANN
4209 STABLEGLEN DR
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A
4206 STABLE GLEN DRIVE
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A
4205 STABLEGLEN DR
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

IRWIN MATTHEW LEE AND MYLIN NICOLE
4202 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ROSOFF AMY LYNN
4111 QUINCY STREET
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA
4113 STABLEGLEN DR
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN
4110 STABLEGLEN DR
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE
4105 QUINCY STREET
ROCKWALL, TX 75032

CAMP DARROL B AND TASHIA F
4109 STABLEGLEN DR
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P
4106 STABLEGLEN DR
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW
4105 STABLEGLEN DRIVE
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE
4101 QUINCY STREET
ROCKWALL, TX 75032

HUNG MINH LAM AND BIHN TAN QUACH
4102 STABLEGLEN DR
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE
4101 STABLEGLEN DRIVE
ROCKWALL, TX 75032

TROST COOPER RANDALL & JENNIFER
4027 QUINCY ST
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE
4014 STABLEGLEN DR
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY
4013 STABLEGLEN DRIVE
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND
JESSICA GUAZZONE
4023 QUINCY ST
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN
4010 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SEUMANUTAFA JOHN AND CHRISTINE
4009 STABLEGLEN DRIVE
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON
4019 QUINCY STREET
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN
4006 STABLEGLEN DR
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW
4003 STABLEGLEN DRIVE
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION
INC
C/O CMA
1800 PRESTON PARK BLVD SUITE 240
PLANO, TX 75093

RAMSBOTTOM DAVID BRADLEY AND DAWN
4018 QUINCY STREET
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING
CENTER
4002 STABLEGLEN DRIVE
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH
4001 STABLEGLEN DR
ROCKWALL, TX 75032

JANDREW DUSTY R AND JUSTIN C
4014 QUINCY STREET
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING
TRUST
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES
3917 STABLEGLEN DRIVE
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY
4010 QUINCY STREET
ROCKWALL, TX 75032

GILMORE CARA D
3910 STABLEGLEN DR
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE
3913 STABLEGLEN DRIVE
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY
4017 OLMSTED DRIVE
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
3906 STABLEGLEN DR
ROCKWALL, TX 75032

DUKE ROCHELLE
4013 OLMSTED DRIVE
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE
3909 STABLEGLEN DRIVE
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

ROLDAN EMILY ELIZABETH AND IVAN
3901 STABLEGLEN DR
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS
3813 OLMSTED DRIVE
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE
4768 S STATE HWY 205
ROCKWALL, TX 75032

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE
211 ELVIS PRESLEY LN
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER
193 ELVIS PRESLEY LN
ROCKWALL, TX 75032

RCH WATER SUPPLY CORPORATION
PO BOX 2034
ROCKWALL, TX 75087

RCH WATER SUPPLY CORP
PO BOX 2034
ROCKWALL, TX 75087

CRENSHAW JANET AND GERALD S
3005 SAN MARCOS DR
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS' ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

JONES KRISTINE KAYE AND
JOSE ENRIQUE FRESQUEZ
3010 SAN MARCOS DRIVE
ROCKWALL, TX 75032

RILEY CHRISTINE
3014 SAN MARCOS DRIVE
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE
3009 SAN MARCOS DRIVE
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD
3013 SAN MARCOS DRIVE
ROCKWALL, TX 75032

FRANKLIN J BACHMAN TRUST
CYNTHIA KAY BACHMAN TRUSTEE
3001 SAN MARCOS DR
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F
3006 SAN MARCOS DRIVE
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS' ASSOCIATION INC
6750 HILLCREST PLAZA DRIVE SUITE 326
DALLAS, TX 75230

HAYES, LAGWENDA
3108 COOLWOOD LN
ROCKWALL, TX 75032

HAYES KRISTOPHER
3108 COOLWOOD LN
ROCKWALL, TX 75032

LOFLAND FARMS OWNERS ASSOC.
C/O SPECTRUM ASSOCIATION MANAGEMENT
17319 SAN PEDRO SUITE 318
SAN ANTONIO, TX 78232

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

OCCUPANT
2390 S FM549
ROCKWALL, TX 75032

WING-PAL LLC
1227 WOODLAWN AVE
DALLAS, TX 75208

OCCUPANT
2380 FM549
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
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DALLAS, TX 75219

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DALLAS, TX 75219

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

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

ROCKWALL INDEPENDENT SCHOOL DISTRICT
<Null>
1050 WILLIAMS ST <Null>
ROCKWALL, TX 75087

OCCUPANT
2301 S JOHN KING BLVD
ROCKWALL, TX 75032

ROCKWALL 205 INVESTORS LLC (1075652)
<Null>
1 CANDLELITE TRAIL <Null>
HEATH, TX 75032

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT <Null>
KATY, TX 77494

OCCUPANT
207 NICOLE DR
ROCKWALL, TX 75032

TEXAS RE INVESTMENTS LLC 401K PLAN
6315 GRAND PROMINENCE CT
KATY, TX 77494

OCCUPANT
195 NICOLE DR
ROCKWALL, TX 75032

FRENTRESS ABIGAIL LEIGH
327 NICOLE DR <Null>
ROCKWALL, TX 75032

CASTANON RAMON & ESMERALDA ALMANZA
382 NICOLE DR <Null>
ROCKWALL, TX 75032

PLEASE RETURN THE BELOW FORM

Case No. Z2024-048: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

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

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.

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:

Z2024-048: Zoning Change from AG to PD

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, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 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, October 21, 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. Z2024-048: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

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

Name: Carlos Barrera

Address: 330 Renee 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.

PUBLIC NOTICE

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

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

Z2024-048: Zoning Change from AG to PD

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

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2024-048: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

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

Name: Rosaura Sanchez

Address: 353 Nicole 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.

From: Junfa Shi
To: Planning
Subject: Zoning Change From AG to PD
Date: Monday, October 14, 2024 11:11:20 AM

Good morning, RYAN MILLER, AICP, Director of Planning & Zoning,

Regarding to

Z2024-027, Z2024-033, Z2024-048: Zoning change from AG to PD

I am in favor of the request for the reasons listed below:

These vacant lots are not suitable for agricultural use. Because there are many houses all around it, the land should not remain vacant for long.

I suggest that these zoning zones can be connected into a large area for unified planning and unified development.

Meanwhile, I recommend that it can be used the modular casita to form a new community for development. It will lower costs, modernize, and make this area beautiful in Rockwall.

The modular casita can be ordered from http://www.boxabl.com.

Best Regards

The owner of 137 Nicole Dr. Rockwall, JUNFA USA LLC
Mailing address: 910 Melissa Ln. Garland, TX 75040

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Ross, Bethany

From: M Bader <mbaderpa@gmail.com>
Sent: Friday, September 20, 2024 6:53 PM
To: Planning
Subject: Case No. Z2024-048 Zoning Change from AG to PD (OPPOSED)

Mr Ryan Miller,

I am OPPOSED to the proposed change of zoning as currently indicated for Case No. Z2024-048. The city council had previously requested the developer remodel their development proposal to adapt and accommodate larger lots throughout the whole development providing a better aesthetic and flow of the development which they have failed to do. We were told, due to cost, they are not able to accommodate the council's requests. Additionally, the volume of proposed structures would significantly impact multiple infrastructure elements in Rockwall including all utilities, especially water, which is becoming more restricted monthly evident by the issues in our surrounding communities, sewage, roadway infrastructure creating more traffic volume which we already have issues, access to schools, which are presently having overcrowding issues, and EMS services including Law Enforcement.

There are multiple residential developments under construction currently throughout rockwall currently including south of I-30 which are adding to the infrastructure headaches we are facing today.

My family moved to Rockwall because it is a 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. This development is on the largest piece of undeveloped farm land in the City of Rockwall and it sits adjacent to the Wallace Homestead which will follow suit in the path of city approved construction projects that will likely bring hundreds of additional homes to our community if these plans are approved as proposed.

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

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).

Z2024-048

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 provided what I believe is a very reasonable list to accommodate and not many of them were accepted. We'd kindly ask for these to be added!

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.
- [ ] 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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Z2024-048

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.

Please take time to read the sheet our neighborhood provided. If all those are met, you won't hear a complaint from me!

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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Z2024-048

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 IS WAY TOO HIGH A DENSITY AND WILL BRING EVEN MORE OF A NIGHTMARE IN TRAVELING THROUGH THE CITY/AREA. OVERDEVELOPMENT IS KILLING OUR CITY. IT IS NO LONGER THE SPECIAL TOWN WE MOVED TO 15 YEARS AGO.

Respondent Information

Please provide your information.

First Name *

GREGORY

Last Name *

DELK

Address *

2020 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.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- [ ] Other:

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Respondent Information

Please provide your information.

First Name *

SANDRA

Last Name *

DELK

Address *

2020 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.
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Z2024-048

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 plan will create a population density that is currently not supported by infrastructure currently in place and will hinder the property values of those of us who currently own property and live here. This new plan took almost none of the surrounding property owners requests to heart. The developers solution of eliminating 60 homes from this size of a development and moving the ingress road is negligible to the overall project and it's negative impact on our community.

Respondent Information

Please provide your information.

First Name *

Howard

Last Name *

Drenth

Address *

2080 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.
- [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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Z2024-048

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 not in place to support this many homes. The requests made by property owners in the last round of talks were not addressed in this latest plan. Too many homes on too small a piece of land.

Respondent Information

Please provide your information.

First Name *

Teressa

Last Name *

Drenth

Address *

2080 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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- ○ I read about the request in the Rockwall Herald Banner.
- ◉ My neighbors told me about the request.
- ○ Other: .....

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Miller, Ryan

From: dave dunn <daviddunn9691@att.net>
Sent: Tuesday, October 15, 2024 5:46 PM
To: Planning
Subject: Case No. Z2024-048 Zoning change from AG to PD

David & Yese Dunn
2841 Haymaker Dr
75032

I am opposed to the request due to the large influx of people into Rockwall and the surrounding areas. Enough is enough already! There is way too much crowding in this town. We do not have the infrastructure (roads, schools, police, emergency services) to support all the people we have now and therefore need to only focus on the folks who are here now. Stop trying to cram as many people into this area as possible in order to collect taxes and sales.

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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: October 14, 2024

RE: Highland Ranch – Case No. Z2024-048 – 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

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).

Z2024-048

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 lack of appropriate traffic infrastructure and overloaded schools cannot handle additional residential builds.

Respondent Information

Please provide your information.

First Name *

Kyle

Last Name *

Roberts

Address *

4314 Selborne 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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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).

Z2024-048

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.

Due to the limited size of our community, we believe that additional construction would significantly strain our resources and infrastructure. Further development could lead to overcrowding, increased traffic congestion, and a decline in the quality of life for our residents. Preserving the character of Rockwall and ensuring the well-being of our community should be prioritized over expanding our footprint.

Respondent Information

Please provide your information.

First Name *

Joe and 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.
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- ( ) My neighbors told me about the request.
- ( ) Other: _____

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Case No. Z2024-048: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

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

The addition of these homes on this property plan will be a huge strain on the already taxed water supply and have a negative impact on traffic in the area. There is already enough congestion on 205 and John King as well as 3549 N.

Name: Christine Seumanutafa

Address: 4009 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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Case Number *

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Z-2024-048

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.

Please accommodate for the traffic this development will increase on HW205.

Respondent Information

Please provide your information.

First Name *

Murtaza

Last Name *

Shah

Address *

4755 bear claw ln

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.
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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.

IMPACT ON Home VALUE AND TRAFFIC congestion. ALready TAKES AT TIMES 10 minutes TO get out OF my Driveway. EXPAND highway (549) TO 4 LANES before you ALLow More Home expansion.

Name: EUGene TERMINI

Address: 1851 V. FM 549 Rockwall, TX.

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.

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).

Z2024-048

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 builder here is not really working to meet the desire of the community, they are trying to just wear us down with wasted meetings. Instead of working with us to come up with a workable plan that really works with the community.

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.
- [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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Miller, Ryan

From: Carranza, Irma <irmac@mail.smu.edu>
Sent: Tuesday, October 1, 2024 4:02 PM
To: Miller, Ryan
Subject: Case no.Z2024-048

I am opposed to the request for the resaons listed below.
-more traffic will bring more danger for our family and home that is beside hwy 549.
-The noise increase will be disturbing.
-schools will become overcrowded leading to the decrease in education quality.

NAME: IRMA VITAR
ADDRESS: 3009 FONTANA BLVD ROCKWALL 75032

Sent via the Samsung Galaxy S24+, an AT&T 5G smartphone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2024-048: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

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

The current load on water usage has caused our pressure to decrease. The system cannot support increased demand. The traffic and noise pollution has already icreased from the recent 9th grade center. The infrastructure needs improvement before additional demand increases.

Name: Mike + Renee Warren

Address: 2861 Haymaker Drive

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.

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).

Z2024-048

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.

Think it would be a great addition to the city

Respondent Information

Please provide your information.

First Name *

Ruthanne

Last Name *

Wise

Address *

407 yacht club 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: _____

This content is neither created nor endorsed by Google.

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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 048

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 Cannot support any more people

Respondent Information

Please provide your information.

First Name *

Reginald

Last Name *

Allen

Address *

107 freedom Court

City *

Rockwall

State *

TX 75032

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: Text message

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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).

Z2024-048

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 attended the last meeting with the developer and while they did make some changes they did not address many of our concerns and requests that were previously submitted.

Respondent Information

Please provide your information.

First Name *

Anita

Last Name *

Benners

Address *

4940 Bear Claw 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).

Z2024-048

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 cannot continue to build apartments and houses without serious consideration for infrastructure, police, fire, ambulance services and public education. All these systems or services are becoming quickly overwhelmed, and soon enough we will have a crisis in our hands. Look what is in the ballot this coming election: Rockwall ISD Bond of US$1.3 Billion. Why? Because the system cannot support itself with the current budget and budgetry projections for the next 5 years. If we do not stop and plan accordingly our beloved city will experience enormous density and chaotic living conditions.

Respondent Information

Please provide your information.

First Name *

Sergio

Last Name *

Bento

Address *

2002 S. Lakeshore 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 am a proud 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).

Z-2024-048

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 already overbuilt. Traffic is a nightmare! It used to be the best place to live.

Respondent Information

Please provide your information.

First Name *

Tracy

Last Name *

Blakely

Address *

613 Southwestern 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.
- [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: 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).

Z2024–048

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 *

Kara

Last Name *

Bradford

Address *

597 Bordeaux 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.
- [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: Text notification from Councilman 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).

Z2024-048

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 an issue as is water supply for the area. 205 is already highly congested. Adding more strain on the current infrastructure will only make it worse. Please don't turn Rockwall into Mesquite.

Respondent Information

Please provide your information.

First Name *

Kati

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.
- [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: 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).

Z2024-048

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.

Utilities are stretched . We lack the necessary services and utilities to support and accommodate this development.

Respondent Information

Please provide your information.

First Name *

Aloysius

Last Name *

Chigbo

Address *

833 Marathon Court

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: Congestion

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).

Z2024-048

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 Somerset Park (neighborhood that will directly connect to this proposed development). I am very disappointed in the lack of usable green space in the proposal. The green spaces proposed are either a)floodplain, b)against a busy road(soon to be 4 lane road), or c)extremely small and the size of a lot or two.

Please please please incorporate more green spaces!!! I don't even care if you build smaller lots at this point but we can just get more green spaces that would be incredible!!!

Respondent Information

Please provide your information.

First Name *

Dan

Last Name *

Conley

Address *

4042 Blythe 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.
- [ ] 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 saw a Facebook post by our councilman Tim.

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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).

Z2024-048

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 *

Kimberly

Last Name *

Cook

Address *

2830 STONEY HOLLOW 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.
- [ ] 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 resident of Rockwall proper and believe that this SUP is going to be a detriment to our town, resources, and an environmental problem. The wildlife is being pushed into neighborhoods and business areas already. Our utilities such as water and electricity are already being taxed by the large population in our city and county already.

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).

Z2024-044

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 would like to know why we were not informed of the three properties on Lillian Street they cause a lot of traffic problems. We never know who is here or there. sometimes its get very loud we have no neighbors. This is not what our neighborhood is.

Respondent Information

Please provide your information.

First Name *

Rodney

Last Name *

Daniel

Address *

606 Austin Street

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).

Z2024-048

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 is gonna be a huge disaster for our city as we are right now facing so many challenges with traffic, crowded schools and so many other challenges. We have a new development coming soon crossing the road (Homestead), and if we approve this 900 new houses in that spot it will literally be a disaster. We need to wait and find a developer with a better plan, 900 new houses is not it.

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:

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).

Z2024-048

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.

Interstructure cannot support the amount of growth that is planned. Will increase traffic that at this time is not substantial. Burden to the current citizens of Rockwall and Rockwall county.

Respondent Information

Please provide your information.

First Name *

Dan

Last Name *

Donihoo

Address *

656 Turtle Cove 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: Home owner

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: Council members

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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).

Z2024-048

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 *

Douglass

Address *

1512 Foxwood 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.
- [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).

Z2024-048

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 can't handle the traffic. You need to widen 205 before adding 900 homes. 205 is supposed to be widened between Sachse and Terrell but not sure what year that's going to happen!

Respondent Information

Please provide your information.

First Name *

Carolyn

Last Name *

Duncan

Address *

2710 Capstone Way

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 on 205 quite a bit and the traffic is horrible!

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 Council Man informed me

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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).

Z2024-048

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 County is already overwhelmed by the excessive traffic on our roads. This development will make a bad situation even worse. Although, Rockwall citizens have already voted this down before for obvious reasons, we are being asked again to consider this. Our City Council is NOT LISTENING to us and have already made their decision in favor of the almighty dollar— again.

Respondent Information

Please provide your information.

First Name *

Cathy

Last Name *

Dutt

Address *

505 East Washington Street

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: 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: Councilman provided information

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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).

Z2024-048

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 proposal must be rejected - the infrastructure cannot cope with current capacity let alone introducing another 900 homes. Traffic is already a huge problem. Not to mention the strain on our schools which are already at capacity and struggling to attract and retain excellent staff. The existing residents nearby to this proposed development will undoubtedly suffer a reduction in quality of life and local opportunities as a result of this development. I strongly oppose and request that the developers consider the local residents instead of their bottom line.

Respondent Information

Please provide your information.

First Name *

Toni

Last Name *

Elderfield

Address *

5265 Standing 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.
- [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).

Z2024-048

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.

How could anyone support this irresponsible act. We do not have the roads to handle the traffic we have now. And, from where is the water, and electricity going to come. Stop the insanity, and vote NO!

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.
- [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: HOA/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).

Z2024-048

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 currently have the infrastructure to support this new development. I am vehemently opposed.

Respondent Information

Please provide your information.

First Name *

Sarah

Last Name *

Freed

Address *

704 Forest Trce

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

Z2024-048

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 already have daily traffic at any hour of the day all throughout Rockwall's streets, not including the the traffic on i30. We do not need to overcrowd our small Rockwall County any more than what it already is. We do not need to over crowd our schools either!

Respondent Information

Please provide your information.

First Name *

Sandra

Last Name *

Garcia

Address *

2620 Coyote Crossing

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

Z2024-048

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 BAD now and with other traffic coming in will triple what we have now. Add HEB and Ikea

Respondent Information

Please provide your information.

First Name *

Dianne M.

Last Name *

Gardner

Address *

152 Magnolia 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).

z2024-048

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 worms are going to do what you want anyway so i might as well protest just to protest

Respondent Information

Please provide your information.

First Name *

john

Last Name *

germer

Address *

601 miramar

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: what difference does it make

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 got a text

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Z2024-048

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 *

Lori

Last Name *

Gillilan-Leal

Address *

929 Hunters Glen

City *

Rockwall

State *

Texaa

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 to drive that corridor and the infrastructure cannot accommodate the traffic now.

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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Z2024-048

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 roads, schools, etc to support all these developments. We need someone with some common sense because this town has lost its mind.

Respondent Information

Please provide your information.

First Name *

Rebecca

Last Name *

Gray

Address *

1212 Waters Edge 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.
- [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: 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).

Z2024-048

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 and too much traffic. Come on people, not every piece of land has to be a track home development.

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.
- [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).

Z2024-048

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 hope this letter finds you well. I am writing to formally protest the proposed housing development project.

While we recently met with the developer, and I appreciate their efforts to lower the number of lots, the current proposal remains unacceptable for our town. The lots are still too small, and the homes being planned are not in alignment with the character and standards of Rockwall. Our community values larger lot sizes and homes that provide space, comfort, and reflect the charm of our town. Small, condensed homes, as proposed, will not enhance the aesthetic or meet the long-term needs of our community.

I respectfully request that you reconsider this proposal and push for larger lot sizes that will align with the traditional character and future vision of Rockwall. It is critical that this development not diminish the quality of life, the neighborhood atmosphere, or the property values in our town.

Thank you for your attention to this matter. I look forward to your careful consideration and response.

Sincerely,
Christina Guevara
Rockwall Resident

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: *

- [ ] 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: I have been to mist meetings

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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).

Z2024-048

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 oaks of Buffalo way. And it takes our family 20 minutes to go half of a mile. As of now we don't want another nine hundred homes in this community.

Respondent Information

Please provide your information.

First Name *

Jack

Last Name *

Guevara

Address *

1905 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.
- [ ] 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: My parents

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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).

Z24-408

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.

They are not considering the impact of increased traffic on everyone else. The traffic infrastructure should be in place first.

Respondent Information

Please provide your information.

First Name *

Tom

Last Name *

Hawkins

Address *

207 Dartbrook

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 to travel through the area.

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 message

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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).

Z2024-048

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 be a significant burden on our already stressed info structure and schools. It will decrease property values and take away from our neighborhood

Respondent Information

Please provide your information.

First Name *

Lisa

Last Name *

Heagney

Address *

5295 Standing Oak 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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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).

Z2024-048

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.

Developer has not incorporated very many of the concerned homeowners requests.

Respondent Information

Please provide your information.

First Name *

Randy

Last Name *

Heinrich

Address *

4945 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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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).

Z2024-048

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.

Vehemently oppose 900 new homes in Rockwall off 205 and John King. Rockwall is a beautiful city, and to continue to fill it up with traffic and more homes is not what the residents of Rockwall want, and I am resident of Rockwall. I, like many others, moved to Rockwall for the prestige and stigma that Rockwall included.

Respondent Information

Please provide your information.

First Name *

Christy

Last Name *

Hester

Address *

405 Fox Hollow 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.
- [ ] 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).

Z2024-048

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 not in place to support this development

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: *

- [ ] 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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Z2024-048

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 need another school for this development, not putting them at Pullen, Pullen is already too crowded.

Respondent Information

Please provide your information.

First Name *

Crystal

Last Name *

Hollis

Address *

228 Lionhart Place

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 kids go to the school this development is zoned for

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).

Z2024-048

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 *

Heidi

Last Name *

Howard

Address *

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

Z2024-048

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 have protested this development from the beginning. Infrastructure not in place to handle the traffic alone much less utilities. But, as proven with IKEA y'all are going to do whatever you want and not listen to your residents nor constituents. Our only option is to vote most of you out when it's time for election. 4 of you including the mayor have already proven this is a waste of our time. But, I can say I at least tried.

Respondent Information

Please provide your information.

First Name *

Angie

Last Name *

Howell

Address *

406 Shoreview 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 drive this route daily and live fairly close 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: Text and 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).

Z2024-048

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 too crowded now. No more developments until we have the roads to support it. Especially on 205.

Respondent Information

Please provide your information.

First Name *

Ronnie

Last Name *

Howell

Address *

434 Jordan Farm Cir

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: Too much 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: Message from councilman

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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).

Z2024-048

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 live at Hickory Ridge and there is already too much traffic on 205 all day long. It will be abysmal if more homes are added along this highway.

Respondent Information

Please provide your information.

First Name *

Christine

Last Name *

Howerton

Address *

1501Ridgetop 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.
- [ ] 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 city council

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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).

Z2024-048

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, and not enough infrastructure and water to support it.

Respondent Information

Please provide your information.

First Name *

Dani

Last Name *

Hudspeth

Address *

1081 Shady Lane 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:

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 Rockwallian

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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).

Z2024-048

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 place to support this kind of development.

Respondent Information

Please provide your information.

First Name *

Michael

Last Name *

Hughes

Address *

304 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.
- [ ] 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: Tim MacCallum

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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).

Z2024-048

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.

Please make this developer listen to us. Too many houses trying to be packed into an area where the resources are already stressed with current housing, traffic and utility levels. This will lower property values with such small lots compared to the estates it is proposed being built next to. It seems the list of conditions that are acceptable to the current residents we provided is not being taken seriously by these developers. I hope that our elected leaders will listen to our concerns and stop this development until it is acceptable to the current residents that don't want Rockwall turned into just another crowded town with miserable traffic and higher crime rates. Please keep the standards high for Rockwall and the cheap/Greedy developers at bay. In the end it's your vote that keeps them out. Thank you

Respondent Information

Please provide your information.

First Name *

Jeremy

Last Name *

Johnston

Address *

2070 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.
- [ ] 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).

Z2024-048

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 County does not need any more development until the proper infrastructure is built. Roads, power grid, and schools.

Respondent Information

Please provide your information.

First Name *

Matthew

Last Name *

Kaiser

Address *

2817 Tangleglen Dr

City *

Rockwall

State *

Texas

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.
- [ ] 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: lol

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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).

Z2024-048

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 is over crowded now and already outgrown city services and road capacity to handle the current growth.

Respondent Information

Please provide your information.

First Name *

William

Last Name *

King

Address *

667 Danielle Ct

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: Text from friend.

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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).

Z2024-048

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 and traffic is a nightmare. The roads, the power grid, the schools, nothing is prepared for these massive developments.

Respondent Information

Please provide your information.

First Name *

Chris

Last Name *

Lacquement

Address *

5200 Standing 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? *

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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).

Z2024-048

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.

To much density

Respondent Information

Please provide your information.

First Name *

James

Last Name *

Langdon

Address *

5050 Bear Claw In

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

Z2024-048

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 still too high with way too many small lots. I've attended multiple meetings with the developer, worked with many other concerned citizens to come up with very attainable list of requests for this property, yet the developer still has not even come close to incorporating those adjustments in the most recent submittal. We, as citizens, are continually being asked to compromise what we see as best for this property, yet the only party that has yet to make any level of compromise in this development is the property owner - which are NOT citizens of the City of Rockwall and most not even Texas residents. I do not understand why the property owner should not have to make compromises as well if the citizens of Rockwall are being asked the same. This is a development that we as citizens will all live with and need to ensure it is a quality development without compromise to meet the sales price for a handful of non-residents.

Respondent Information

Please provide your information.

First Name *

Susan

Last Name *

Langdon

Address *

5050 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? *

- ( ) 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).

Z-2024-048

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 need any more residential homes in Rockwall at the moment without first expanding the infrastructure. Traffic has already become significantly worse over the last few years where we've experienced a population boom. Further, if you look at the current housing market, there is a plethora of inventory of homes for sale or rent that are not moving. Homes are staying on the market for months and there are many vacant rentals. Adding more homes is not needed, and if it was needed, it's not sustainable because we don't have the infrastructure to support them.

Respondent Information

Please provide your information.

First Name *

Eric

Last Name *

Levine

Address *

3155 Bourbon Street Cir

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 and will share public resources with the same residents.

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).

Z2024-048

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.

Have not agree to make many important changes that we asked for.

Respondent Information

Please provide your information.

First Name *

Erika

Last Name *

Livingston

Address *

2235 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? *

- ( ) 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).

Z2024-048

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 doesn't need anymore apartments. We'll become Garland soon enough.

Respondent Information

Please provide your information.

First Name *

Cheri

Last Name *

Lopez

Address *

994 redwood trl

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: Rockwall resident

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: Info from city council member

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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).

Z2024-048

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, density, density. Traffic overload. With the country's leaders telling us we need affordable housing how does $800k - $1.3k on small skinny lots meet that goal with lots where you can reach out and almost touch your neighbor’s house. And, how many wooden fences are going to be erected?
You have, each of you, and as a collective, the Power to shape the Future of this City. What you do with that Power matters.
Let's choose common sense over nonsense. Choose fiscal reality over fiscal fantasy. I don't want you to give up your skepticism. I want your skepticism to be your companion.
Perhaps it's time to do what the Cities of Heath and now Princeton, Texas have done when exercising their power and discretion. Issue a moratorium for 120 days to take a good long look at this and similar developments in Rockwall. It's not too late to plant your foot in the ground. Your actions will be remembered by your friends, neighbors, family, and community. You have the power to exercise discretion in shaping the contours of our city for a generation to come. hope you can find the courage to take a serious break. What's the hurry?”

Sincerely yours,

Bob Lyon
Dallas Trial Lawyers Association President 1997
Robert Lyon & Associates, Attorneys
Board Certified Personal Injury Trial Law
Texas Board of Legal Specialization Since 1991
3301 Century Drive, St. A
Rowlett, TX 75088
p 972-412-0412
c 214-803-1656
f 972-475-5804
attybob@msn.com
http://www.lyonlaw.com
AV rated - Martindale-Hubbell Peer Review Ratings

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:

I attended saeveral community meetings and P&Z & City Council meetings about this 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).

Z2024-048

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.

FM 205 is already overloaded with traffic. I wait at the light at 205 and 549 15 to 20 minutes. The county must improve all the roads in the county before approving new sub divisions.

Respondent Information

Please provide your information.

First Name *

Michelle

Last Name *

McCutcheon

Address *

304 Shoreviewr

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:

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 city website

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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).

Z2024-048

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 town is too crowded already.

Respondent Information

Please provide your information.

First Name *

Shawna

Last Name *

McGuire

Address *

2853 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.
- [ ] 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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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-048

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 will be out of control! Rockwall does not need more traffic problems!

Respondent Information

Please provide your information.

First Name *

Pat

Last Name *

Mitchell

Address *

4789 Secret Cove

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

Z2024-048

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 diminishes the quality of our community by packing too many lower income homes in the smallest county in Texas. Also this will increase a need for more road improvements to accommodate more traffic. We moved here from Dallas 31 years ago to avoid this type of thing.

Respondent Information

Please provide your information.

First Name *

Michael

Last Name *

Moore

Address *

211 lakehill 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.
- [ ] 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: Information sent by text from a city council member.

This content is neither created nor endorsed by Google.

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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).

Z2204-048

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 on 205 now.
Burden to schools means more building meaning more taxes.
Road Wallace Lane has heavy school traffic now.

Respondent Information

Please provide your information.

First Name *

Bill

Last Name *

Morton

Address *

224 H Wallace 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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22024-048

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; overcrowding of schools; density of homes

Respondent Information

Please provide your information.

First Name *

Margaret Anne

Last Name *

Morton

Address *

224 H. Wallace 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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Case Number *

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Z2024-048

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 in place to support the exponential growth that the city council continues to approve. Feels like it's all about the money, and there is no concern for the quality of our community

Respondent Information

Please provide your information.

First Name *

Amy

Last Name *

Mullen

Address *

138 Southampton 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: I live in Rockwall and have to deal with the traffic and lack of infrastructure

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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Z2024-048

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 think the city has the infrastructure to support this

Respondent Information

Please provide your information.

First Name *

Karri

Last Name *

Neal

Address *

1516 Englewood 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 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).

Z2024-048

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 this development. We are overcrowded already.

Respondent Information

Please provide your information.

First Name *

Dudley

Last Name *

Nosworthy

Address *

2901 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.
- [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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Z2024-048

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 congestion

Respondent Information

Please provide your information.

First Name *

Bryan Parker

Last Name *

Bryan Parker

Address *

1420 riverside oaks 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: _____

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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).

Z2024-048

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! I miss the small time vibe

Respondent Information

Please provide your information.

First Name *

Denise

Last Name *

Parker

Address *

1420 Riverside Oaks 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.
- [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).

Z2024-048

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.

Again, this is simply to much of a load on the current infrastructure. Not to mention the increase in traffic. The mayor said with regards to the IKEA project that the PRO's outweighed the CONS. Well in this case it's exactly the opposite. The density isn't appropriate. There need to be larger lots and less volume at this point. That is the only type of development that should be considered going forward. It appears the devloper didn't really want to make changes when he had the meeting and recieved the feedback. So the only way to be heard is by voting this down. I say NO.

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.
- [ ] 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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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.

Existing infrastructure will suffer and an afterthought as usual. Tax increases and bonds to follow along with decrease in public services.

Respondent Information

Please provide your information.

First Name *

Robert Powers

Last Name *

Powers

Address *

1606 Amesbury

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? *

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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: Got a text

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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).

Z2024-048

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, quality of life, infrastructure burden, simply…developers and city council are the only people who want more houses. No one, am I mean no one I have talked to wants a single house built in Rockwall for the foreseeable future. Furthermore, there is mounting evidence of state wide tax fraud interwoven into appraisals. Enough is enough.

Respondent Information

Please provide your information.

First Name *

Dave

Last Name *

Prince

Address *

1265 Grandview

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.
- [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: 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).

Z2024-048

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've been Rockwall resident since 1986. Road and post office infrastructure have been overwhelmed by population growth from 8500 to currently 50K+. Get infrastructure fixed first before doing anymore housing development, e.., SH205, FM740, and Sh66

Respondent Information

Please provide your information.

First Name *

Julius

Last Name *

Rahmandar

Address *

308 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.
- [ ] 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 on my phone messaging app

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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).

Z2024-048

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 addition of yet another master planned community with cookie cutter homes doesn't align with what the majority of people want and reason for living in and moving to Rockwall. We need to keep the small hometown feel while at the same time open to sustainable growth and capital development. The infrastructure is far behind- 205, 66, 276 all need to be properly expanded before even thinking about adding thousands of more homesites.

Respondent Information

Please provide your information.

First Name *

Cody

Last Name *

Richardson

Address *

1446 Greenbrook 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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- ○ 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).

Z2024-048

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 already overcrowded and traffic in and out are horrendous. This will make it worse.

Respondent Information

Please provide your information.

First Name *

Kimberly

Last Name *

Richardson

Address *

2701 Cypress 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:

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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Z2024-048

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.

City infrastructure can't support the addition of 500 new apartments and their residents. Also, since allowing the addition of apartments in recent years, our crime rate has skyrocketed. Don't let Rockwall become nothing other than an extension of Dallas. We don't need IKEA if it means expansion of multi-family housing
units.

Respondent Information

Please provide your information.

First Name *

Tom

Last Name *

Roberts

Address *

608 Stonebridge 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: Concerned for the safety of our citizens.

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).

Z2024-048

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 will bring to much traffic

Respondent Information

Please provide your information.

First Name *

Kristine

Last Name *

Scarborough

Address *

2614 Cypress 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.
- [ ] 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).

Z2024-48

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 *

Tammy

Last Name *

Scarnati

Address *

156 Haven 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.
- [ ] 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

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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).

Z2024-048

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.

Crowding of current infrastructure

Respondent Information

Please provide your information.

First Name *

Ranbir

Last Name *

Singh

Address *

1408 Palasades court

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 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).

Z2024-048

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 more high-density housing in Rockwall.

Respondent Information

Please provide your information.

First Name *

Jimmy

Last Name *

Smith

Address *

1290 Grandview 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.
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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).

Z2024-048

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 homes until highway work is 100 percent complete. We are over crowded already.

Respondent Information

Please provide your information.

First Name *

Katherine

Last Name *

Spencer

Address *

1905 Huron 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.
- [ ] 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

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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).

72024-048

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, no street improvements in place for this expansion, cheapens the city property values and possible Sec. 8 or low income housing to move illegal aliens in and increasing crime!!

Respondent Information

Please provide your information.

First Name *

William

Last Name *

Stegman

Address *

1300 Ridge Road, Rockwall

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.
- [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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Z2024-048

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 crowded, the roads are already overwhelmed without 1800+ more drivers.

Respondent Information

Please provide your information.

First Name *

Paula

Last Name *

Stewart

Address *

3086 Wildflower 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.
- [ ] 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: Councilman Tim McCallum

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Zoning & Specific Use Permit Input Form

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Z2024-048

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.

SH205 is currently a 2-lane road. Need at least trike land area for lane expansion which will be needed with expected growth and usage.

Respondent Information

Please provide your information.

First Name *

Julius

Last Name *

Tahmandar

Address *

38 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.
- [ ] 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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Z2024-048

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 can barely get down 205 as is without being stuck in bumper to bumper traffic. The density is simply way too high for this area. We need to plan wisely to keep property values up and our town desirable.

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? *

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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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Z2024-048

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 believe that the infrastructure for traffic flow is already overburdened. This is only going to make it worse. Eventually pelt will get tired of it and move out.

Respondent Information

Please provide your information.

First Name *

Carol

Last Name *

Thompson

Address *

663 York 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.
- [ ] 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).

Z2024-048

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 *

Thompson

Address *

663 york 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:

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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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Z2024-048

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.

Lack of water resources and increase in traffic

Respondent Information

Please provide your information.

First Name *

Saket

Last Name *

Wakharkar

Address *

2321 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.
- [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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Z2024-048

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 can't handle the traffic and will overwhelm the schools

Respondent Information

Please provide your information.

First Name *

Cathy

Last Name *

Wallace

Address *

330 H Wallace 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).

Z2024-048

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.

Crowded roads, crowding of schools, home density

Respondent Information

Please provide your information.

First Name *

Donald J

Last Name *

Wallace

Address *

330

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

Z2024-048

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.

Opposition- entire development does not comply with the requirements plan set forth by Rockwall city. Developer only partially made changes to master development plan in regards to surrounding neighborhood's requested changes

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.
- [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 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).

Z2024-048

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 can barely get out of our neighborhood at certain times of the day now. We do not have enough infrastructure for all these new neighborhoods. Adding more traffic is not going to help until we actually have new roads to hold all the traffic. Getting out of our neighborhood in the mornings is a nightmare as well as after school. Car's are lined up down Lofland Road, 549 and Horizon. It is ridiculous! Please don't approve any more homes in this area.

Respondent Information

Please provide your information.

First Name *

Pamela

Last Name *

Ward

Address *

4920 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.
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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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Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z-2024-048

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 for this! This will make traffic even more terrible than it already is. The fact that you want 4k plus more people AND vehicles in this area is ludicrous. This is a money grab and not for Rockwall.

Respondent Information

Please provide your information.

First Name *

Alicia

Last Name *

Welch

Address *

662 Hanover 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.
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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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Z2024-048

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 low income population prone to crime

Respondent Information

Please provide your information.

First Name *

Joshua

Last Name *

Whitaker

Address *

1000 ridge rd ct

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: .....

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).

Z2024-048

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 imposible and adding more housing without having the infrastructure is going to be hell, besides the amount of more children it will bring to our already crowded schools

Respondent Information

Please provide your information.

First Name *

Maria Cristina

Last Name *

Williams

Address *

3047 longhorn 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.
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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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Z2024-048

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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 *

William

Last Name *

Williams

Address *

3047 Longhorn Ln

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

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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 from Rockwall City Councilman

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Z2024-048

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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 need to let infrastructure catch up before we irresponsibly add more houses in the already congested area.

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: *

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Z2024-048

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

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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.

We need to have more open spaces and responsible development.

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: *

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Z2024-048

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 would require 2 new elementary schools & other interstructure problems as water, roads, & traffic.

Respondent Information

Please provide your information.

First Name *

Milton

Last Name *

Wittig

Address *

1759 Bay Watch 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: To much high density causing traffic problems

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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: Email notification

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Z2024-048

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 hope this message finds you well. I am writing to express my concerns about the proposed development of 900 residential zoning lots. While I understand the need for housing development, I believe this particular proposal presents significant challenges related to overcrowding and a lack of sufficient infrastructure to support such a large influx of residents.

Overcrowding Concerns

With the addition of 900 residential units, there is a real risk of overburdening existing public resources and facilities. The sudden increase in population will undoubtedly lead to:

Overcrowded schools, as local educational facilities may not have the capacity to accommodate the anticipated growth in student numbers.
Strained healthcare services, with increased demand for medical services, potentially leading to longer wait times and limited access to care for current residents.
Traffic congestion, which is already a growing issue in the area, will be exacerbated by the influx of new residents and their vehicles, leading to delays and increased commute times.

Insufficient Infrastructure

In addition to overcrowding, the current infrastructure is ill-equipped to handle such a rapid increase in population. Specific concerns include:

Road Networks: The existing roadways are not designed to support the additional traffic from 900 new homes, which could result in significant traffic bottlenecks, increased wear and tear on roads, and safety concerns for drivers and pedestrians alike.
Utilities and Public Services: Water, sewage, and power infrastructure will face undue pressure, and without substantial upgrades, the area may face disruptions in service, reduced water quality, and increased waste management issues.
Emergency Services: Police, fire, and medical services may struggle to provide timely responses as their current capacity is stretched thin to cover the needs of a larger population.

Community Impact

Beyond infrastructure and overcrowding, I worry that this rapid expansion will negatively impact the quality of life for existing residents. Open spaces, parks, and recreational areas could become overused, diminishing their value and accessibility. Furthermore, the sense of community and local identity could be diluted as the area becomes overdeveloped.
Responsible Growth

I am not opposed to growth and development. However, I urge the [Planning Commission/City Council] to consider a more measured approach that accounts for the need to upgrade infrastructure before approving such a large-scale development. Additionally, I believe it would be beneficial to conduct a comprehensive study on the long-term impact this zoning proposal would have on the community and local resources.

I respectfully request that the [Planning Commission/City Council] reconsider the current proposal in its

scale and timing. Prioritizing the expansion of infrastructure and services before moving forward with such a large development will ensure that both current and future residents can enjoy a sustainable, high-quality living environment.

Thank you for considering these concerns. I look forward to further discussions on this important issue.

Respondent Information

Please provide your information.

First Name *

Joe

Last Name *

Zylka

Address *

4725 Benton Cr.

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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- ( ) 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:

Z2024-048: Zoning Change from AG to PD

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, October 15, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 21, 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, October 21, 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. Z2024-048: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

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

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.

MICHAEL JOYCE
PROPERTIES

767 Justin Rd
Rockwall, TX 75087

September 13, 2024

Mr. Ryan Miller
Director of Planning and Zoning
City of Rockwall
385 S Goliad Street
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

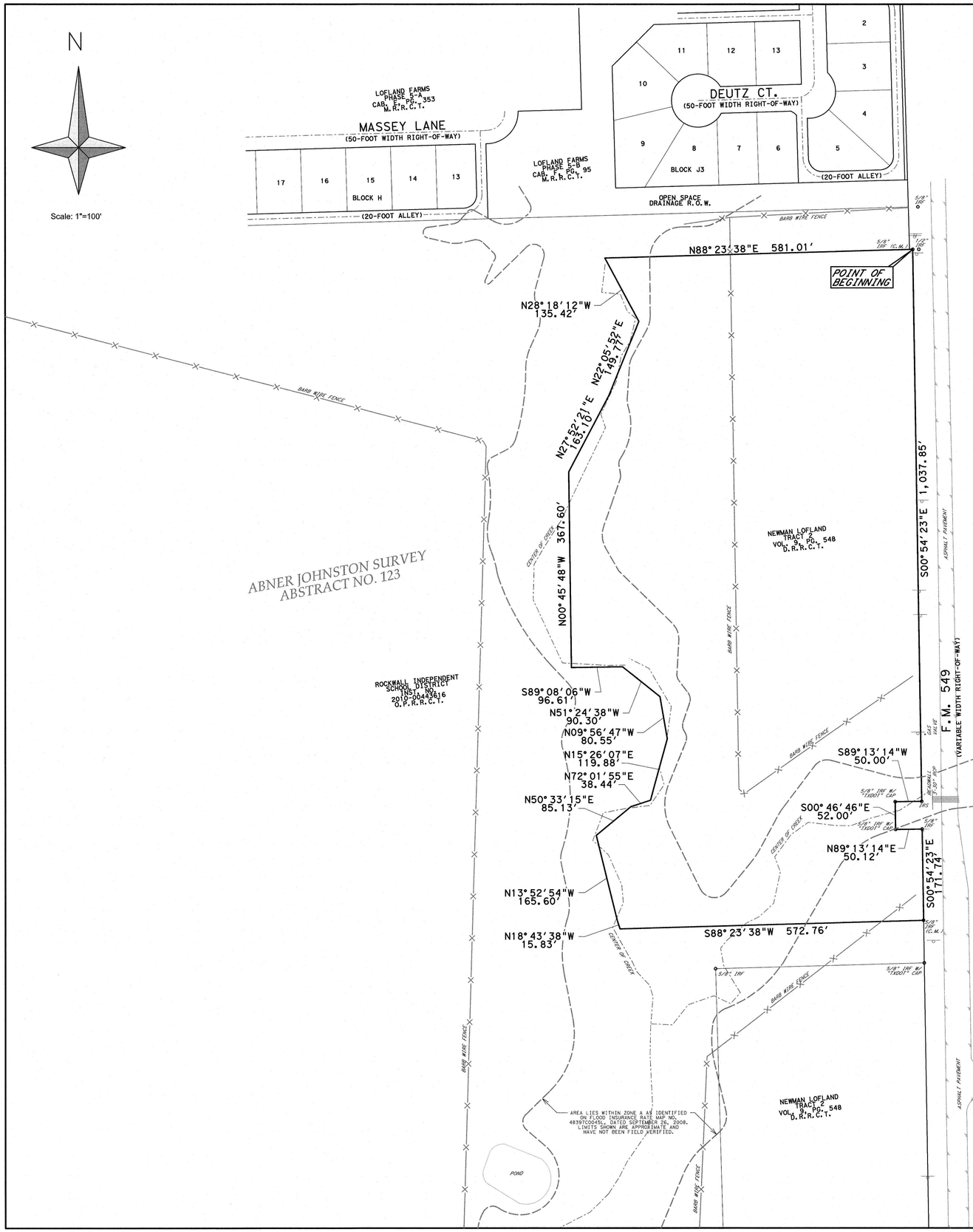
Dear Mr. Miller,

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:

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

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

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

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
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
	TELEPHONE BOX
TRANS.	TRANSFORMER
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

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
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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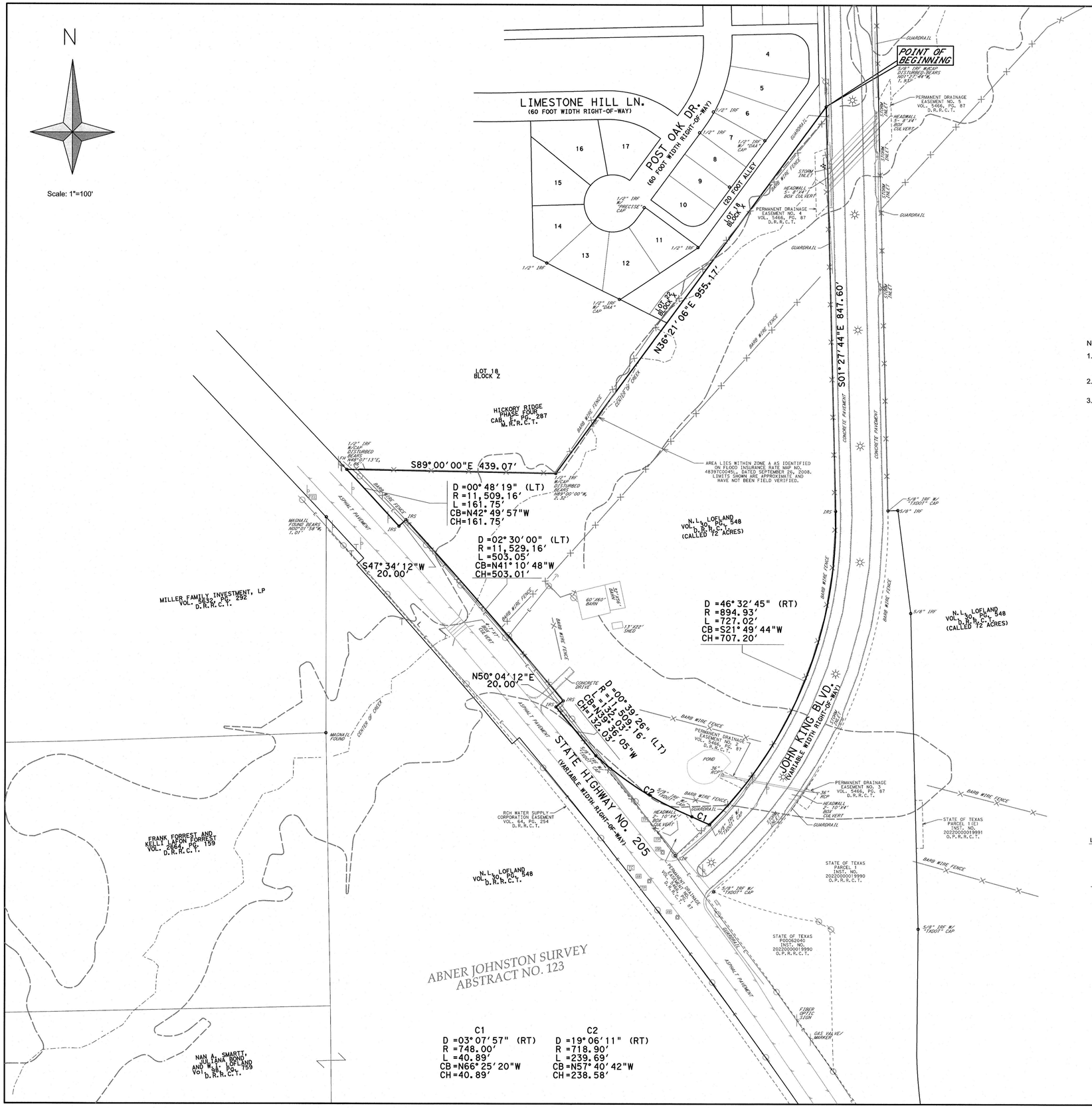
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10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description

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

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
RCP	REINFORCED CONCRETE PIPE
FH	FIRE HYDRANT
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
TPB	TELEPHONE PEDESTAL
TPJ	TELEPHONE BOX
TRANS.	TRANSFORMER
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

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:

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;

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) 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 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 11,509.16 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 1/2-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, 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.

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
15.344 ACRE TRACT
OUT OF THE
ABNER JOHNSTON SURVEY, ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PREPARED BY
PJB SURVEYING, LLC
TBPLS 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 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:

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;

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) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set;

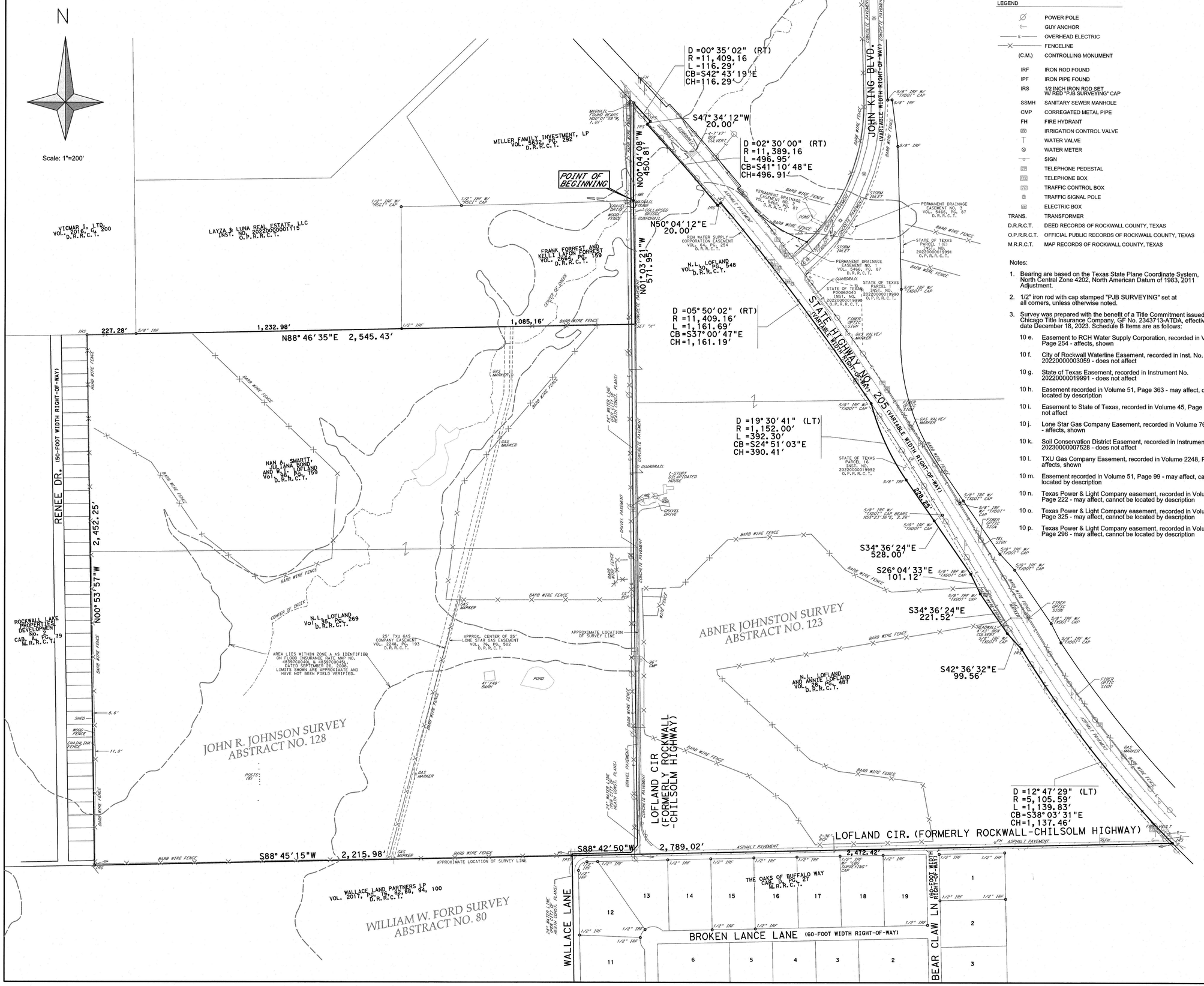
THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the point

of curvature of a non-tangent curve to the left, having a radius of 11,509.16 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 1/2-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, 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.



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
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	SIGN
TP	TELEPHONE PEDESTAL
TB	TELEPHONE BOX
TC	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
EB	ELECTRIC BOX
TRANS.	TRANSFORMER
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 - affects, shown

10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 20220000003059 - does not affect

10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect

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 - affects, shown

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 - affects, shown

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

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
972-649-9669

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.;

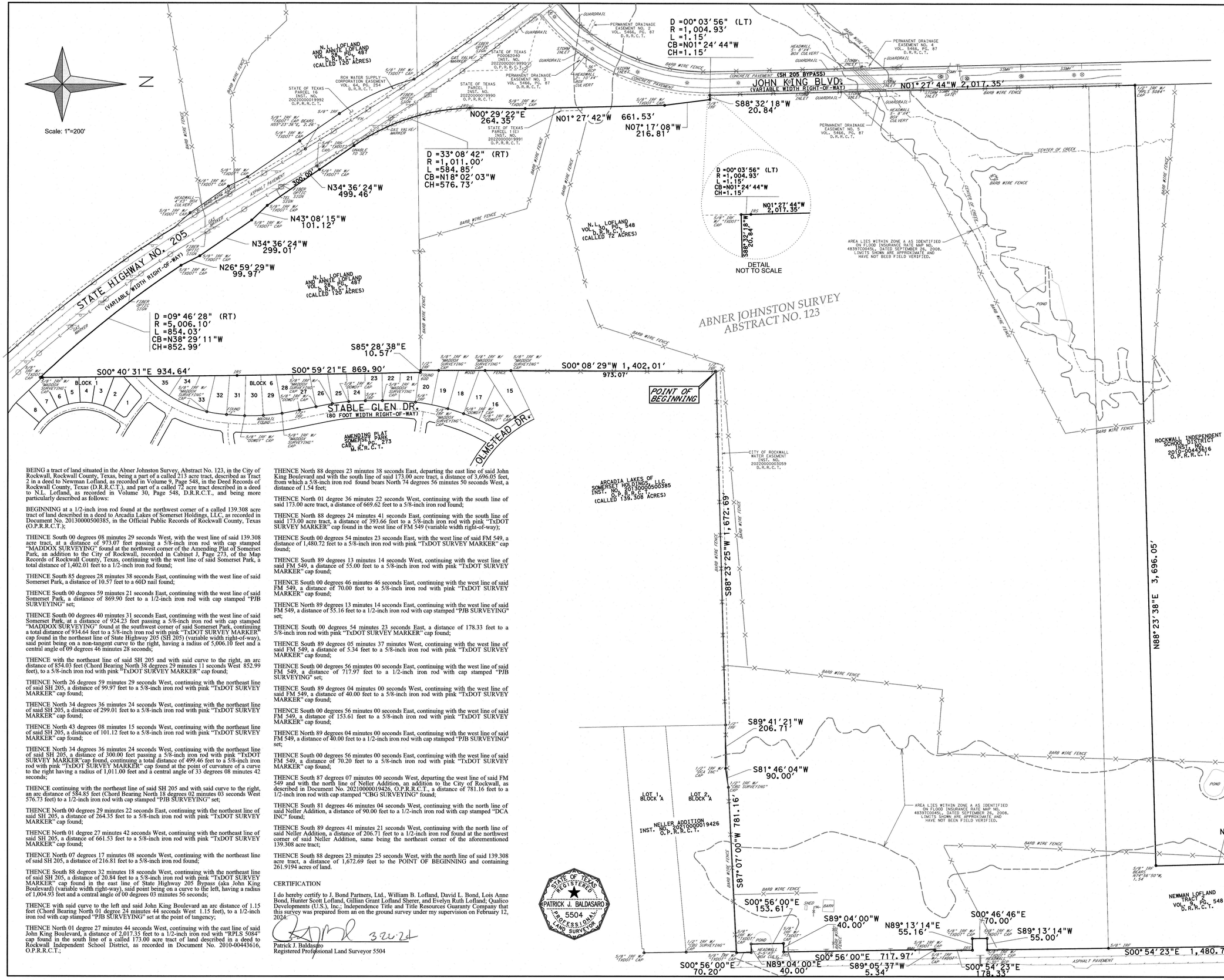
THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the southwest corner of said Lofland 60 acre tract, 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.



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
TP	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' - 1.5 AC. - 12 LOTS
- TYPE 'B' - 1.0 AC - 13 LOTS
- TYPE 'C' - 0.75 AC. - 18 LOTS
- TYPE 'D' - 100' X 150' - 66 LOTS
- TYPE 'E' - 82' X 125' - 168 LOTS
- TYPE 'F' - 72' X 125' - 339 LOTS
- TYPE 'G' - 62' X 125' - 269 LOTS
- OPEN SPACE - 135.97 Ac.
- AMENITY CENTER - 6.4 Ac.
- CITY PARK - 33.00 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 - 885
DENSITY ON GROSS - 1.65

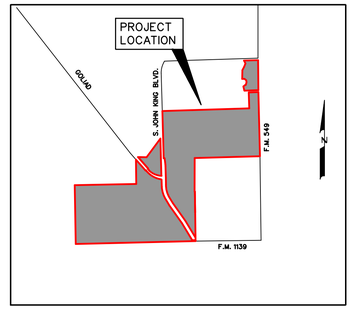
TOTAL FLOODPLAIN ACRES - 79.85

OPEN SPACE REQUIRED - 107.28

OPEN SPACE CALCULATION
CITY PARKS - 33.00
CITY WATER TOWER - 1.97
FLOODPLAIN @ 50% - 39.93
PRIVATE OPEN SPACE - 65.78
AMENITIES CENTERS - 6.4
TOTAL OPEN SPACE - 135.97

EXCESS OPEN SPACE - 28.69





LOCATION MAP
N.T.S.

TOTAL ACRES	536.42
GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	885
RESIDENTIAL DENSITY*	1.65
GROSS RESIDENTIAL DENSITY**	1.79
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	135.97

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

SEPTEMBER 2024 SCALE 1" = 400'

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

CASE NO. Z2024-048

CALLOUTS LEGEND:

- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- TRAIL STOP; REFER TO SHEET 4 FOR ELEVATION.
- MAIN ENTRY MONUMENT WITHIN MEDIAN; REFER TO SHEET 3 FOR ELEVATION.



NORTH

SCALE: 1" = 300'-0"

JUNIPER / OVERALL LAYOUT PLAN

City of Rockwall, Rockwall County, Texas

SHEET 1 OF 6
Owner Submittal 9-10-2024

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.
- TRAIL STOP; REFER TO SHEET 4 FOR ELEVATION.



NORTH

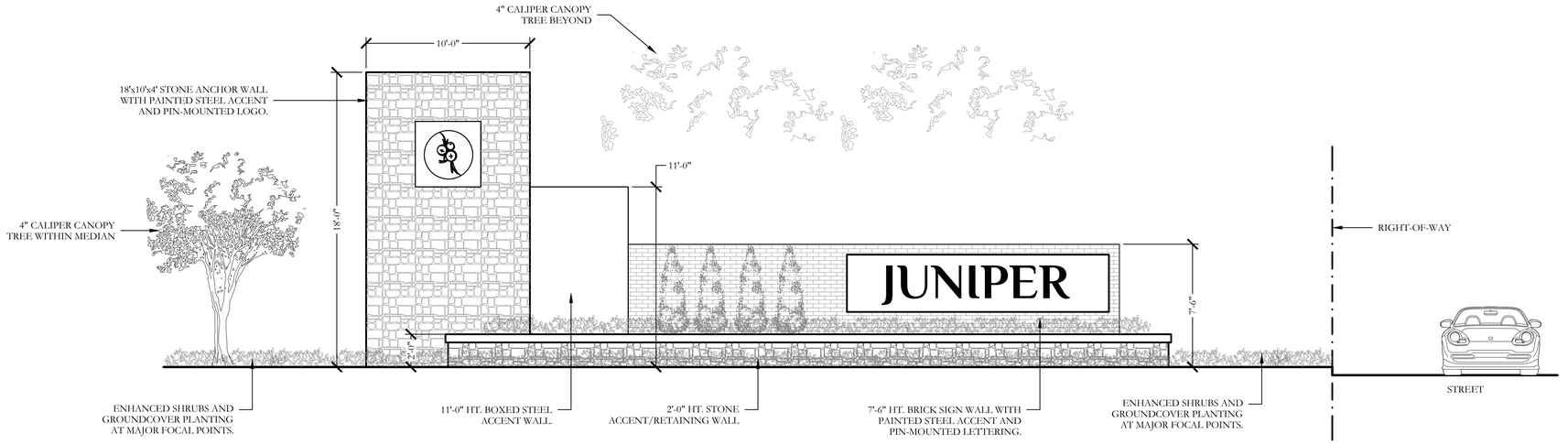
SCALE: 1" = 300'-0"

JUNIPER / OVERALL SIDEWALK AND TRAIL PLAN

City of Rockwall, Rockwall County, Texas

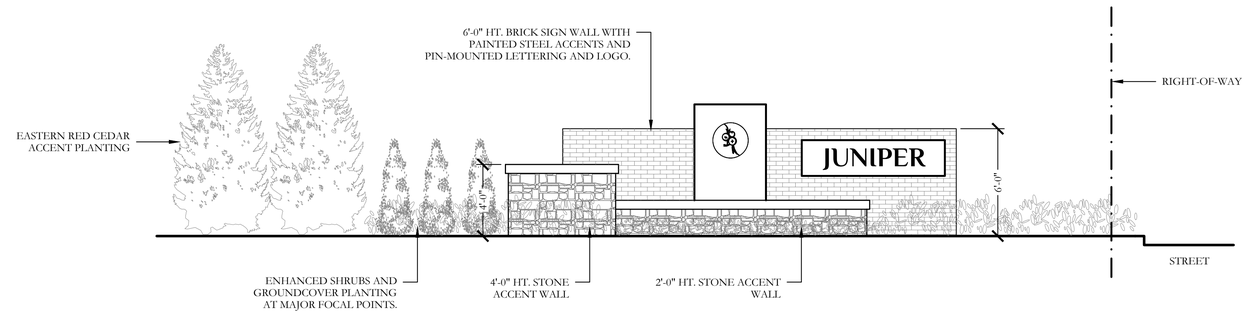
SHEET 2 OF 6
Owner Submittal 9-10-2024

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



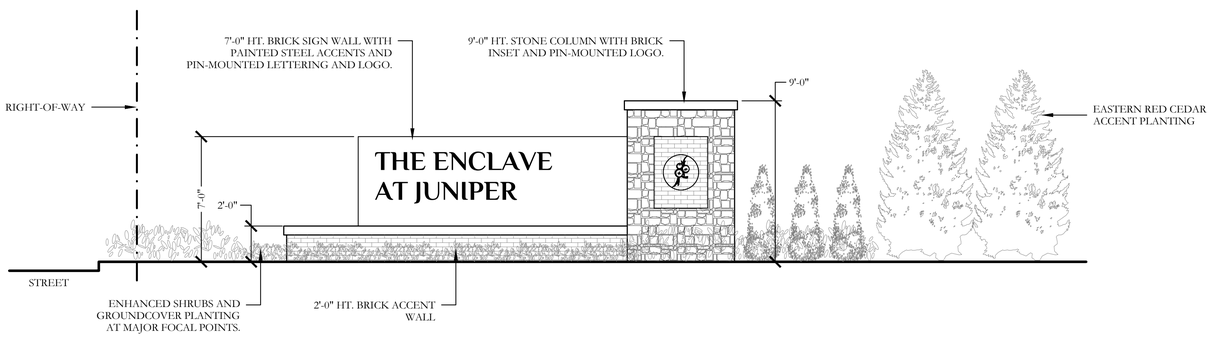
MAIN ENTRY SIGNAGE WITHIN MEDIAN
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



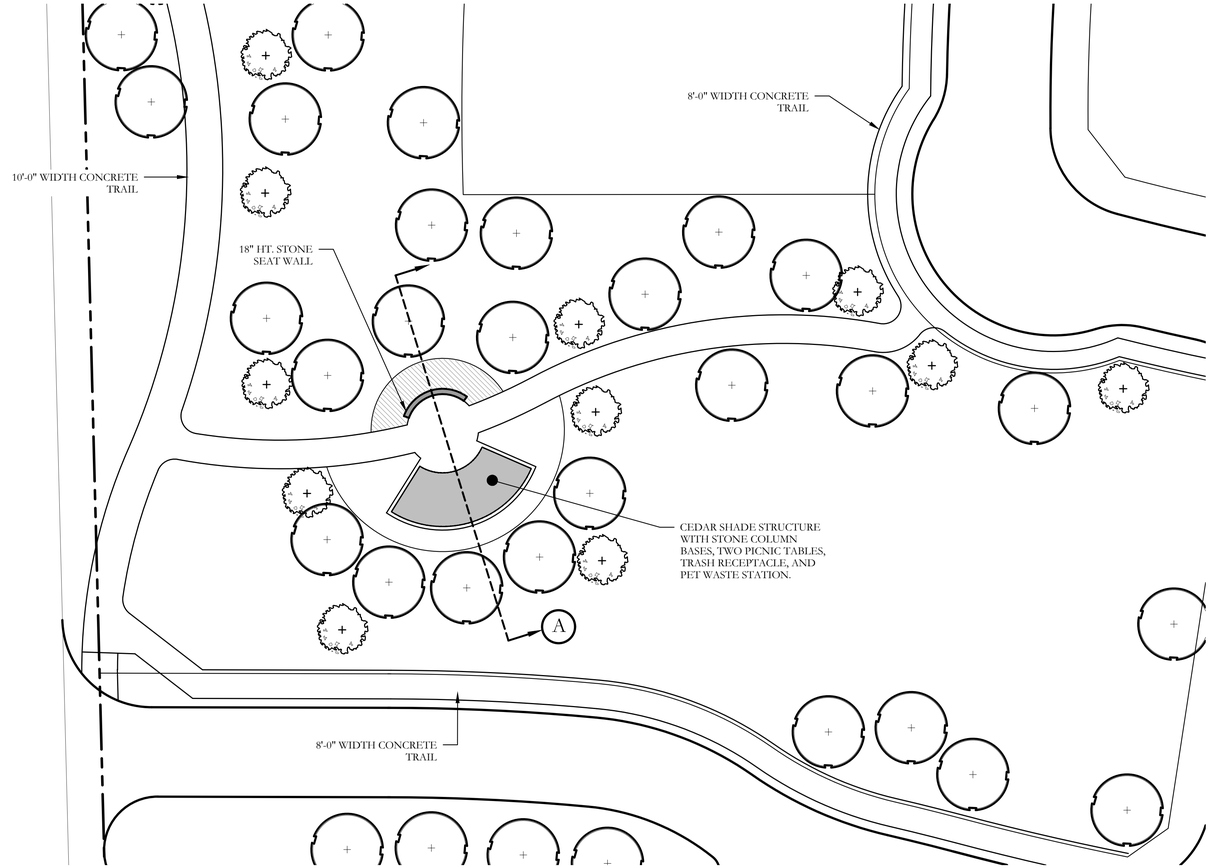
ENCLAVE ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

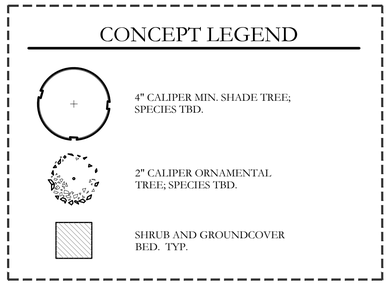
City of Rockwall, Rockwall County, Texas

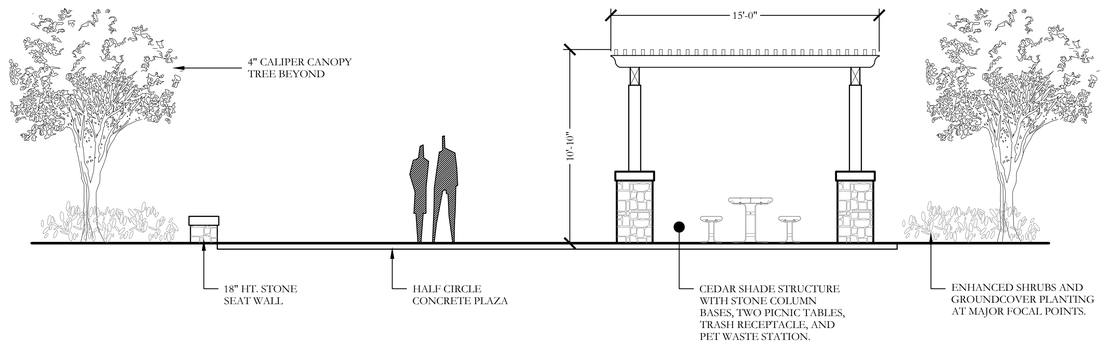
JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



TRAIL STOP
PLAN

SCALE: 1" = 20'-0"





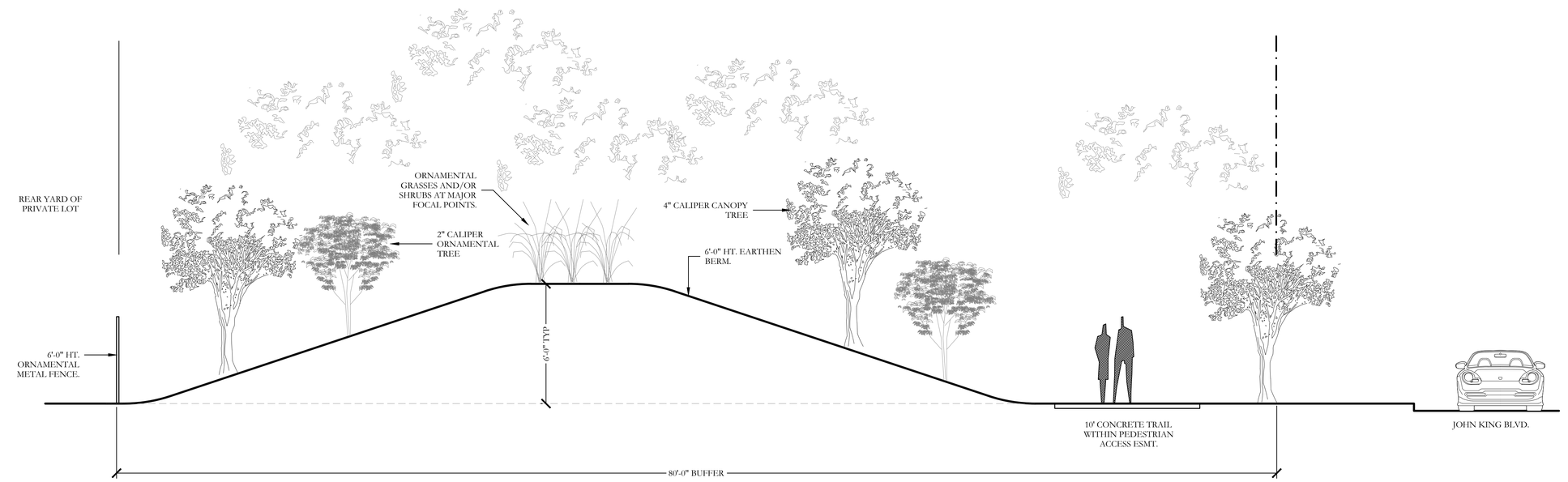
TRAIL STOP - SECTION A (TYPICAL NORTH AND SOUTH TRAIL STOP)
SECTION/ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT/TRAIL STOP ELEVATIONS

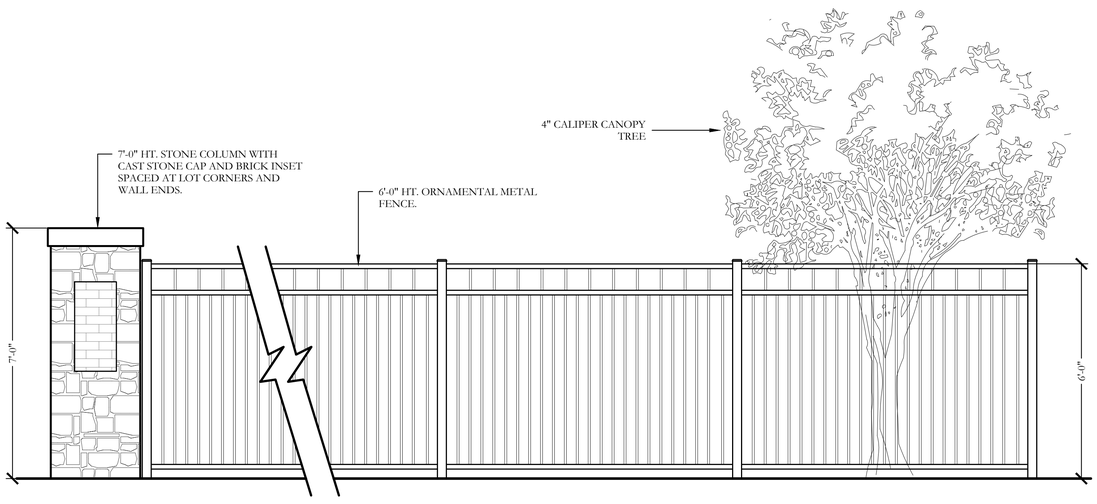
City of Rockwall, Rockwall County, Texas

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



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

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

























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

N

0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- TYPE 'A' - 1.5 AC. - 12 LOTS
- TYPE 'B' - 1.0 AC - 13 LOTS
- TYPE 'C' - 0.75 AC. - 18 LOTS
- TYPE 'D' - 100' X 150' - 66 LOTS
- TYPE 'E' - 82' X 125' - 168 LOTS
- TYPE 'F' - 72' X 125' - 339 LOTS
- TYPE 'G' - 62' X 125' - 269 LOTS
- OPEN SPACE - 135.97 Ac.
- AMENITY CENTER - 6.4 Ac.
- CITY PARK - 33.00 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 - 885
DENSITY ON GROSS - 1.65

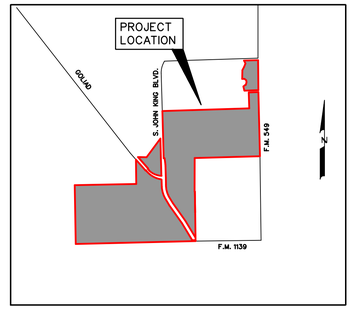
TOTAL FLOODPLAIN ACRES - 79.85

OPEN SPACE REQUIRED - 107.28

OPEN SPACE CALCULATION
CITY PARKS - 33.00
CITY WATER TOWER - 1.97
FLOODPLAIN @ 50% - 39.93
PRIVATE OPEN SPACE - 65.78
AMENITIES CENTERS - 6.4
TOTAL OPEN SPACE - 135.97

EXCESS OPEN SPACE - 28.69





LOCATION MAP
N.T.S.

TOTAL ACRES	536.42
GROSS COMMERCIAL ACRES	41.0
TOTAL RESIDENTIAL LOTS	885
RESIDENTIAL DENSITY*	1.65
GROSS RESIDENTIAL DENSITY**	1.79
TOTAL FLOOD PLAIN ACRES	87.09
TOTAL OPEN SPACE ACRES	135.97

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

SEPTEMBER 2024 SCALE 1" = 400'

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

CASE NO. Z2024-048

Lot Type	Min Lot Size	Min Lot Size	Dwelling Units	% Dwel Un	actual sq ftg
1.5 acre	185 x 200	65340	12	1.36%	
1 acre	185 x 200	43560	13	1.47%	37000
3/4 acre	120 X 200	32670	18	2.03%	
100'	100x150	12000	66	7.46%	15000
82'	82x125	9600	168	18.98%	10250
72'	72x125	8640	339	38.31%	9000
62'	62x125	7440	269	30.40%	7750
52'	52x125		0	0.00%	6500
			885	100.00%	

Total Acres	536.42		
Gross Commercial	41		
Total Res Lots	885		
Residential Density	=	1.650	= #res lots/total acres
Gross Res Density		1.786	= #res lots/(total acres-gross commercial)
Total Flood Plain Acres	79.85		
Total Open Space Acres	135.97		

Loftland
24006

Phase 1	
Lot Size	Total
62'	47
72'	83
82'	47
100'	20
1 Acre	0
Total	197

Phase 3	
Lot Size	Total
62'	41
72'	97
82'	25
100'	18
1 Acre	0
Total	181

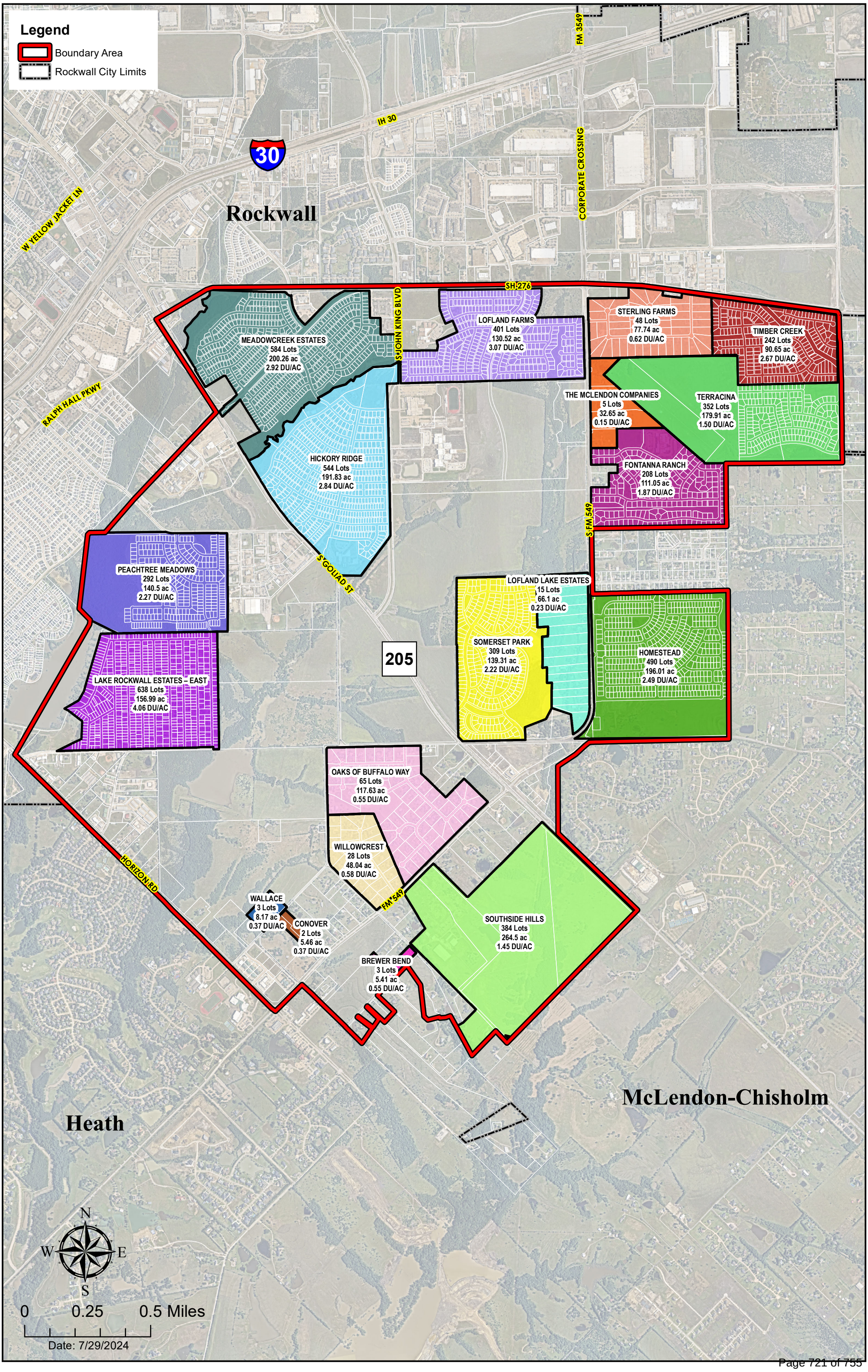
Phase 4	
Lot Size	Total
62'	0
72'	34
82'	74
100'	28
1 Acre	0
Total	136

Phase 6	
Lot Size	Total
62'	0
72'	0
82'	0
100'	0
0.75 Acre	18
1.0 Acre	13
1.5 Acre	12
Total	43

Phase 5	
Lot Size	Total
62'	120
72'	31
82'	0
100'	0
1 Acre	0
Total	151

Phase 2	
Lot Size	Total
62'	61
72'	94
82'	22
100'	0
1 Acre	0
Total	177

All Phases	
Lot Size	Total
62'	269
72'	339
82'	168
100'	66
0.75 Ac	18
1.0 Ac	13
1.5 Ac	12
Total	885


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

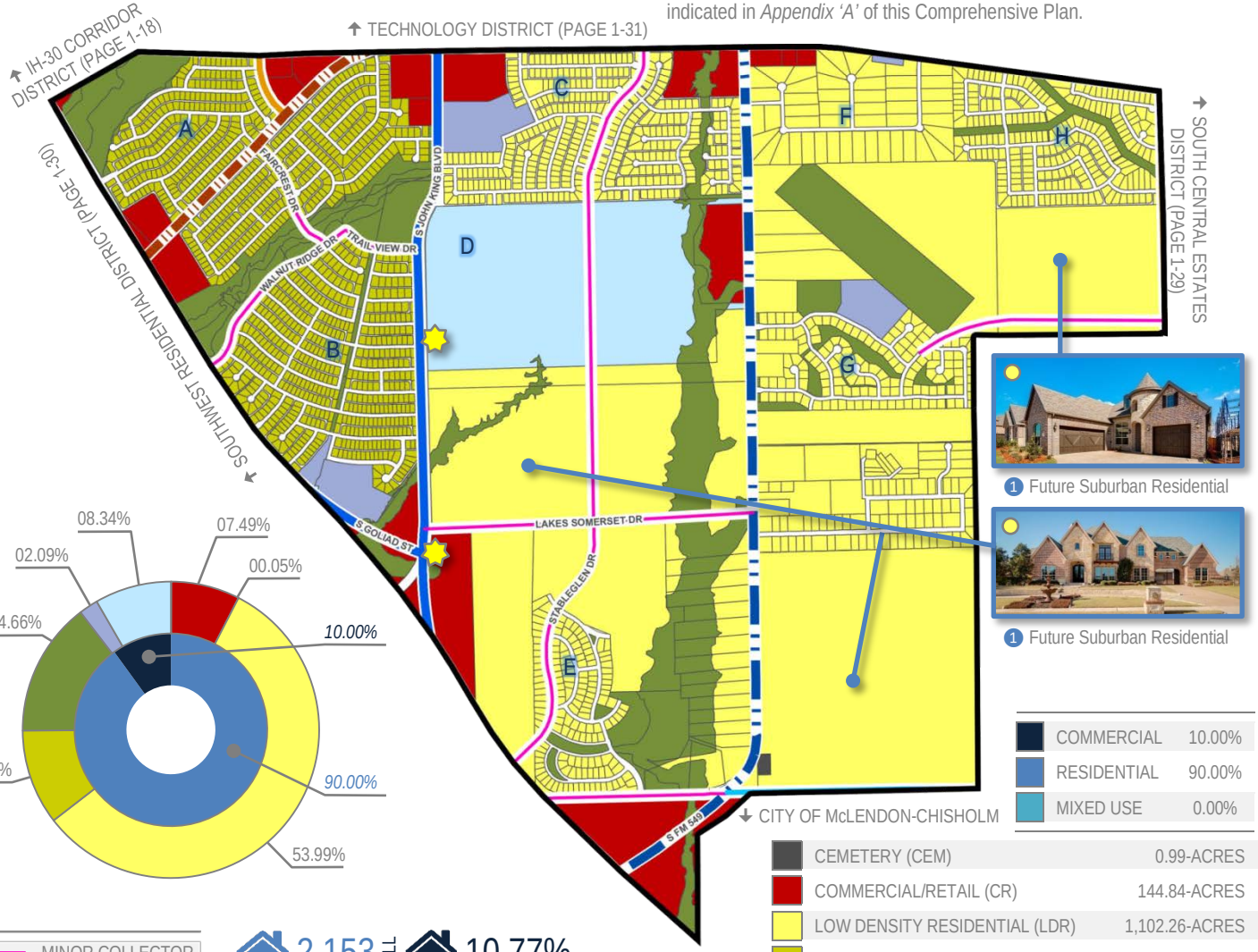
Current Land Use
Future Land Use

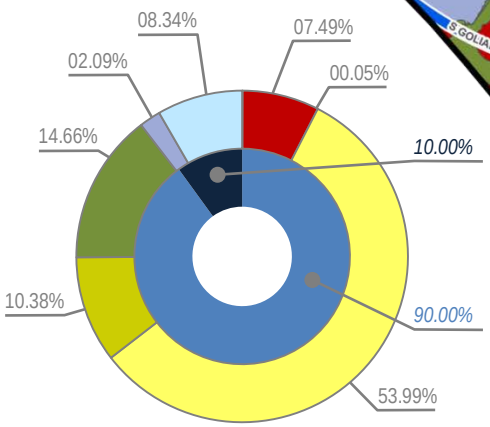
John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

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

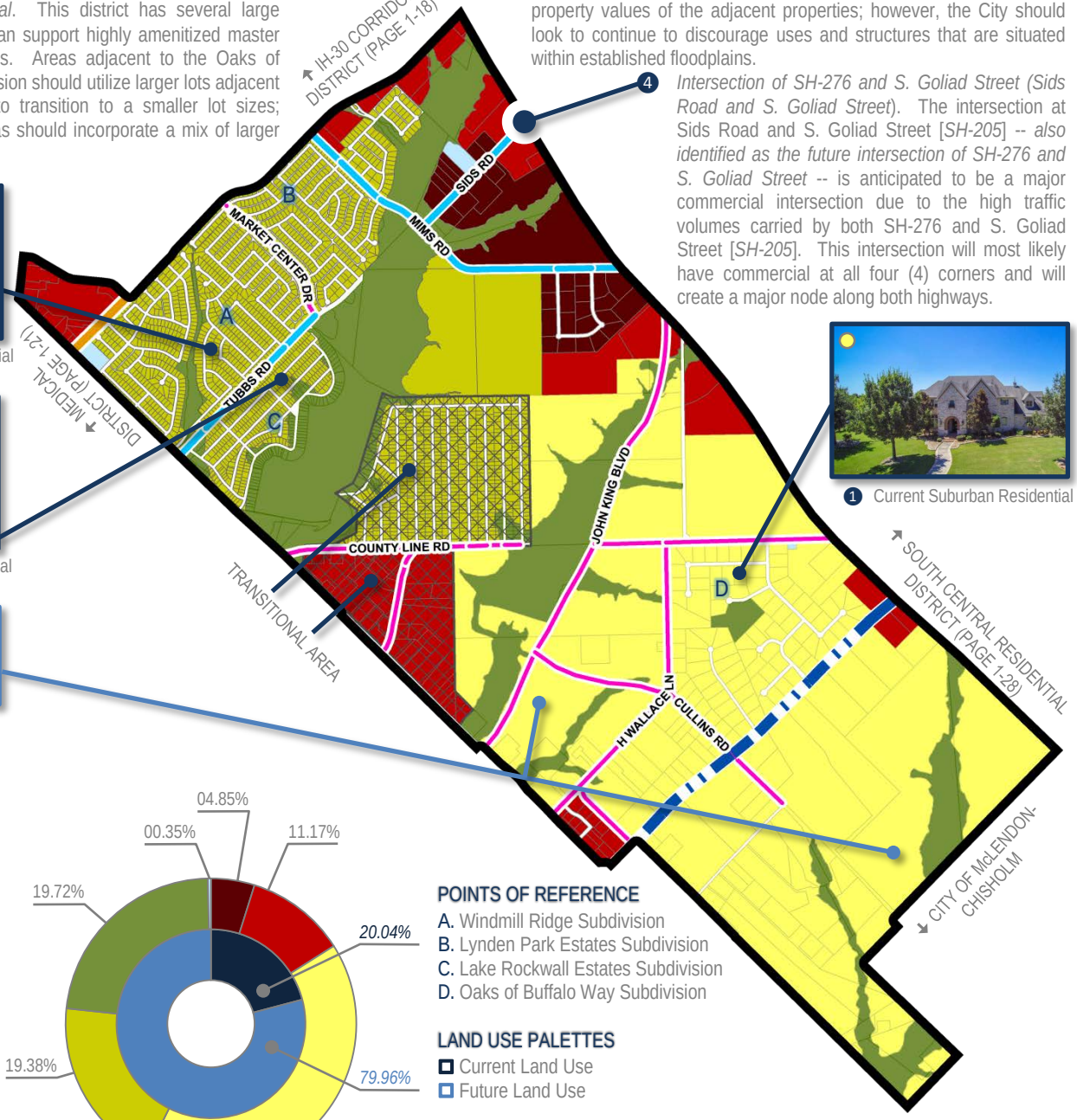


1 Current Suburban Residential



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

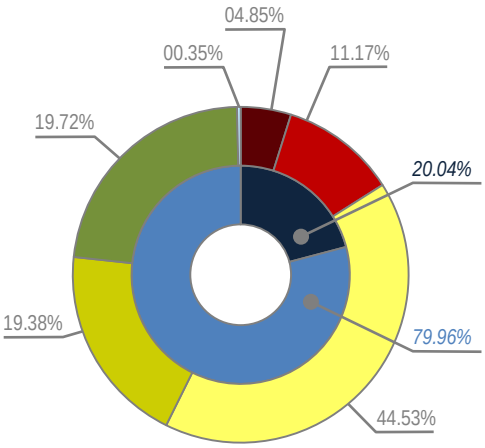
LAND USE PALETTES

Current Land Use
Future Land Use

BUILD OUT
4,251
14,108

% OF ROCKWALL
10.95%
10.34%
12.49%

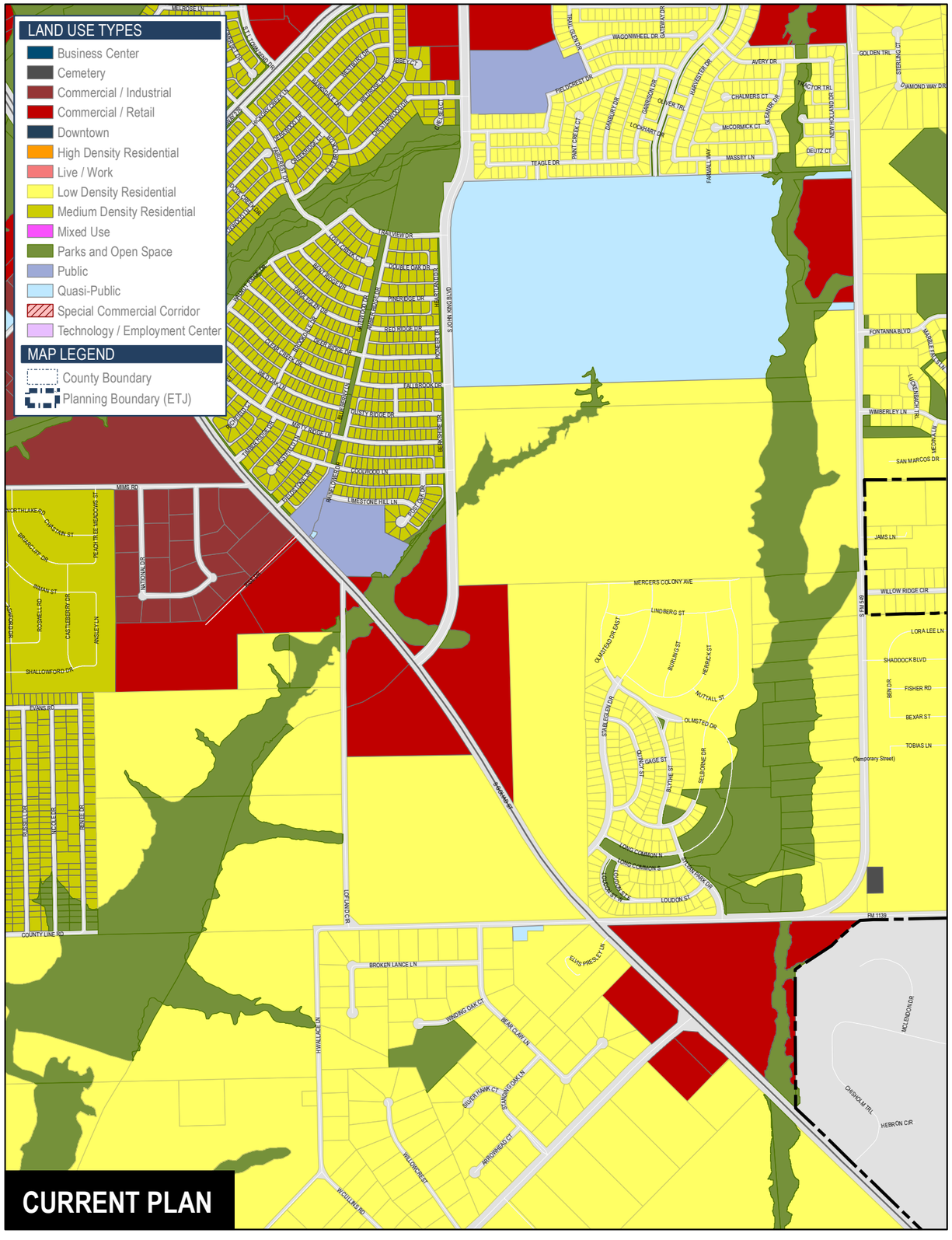
CURRENT
2,190
188
7,437

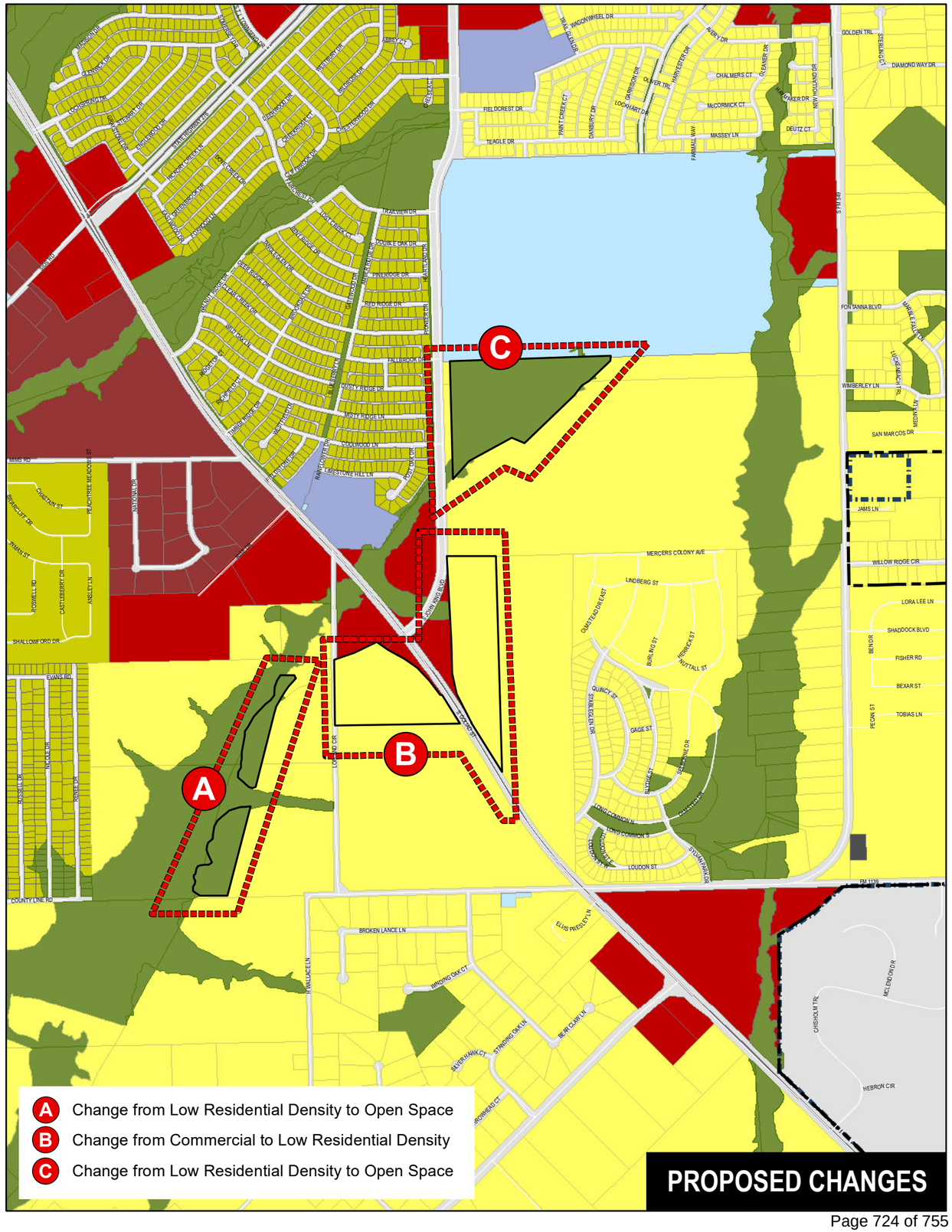


COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%

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 536.4297-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 536.4297-acre tract of land identified 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 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

DRAFT 10.21.2024

amended zoning classification for the *Subject Property*;

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

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concurrently with a *Master Parks and Open Space Plan* application for the development.

(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 21ST DAY OF OCTOBER, 2024.

_____

Trace Johannesen, *Mayor*

DRAFT
ORDINANCE
10.21.2024

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *October 21, 2024*

2nd Reading: *November 4, 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;

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.

<u>BOUNDARY 4</u>

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;

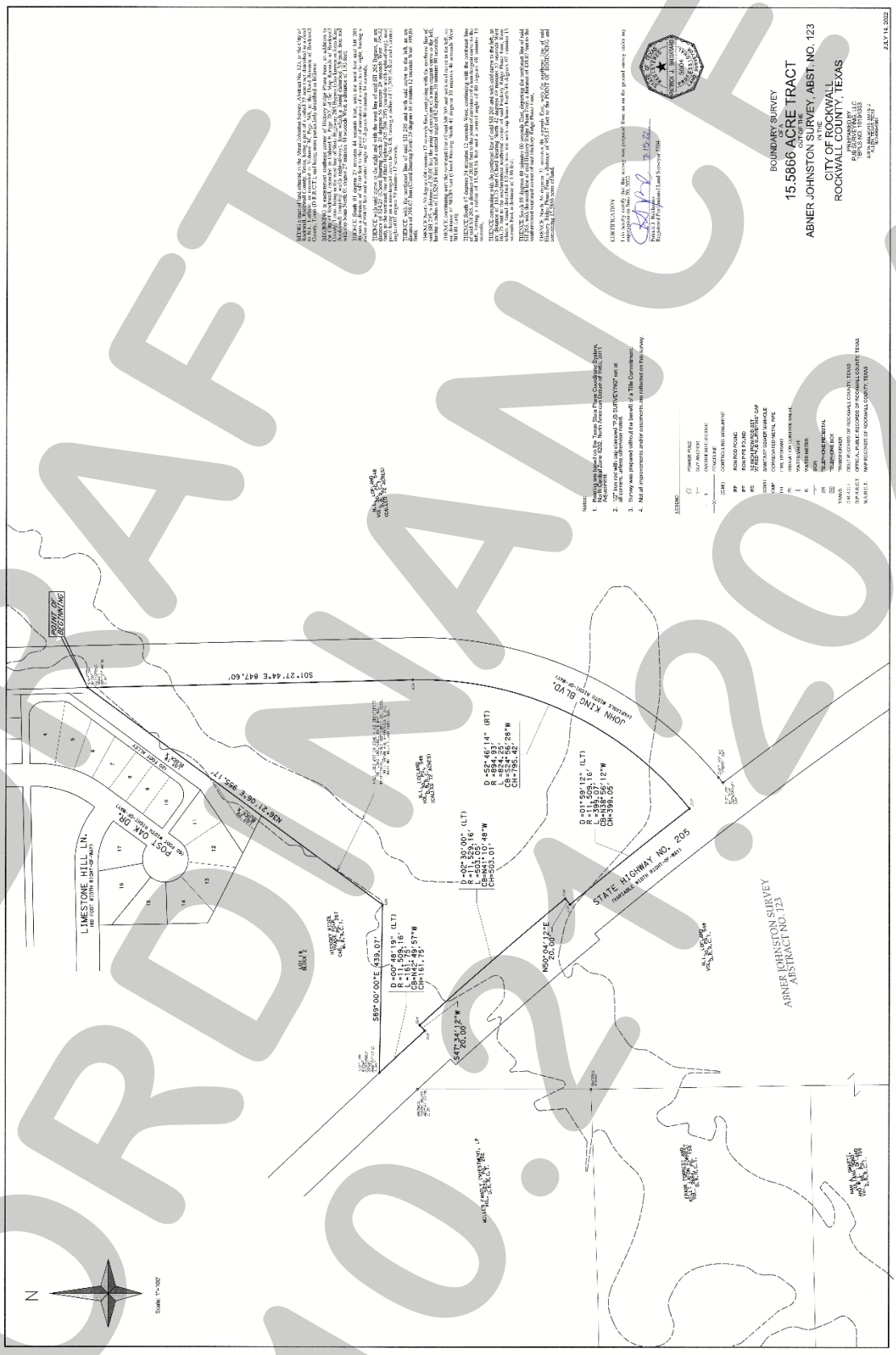
THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75-feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West 161.75-feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed ½-inch iron 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.

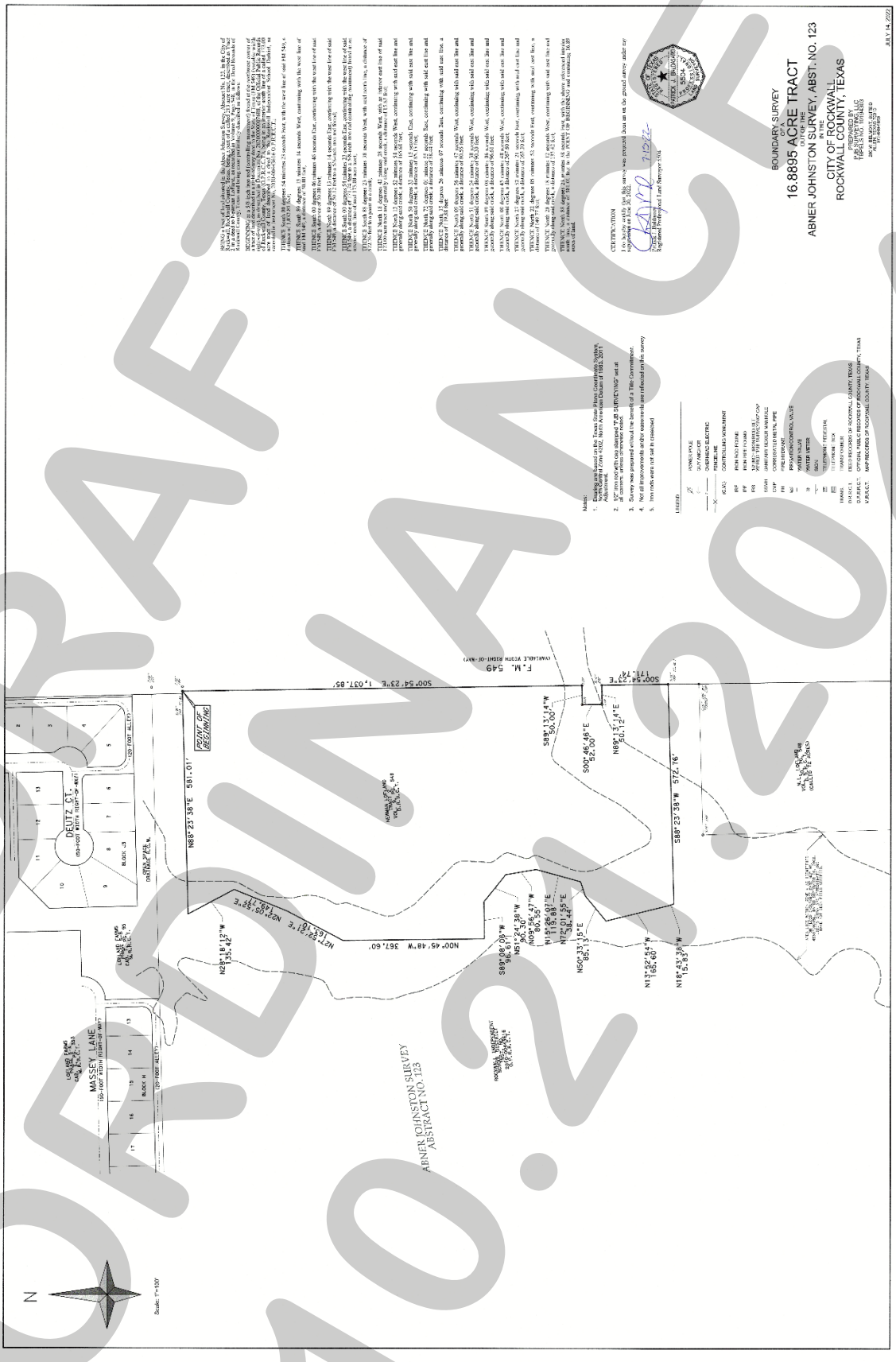
DRAFT ORDINANCE 10.21.2024

Exhibit 'B':
Survey



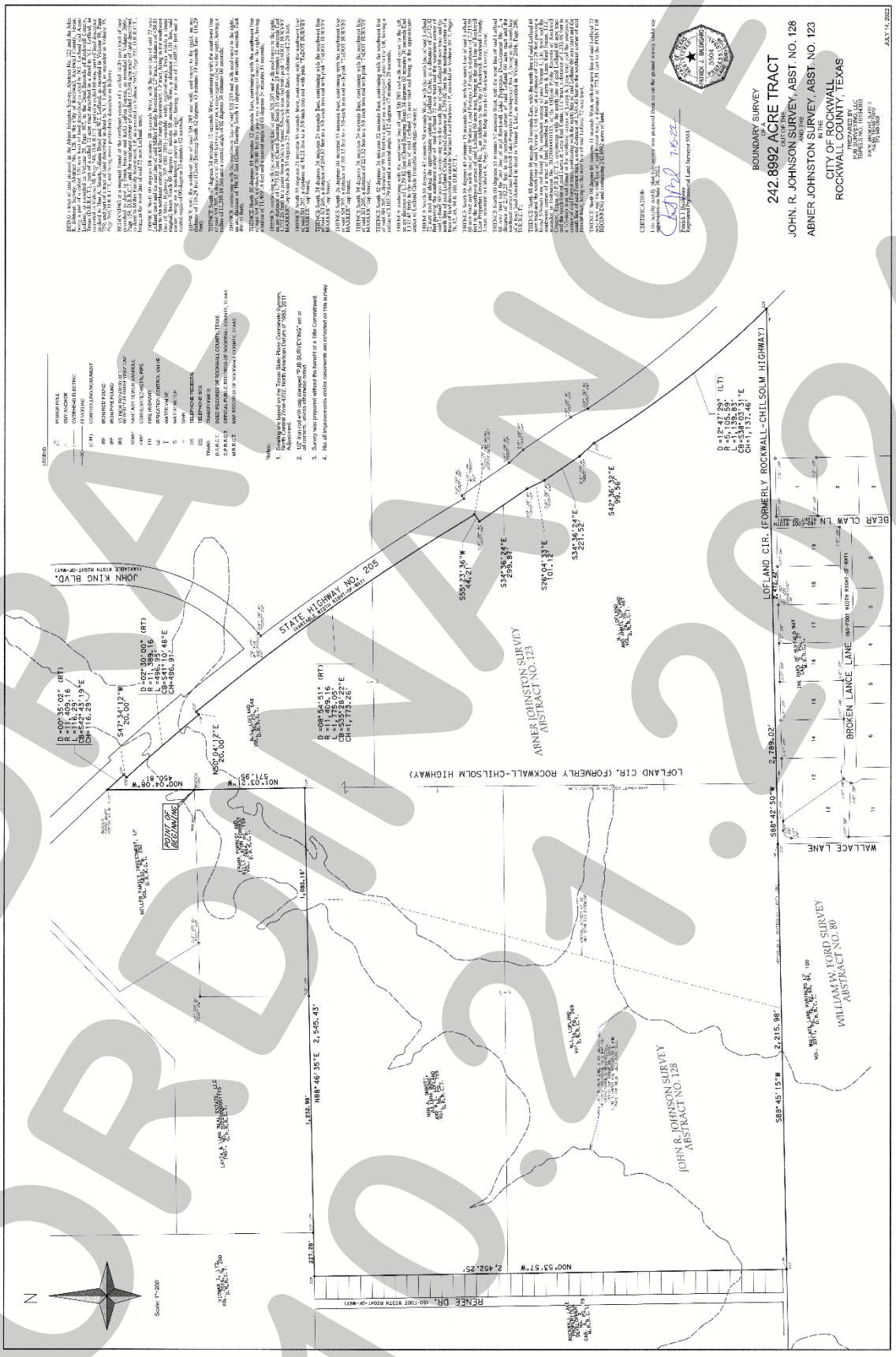
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Exhibit 'B':
Survey



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ORDINANCE
10.2.2024

Exhibit 'B':
Survey



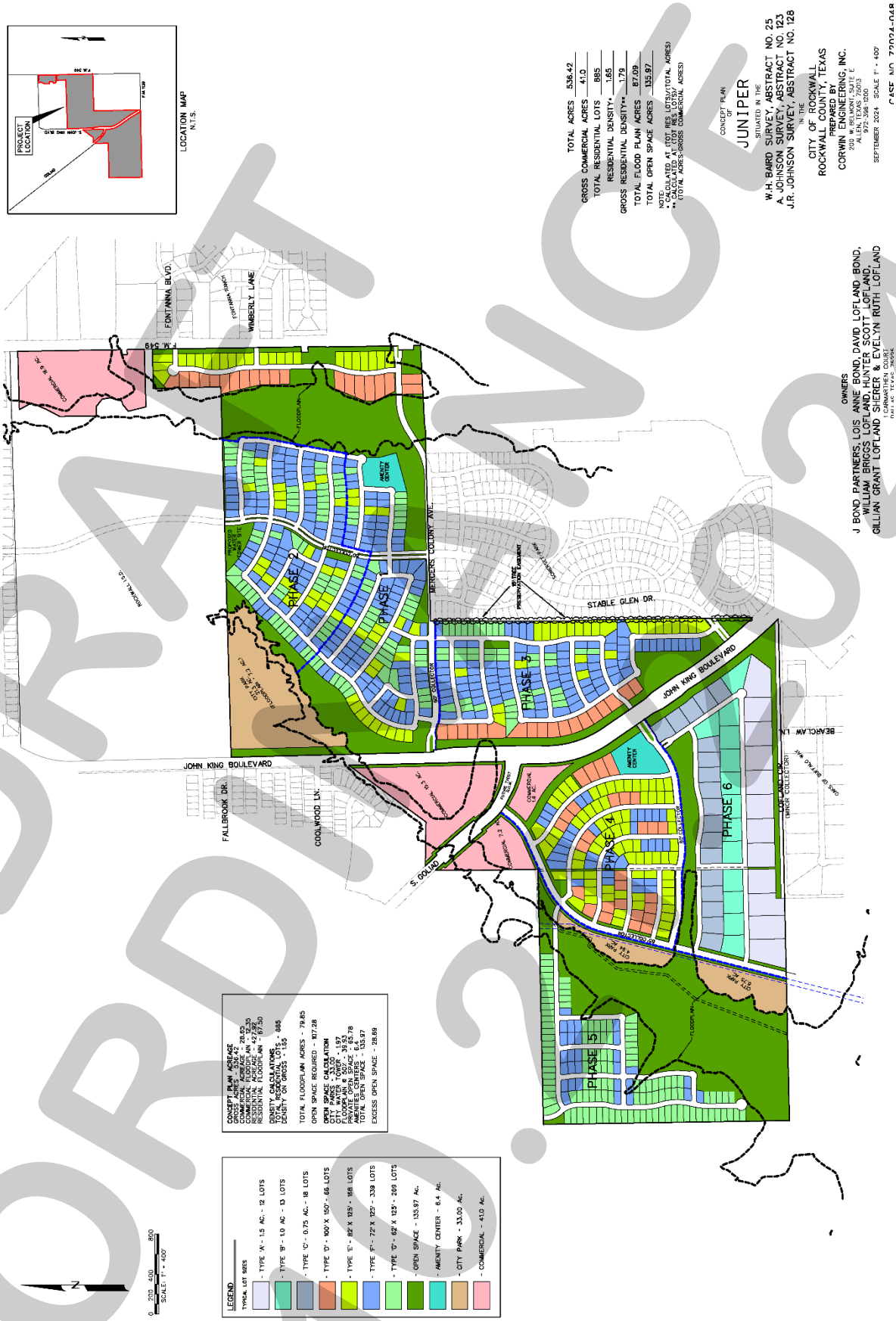
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Exhibit 'B':
Survey



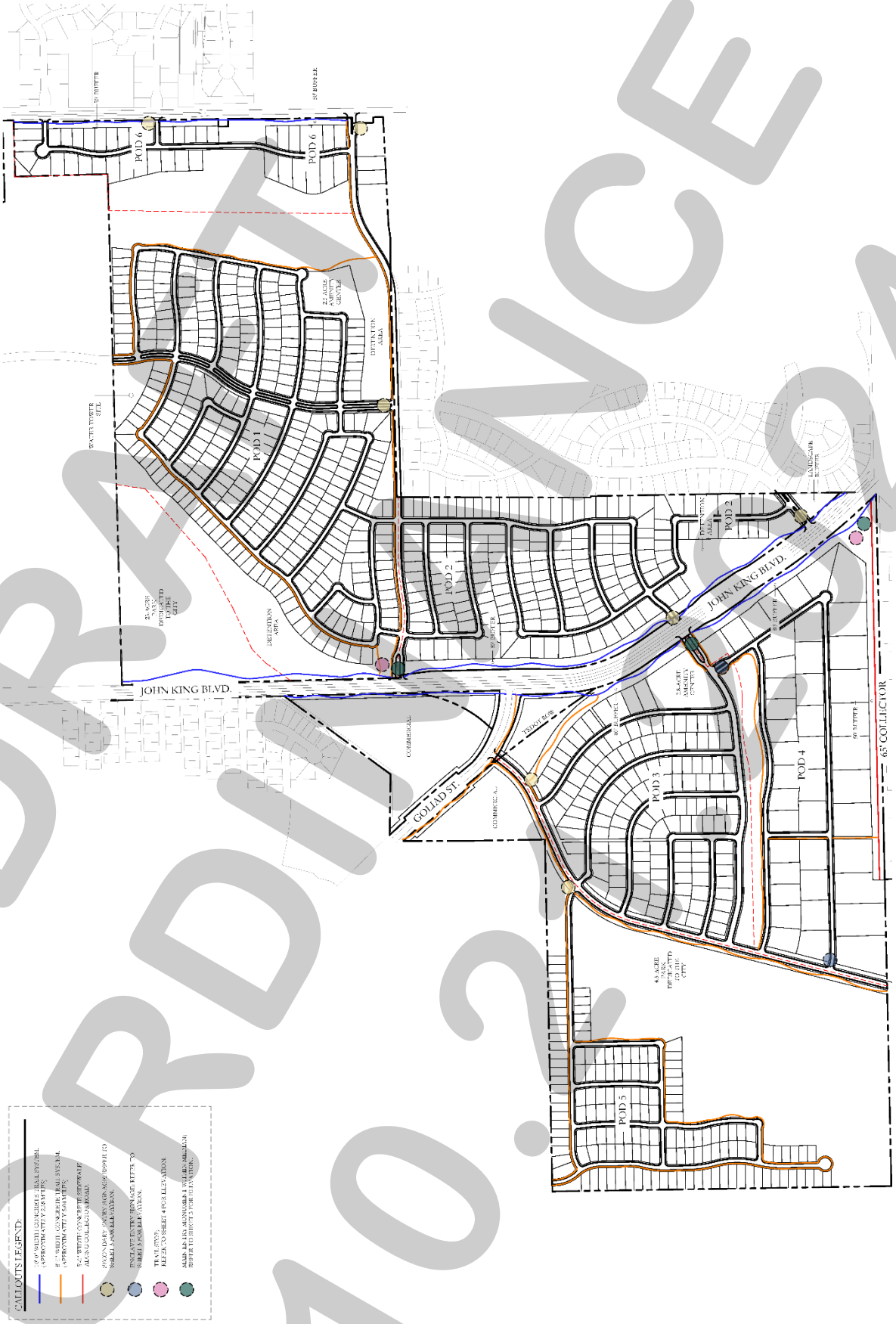
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Exhibit 'C':
Concept Plan



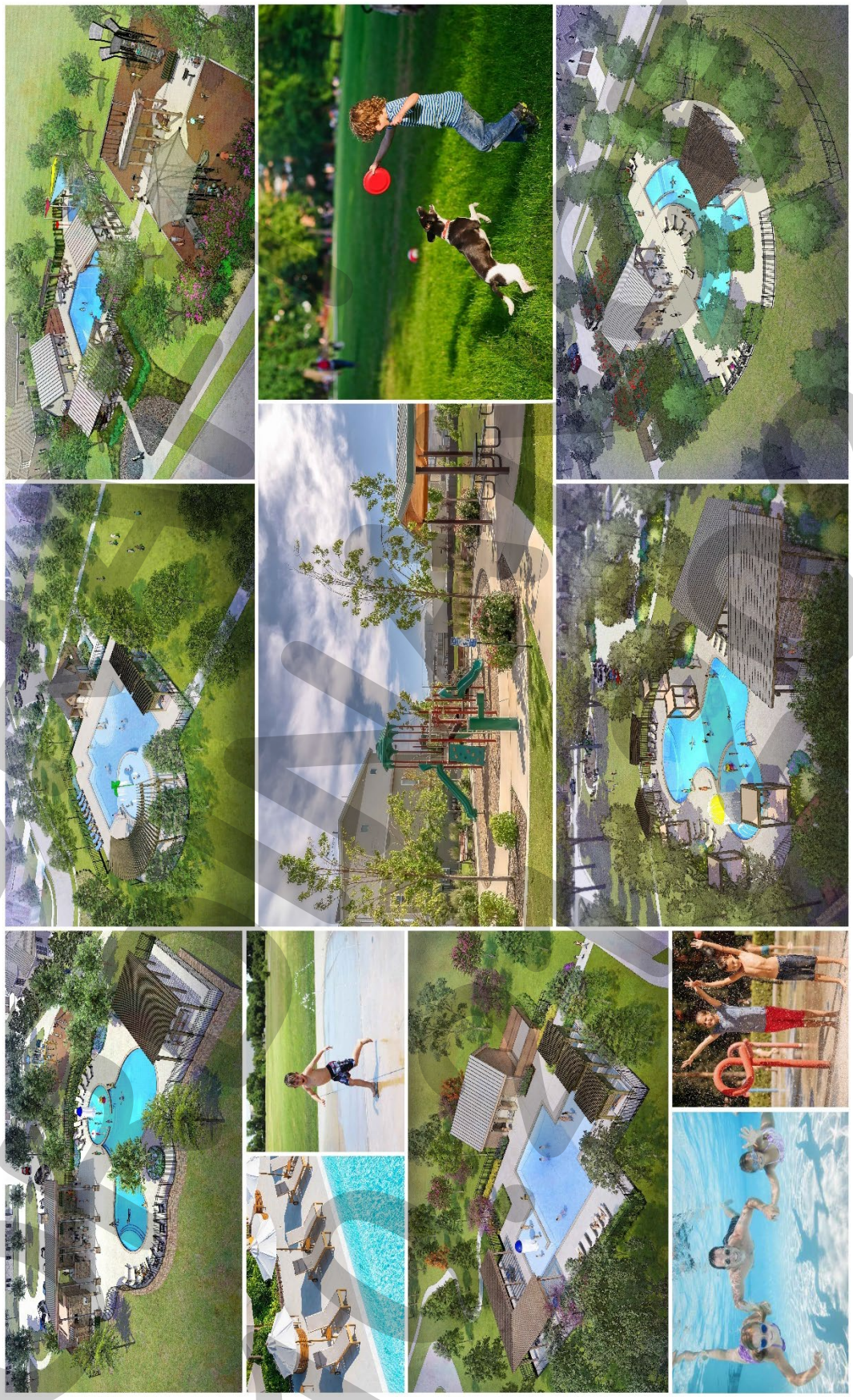
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Exhibit 'D':
Entry Signage and Trail Plan



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Exhibit 'E':
Amenity Centers



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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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(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'	65,340 SF	12	01.36%
B	185' x 200'	43,560 SF	13	01.47%
C	120' x 200'	32,670 SF	18	02.03%
D	100' x 150'	12,000 SF	66	07.46%
E	82' x 125'	9,600 SF	168	18.98%
F	72' x 125'	8,640 SF	339	38.31%
G	62' x 125'	7,440 SF	269	30.40%
		Maximum Permitted Units:	*885*	*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 *1.65* dwelling units per gross acre of land; however, in no case should the proposed development exceed *885* 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'	185'	120'	100'	82'	72'	62'
Minimum Lot Depth	200'	200'	200'	150'	125'	125'	125'
Minimum Lot Area (SF)	65,340	43,560	32,670	12,000	9,600	8,640	7,440
Minimum Front Yard Setback [2], [5] & [6]	30'	30'	30'	30'	20'	20'	20'
Minimum Side Yard Setback	15'	15'	15'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'	15'	15'
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'	30'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [7]	3,500	3,500	3,200	3,200	2,800	2,800	2,750
Maximum Lot Coverage	40%	40%	50%	50%	65%	65%	65%
Minimum Garage Parking Spaces	3	3	3	3	3	3	2

General Notes:

[1]: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front 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.

[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

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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 except as otherwise depicted on the concept plan for the two (2) lots fronting on to Mercers Colony.

(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 Hardy 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', 'E' & 'F' Lots*. The *Type 'A', 'B', 'C', 'D', 'E' & 'F' Lots* 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 'G' Lots*. A total of 60.27% or 179 of the *Type 'G' Lots* 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 39.73% or 118 of the *Type 'G' Lots* shall be oriented in a *traditional swing* (*or j-swing*) garage configuration -- *where the two (2) car garage 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

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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

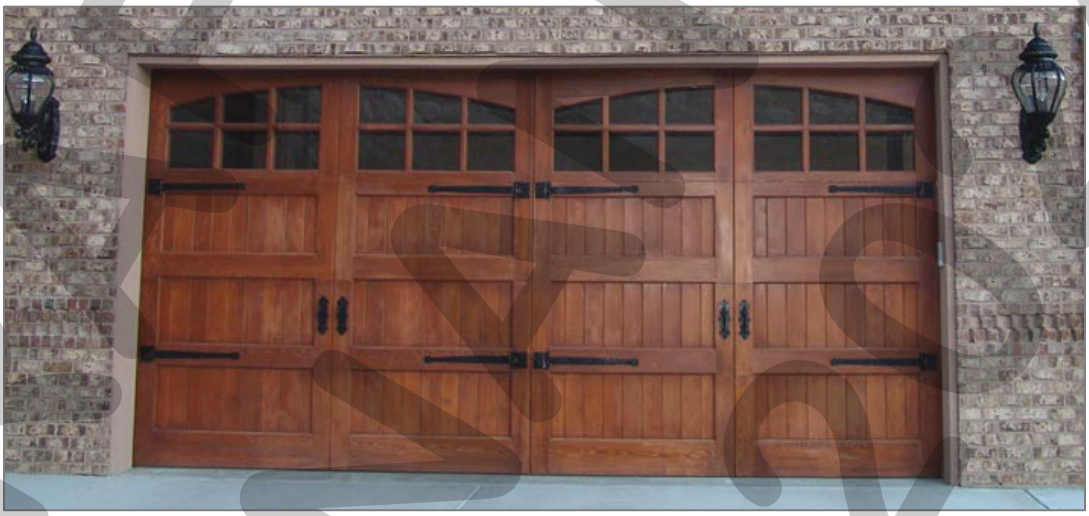
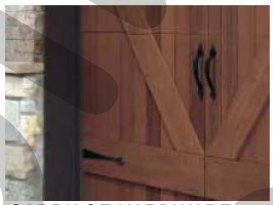


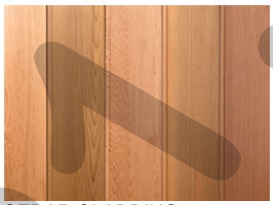
FIGURE 5: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING

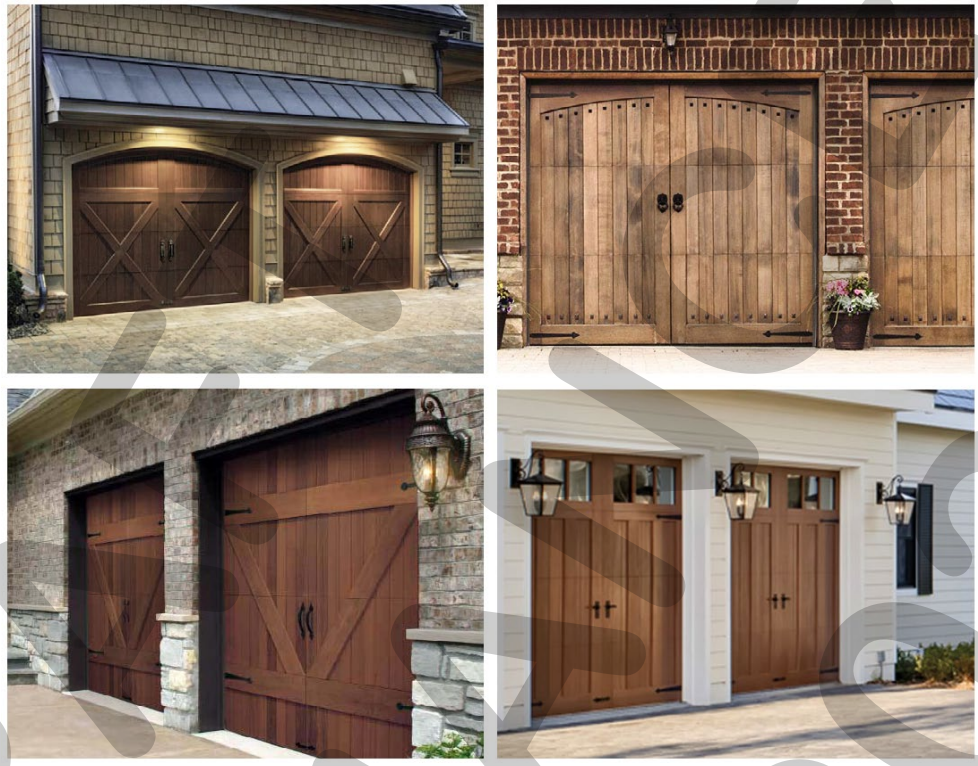


ORNAMENTAL PAVING

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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	185' x 200'	(1), (2), (3), (4), (5)
C	120' x 200'	(1), (2), (3), (4), (5)
D	100' x 150'	(1), (2), (3), (4), (5)
E	82' x 125'	(1), (2), (3), (4), (5)
F	72' x 125'	(1), (2), (3), (4), (5)
G	62' x 125'	(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.

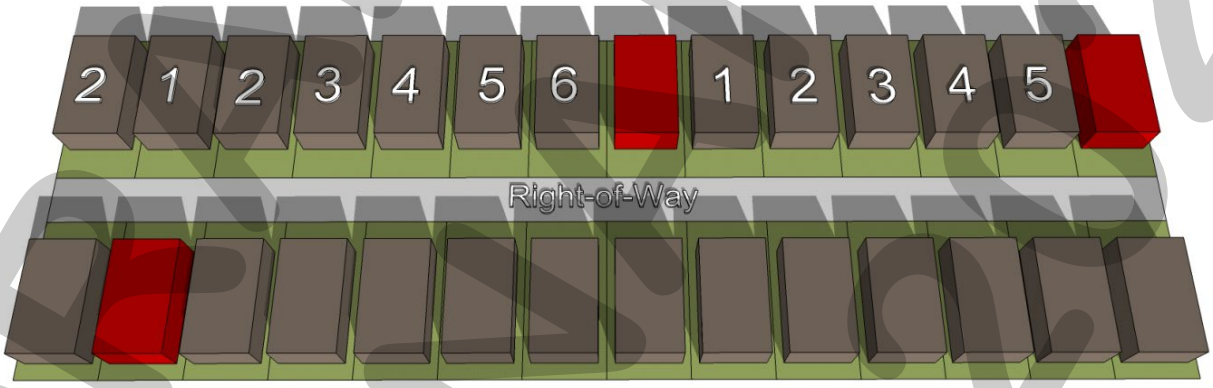
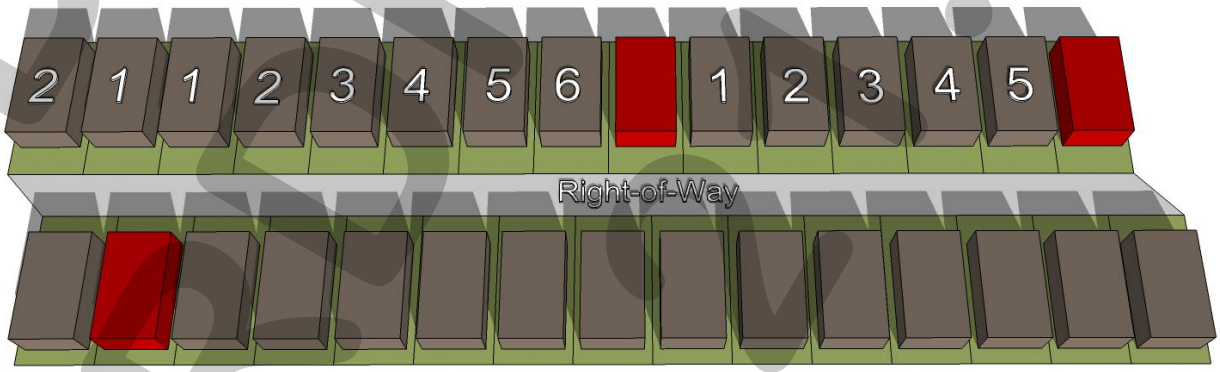


FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(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.

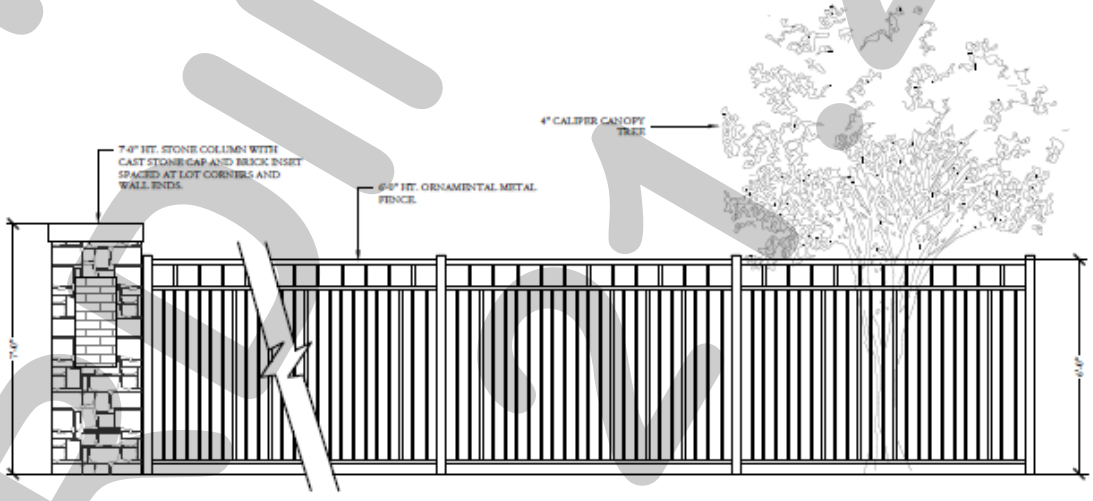
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(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed 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 shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height; however, all lots that back up to the proposed *Water Tower Site -- as depicted in Exhibit 'C' of this ordinance* -- shall be permitted to have wood fences in accordance with the requirements of Subsection (6)(b) above.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that beings 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 wrought iron 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.

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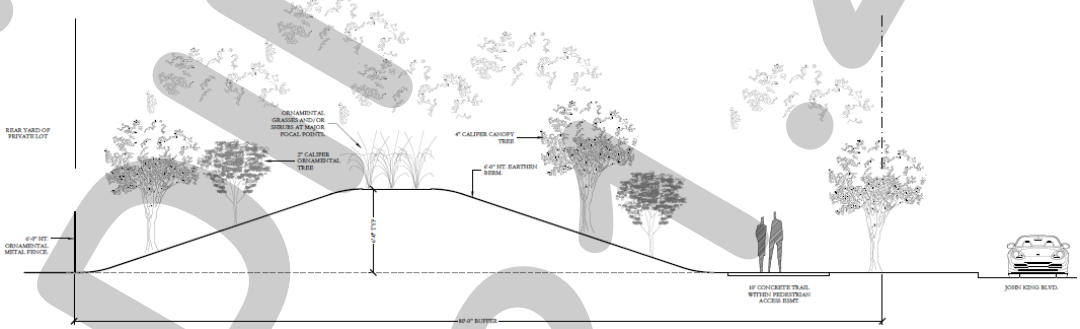
(7) *Landscape and Hardscape Standards*.

(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 eight (8) 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 eight (8) 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 with the Exception of Stable Glen Drive)*. 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; however, the existing tree line may be used to meet the requirements of this section.

(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.

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(9) *Tree Preservation Easement (Adjacent to the Somerset Park Subdivision)*. A minimum of a 20-foot *Tree Preservation Easement* shall be provided along the western boundary of Phase 3 adjacent to the Somerset Park Subdivision in the location depicted on the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. This *Tree Preservation Easement* shall be dedicated on the approved subdivision plat, and is intended to protect all existing trees that are a minimum of three (3) caliper inches or greater. Trees greater than three (3) caliper inches in size may be removed after the property owner requests the removal from the City of Rockwall, and the City of Rockwall determines that the tree is damaged, diseased, or poses a risk to persons or property. All trees removed without the approval of the City of Rockwall shall be in violation of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) and subject to any penalties outline in this *Article*.

(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 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

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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*.

(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. The final design of the trail rest stop shall generally conform with *Figures 11 & 12*.

FIGURE 11. TRAIL REST STOP

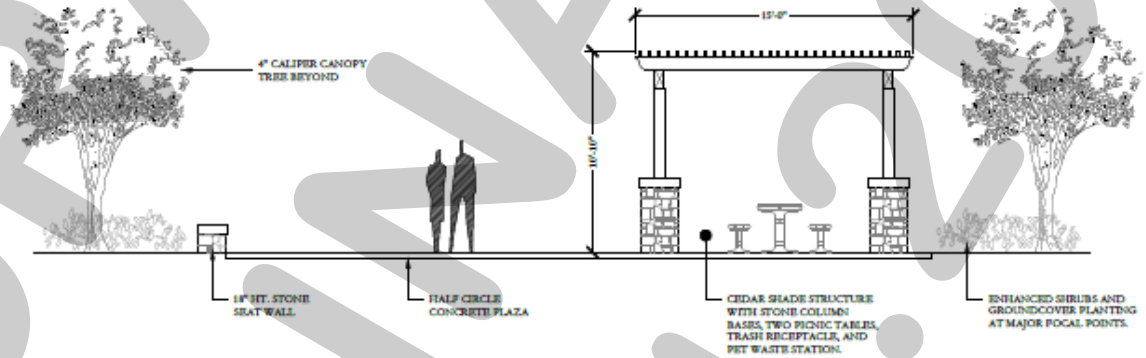
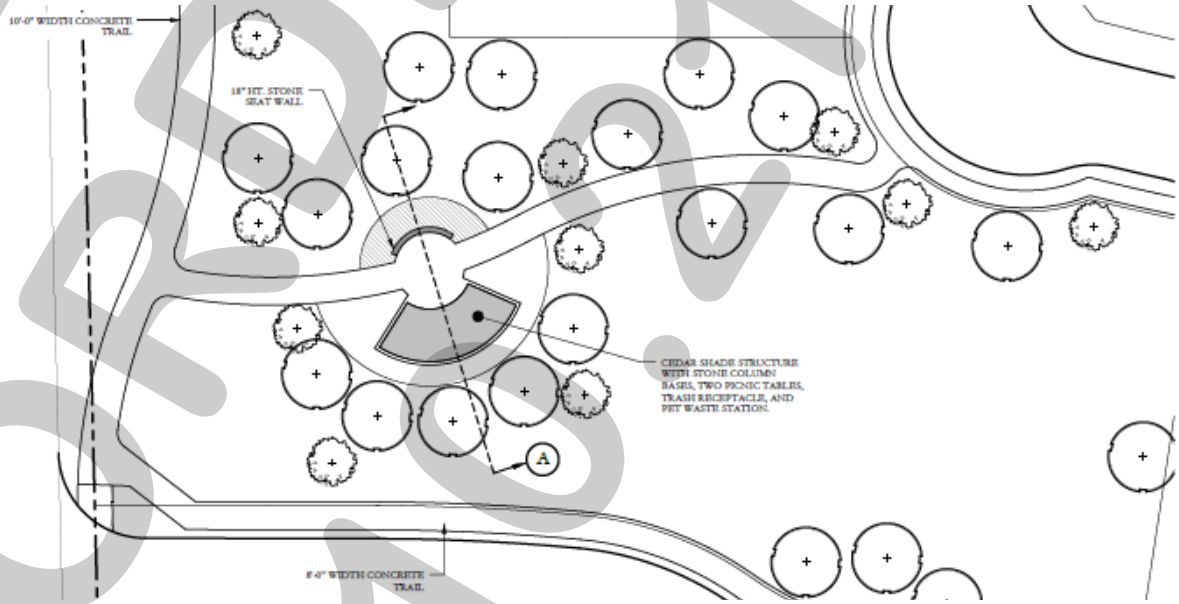


FIGURE 12. TRAIL REST STOP PLAN



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(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 13, 14* & *15*.

FIGURE 13. MAIN ENTRY SIGNAGE

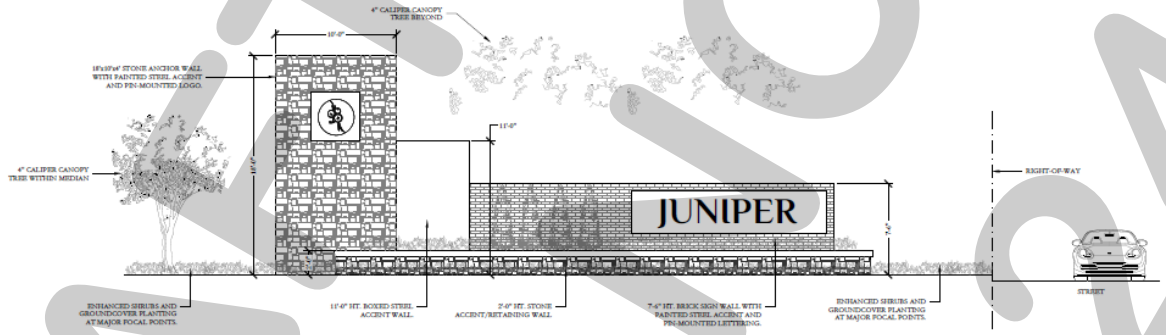


FIGURE 14. SECONDARY ENTRY SIGNAGE

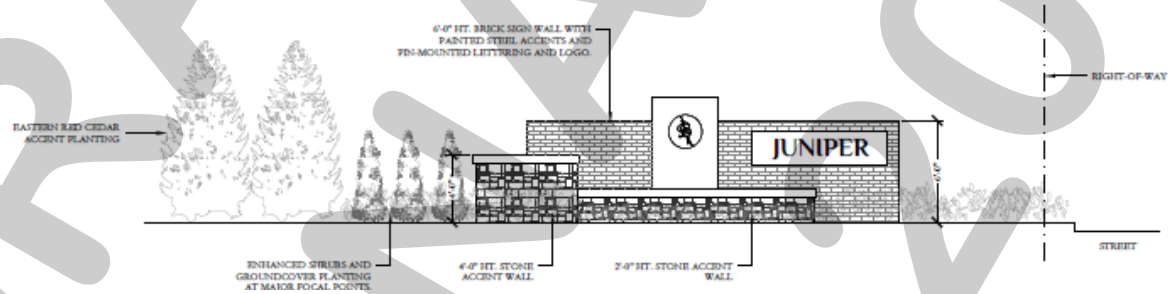
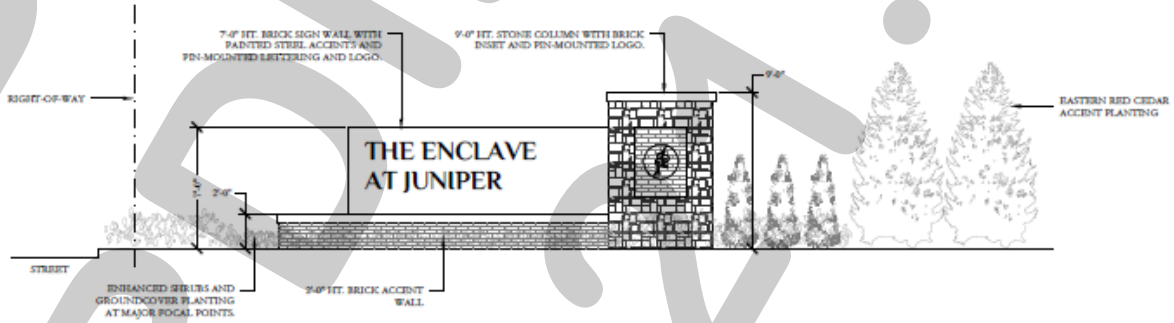


FIGURE 15. ENCLAVE ENTRY SIGNAGE



(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*.

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(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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