AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, December 16, 2024 - 5:15 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

1. Discussion regarding possible sale/purchase/lease of real property in the vicinity of SH-66, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

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

3. Discussion regarding possible land lease agreement for a cellular communication tower on real property owned by the City of Rockwall in the vicinity of Henry Chandler Drive, 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 Lewis

VI. Appointment Items

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

VII. 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.

VIII. Take Any Action as a Result of Executive Session

IX. 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 December 2, 2024 city council meeting, and take any action necessary.

2. **P2024-040** - Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

3. **P2024-041** - Consider a request by Johnathan McBride of NXG Services, LLC for the approval of a *Final Plat* for Lot 1, Block A, NXG Services Addition being a 1.799-acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

X. 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. **Z2024-053** - Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of an **ordinance** for a *Zoning Change* from Agricultural (AG) District to Single-Family 10 (SF-10) District being a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary **(1st Reading)**.

2. **Z2024-054** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] for the purpose of consolidating the regulating ordinances for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall, and take any action necessary **(1st Reading)**.

3. **Z2024-055** - Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of R+ockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary **(1st Reading)**.

4. **Z2024-057** - Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *General Retail Store* in conjunction with a *Wholesale Showroom Facility* on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and take any action necessary **(1st Reading)**.

5. **Z2024-058** - Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary **(1st Reading)**.

6. **Z2024-059 -** Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary **(1st Reading)**.

7. **Z2024-060** - Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of an **ordinance** for a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [*45.744-acres*]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [*144.00-acres*], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [*SH-205*] at the corner of the intersection of John King Boulevard and S. Goliad Street [*SH-205*], and take any action necessary **(1st Reading)**.

XI. Action Items

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

1. Discuss and consider the approval of an **ordinance** for a text amendment to Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances for the purpose of adopting revised *Impact Fee Regulations*, and take any action necessary **(1st Reading)**.

2. Discuss and consider approval of a resolution setting solid waste collection rates, and take any action necessary.

XII. 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 13th day of December 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

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, December 2, 2024 - 5:30 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 5:30 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 and Assistant City Manager Joey Boyd. City Attorney Frank Garza was not present. Mayor Johannesen read the below listed discussion items into the record before recessing the public meeting to go into Executive Session.

II. Executive Session

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

III. Adjourn Executive Session

Council adjourned from Executive Session at 5:46 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 Campbell

Councilmember Campbell delivered

VI. Proclamations / Awards / Recognitions

1. "Life Saving Award" - Rockwall Police Department (Officer Mitchell Attaway)

Officer Attaway was presented this award for valiant acts he performed that helped save the life of a victim who had been stabbed in the neck.

VII. Open Forum

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to come forth

and speak at this time.

Richard Henson
2424 S. FM 549
Rockwall, TX

Mr. Henson shared that he has concerns about a proposal that will come before Council for consideration at the meeting just before Christmas later this month. He has begun evaluating that proposal, and all he has identified that is different is fifteen fewer lots, but no estate lots have been added. In addition, there is still 'commercial' proposed to go in across from existing estate lots. Also, the developer has not met with existing, nearby residents. He has a lot of concerns about this proposal, especially with it coming before Council right before Christmas. He thinks that perhaps the developer believes that since it's coming forth just before Christmas, no concerned residents will show up. He went on to provide comments about the city's Comp Plan, and he encouraged Council to make changes to that Comp Plan prior to possibly considering an approval of this upcoming proposal.

VIII. Take Any Action as a Result of Executive Session

No action was taken as a result of Executive Session.

IX. Consent Agenda

1. Consider approval of the minutes from the November 18, 2024 city council meeting, and take any action necessary.

2. **Z2024-049** - Consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP*) for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as 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, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary **(2nd Reading)**.

3. **Z2024-050** - Consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary **(2nd Reading)**.

4. **Z2024-051** - Consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary **(2nd Reading).**

5. **P2024-037** - Consider a request by Frank Conselman of Conselman Equities for the approval of a *Final Plat* for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified

as Tracts 21 & 21-01 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1775 Airport Road, and take any action necessary.

6. **P2024-039** - Consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Replat* for Lot 4, Block B, Rockwall Technology Park, Phase 2 being a 10.65-acre parcel of land identified as Lot 2, Block B, Rockwall Technology Park, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2911 Corporate Crossing, and take any action necessary.

7. Consider authorizing the City Manager to execute a contract with Pipeline Analysis, LLC for the Sanitary Sewer Condition Assessment in the amount of $176,406.00 to be funded by the Sewer Operations Budget, and take any action necessary.

8. Consider awarding a bid to United Turf & Track associated with athletic field renovations at five locations in the amount of $114,200 to be funded by the Recreation Development Fund, including authorizing the City Manager to execute related purchase orders and/or contracts, and take any action necessary.

9. Consider approval of a project budget in the amount of $100,000 for repairs to Fire Station 2, authorizing the City Manager to execute an agreement with Custard Construction Services in the amount of $78,078.76, amending the FY 2025 Internal Operations Department operating budget, and take any action necessary.

10. Consider approval of a recommendation from the Hotel Occupancy Tax (HOT) Subcommittee awarding $50,000 in funding for AmeriSports, authorizing the City Manager to execute the associated agreements, and take any action necessary.

Councilmember Lewis moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10). Councilmember Thomas seconded the motion. The ordinance captions were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 24-48
SPECIFIC USE PERMIT NO. S-348

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *RESIDENCE HOTEL* ON A 2.819-ACRE PORTION OF A LARGER 4.767-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A'* AND *'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 24-49

SPECIFIC USE PERMIT NO. S-349

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5A-R OF THE LOFLAND 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.

CITY OF ROCKWALL
ORDINANCE NO. 24-50
SPECIFIC USE PERMIT NO. S-350

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 6A-R OF THE LOFLAND ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

1. Building Inspections Department Monthly Report

2. Fire Department Monthly Report

3. Parks & Recreation Department Monthly Report

4. Police Department Monthly Report

5. Sales Tax Historical Comparison

6. Water Consumption Historical Statistics

There being no questions about the provided reports, City Manager Mary Smith reminded Council of the upcoming Hometown Christmas events on December 7, including the parade that will occur early that

morning as well as the City Hall Christmas Tree Lighting Ceremony, which will begin at 6:00 p.m.

XI. Adjournment

Mayor Johannesen adjourned the meeting at 6:13 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 16th DAY OF DECEMBER, 2024.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL

CITY COUNCIL COMMISSION 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:	December 16, 2024
APPLICANT:	Meredith Joyce; *Michael Joyce Properties*
CASE NUMBER:	P2024-040; *Final Plat for Phase 2 of the Homestead Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a *Final Plat* for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Final Plat* for a 48.170-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) for the purpose of establishing Phase 2 of the Homestead Subdivision, which will consist of 168 single-family residential lots and five (5) open space lots (*i.e. Lots 1-31, Block A; Lots 1-30, Block B; Lots 1-15, Block C; Lots 1-8 & 42, Block D; Lots 63-72, Block H; Lots 1-3, 32-39, Block K; Lots 1-9, Block O; Lots 1-21, Block P; Lots 1-37; Block Q, Homestead Phase 2 Subdivision*). Concurrently with this request, the applicant has submitted a PD Site Plan [*Case No. SP2024-049*] in accordance with the requirements of the Planned Development District Ordinance.

☑ *Background*. A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. The City Council annexed the remainder of the subject property on October 4, 2010 by *Ordinance No. 10-27*. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [*Ordinance No. 21-24*] for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On August 16, 2021, the City Council approved a preliminary plat [*Case No. P2021-044*] and a master plat [*Case No. P2021-041*] for the subject property. On June 20, 2022, the City Council approved a final plat [*Case No. P2022-023*] for the subject property. On September 19, 2022, the City Council approved a preliminary plat [*Case No. P2022-042*] and a master plat [*Case No. P2022-043*] for the subject property. On November 21, 2022, the City Council approved a final plat [*Case No. P2024-055*] for the subject property.

☑ *Parks Board.* On December 3, 2024, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:

(1) The property owner shall pay *Pro-Rata Equipment* fees of $92,195.04 (*i.e. $548.78 x 168 Lots*).

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.

☑ *Conditions of Approval*. Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Final Plat* for Phase 2 of the Homestead Subdivision, staff would propose the following conditions of approval:

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

(2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,

(3) Any construction resulting from the approval of this *Final Plat* 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 December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 6-0, with Commissioner Conway absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☑ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: A0186 J A Ramsey, Lot 6-02, 144.5137; FM 549

SUBDIVISION: Homestead — LOT — BLOCK

GENERAL LOCATION: FM 1139 and FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-92, Ord No. 21-24 — CURRENT USE: Single Family Residential

PROPOSED ZONING — PROPOSED USE: Single Family Residential

ACREAGE: 48.170 — LOTS [CURRENT] — LOTS [PROPOSED]: 168

☑ ***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: SH Dev Klutts Rockwall, LLC	☑ APPLICANT: Michael Joyce Properties
CONTACT PERSON: Jay Hankla	CONTACT PERSON: Meredith Joyce
ADDRESS: 2400 Dallas Parkway, Ste. 460	ADDRESS: 767 Justin Road
CITY, STATE & ZIP: Plano, TX 75093	CITY, STATE & ZIP: Rockwall, TX 75087
PHONE:	PHONE: 512-694-6394
E-MAIL: land@shaddockhomes.com	E-MAIL: meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

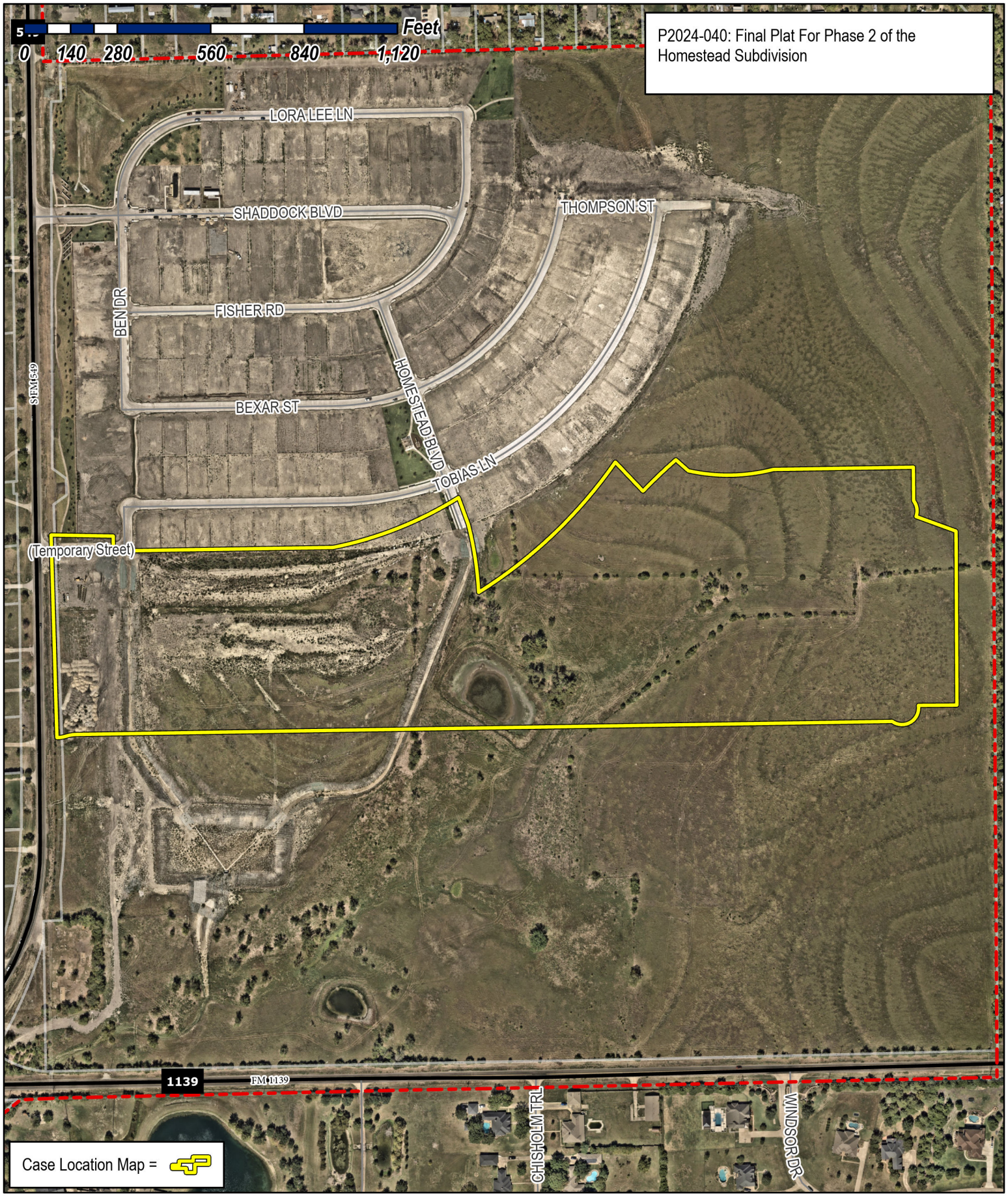
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $1,263.40 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____ 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 *DAY OF* November *20* 24

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Deanna Walker

NOTARY PUBLIC STATE OF TEXAS
DEANNA WALKER
Notary ID #7476108
My Commission Expires
April 19, 2027
MY COMMISSION EXPIRES



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

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

0 50 100 200
SCALE: 1" = 100'

N

POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2607517.676	7011195.670
ELEV = 561.5	

N89° 00'02"W 186.24'

S00° 59'58"E 44.60'

N89° 05'02"E 658.55'

N00° 56'00"W 801.51'

F.M. 549 (VARIABLE R.O.W.)

TOBIAS LANE (50' R.O.W.)

Δ= 20°44'01"
R= 1125.00'
L= 407.10'
C= 404.88'
B= N78°43'02"E

HOMESTEAD PHASE I DOC. NO.

HOMESTEAD BOULEVARD

MATCHLINE

S20° 07'18"E 85.80'

SH DEV KLUTTS ROCKWALL, LLC. 196.008 ACRE TRACT DOC. NO. 20210000032297

Δ= 11°27'20"
R= 1030.00'
L= 205.93'
C= 205.59'
B= S14°23'38"E

MONTANO DRIVE (50' R.O.W.)

N89° 05'02"E 633.34'

PECAN STREET (50' R.O.W.)

LOT 1 BLOCK D OPEN SPACE - 1.374 AC.

CORBIN LANE (50' R.O.W.)

N89° 05'02"E 1091.74'

LAWHORN AVENUE (60' R.O.W.)

N89° 05'02"E 1091.31'

S89° 05'02"W 2447.54'

LOT 42 BLK D

N89° 05'02"E 212.14'

Δ= 01°48'27"
R= 1310.00'
L= 41.32'
C= 41.32'
B= N00°01'47"W

S44° 38'47"W 42.85'

S89° 05'02"W 74.67'

Δ= 16°45'51"
R= 100.00'
L= 29.26'
C= 29.15'
B= S80°42'06"W

Δ= 16°45'51"
R= 100.00'
L= 29.26'
C= 29.15'
B= S80°42'06"W

LOT 1 BLOCK D
OPEN SPACE - 1.374 AC.

N89° 05'02"E 69.15'
N89° 05'02"E 69.53'
30.11'
5'R LOT 42 BLK D 3'R
33.50'
33.50'
Δ= 14°35'36" R= 66.50' L= 16.94' C= 16.89' B= S83°37'10"E
Δ= 14°14'28" R= 66.50' L= 16.53' C= 16.49' B= N81°57'48"E

LOT 42 BLOCK D - OPEN SPACE

LOT 73 BLOCK H
CITY OF ROCKWALL - PARK
50.804 AC.
DOC. NO. 20230000007184

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	16°45'51"	100.00'	29.26'	29.15'	S82°32'02"E
2.	17°06'53"	1415.00'	422.67'	421.10'	N80°31'35"E
3.	19°21'04"	1270.00'	428.93'	426.90'	N79°24'30"E
4.	03°23'58"	1005.00'	59.63'	59.62'	S18°25'19"E
5.	15°48'22"	1005.00'	277.25'	276.37'	S08°49'09"E
6.	09°12'19"	1145.00'	183.96'	183.76'	N05°31'07"W
7.	56°38'26"	250.00'	247.14'	237.20'	N27°24'15"E
8.	07°51'51"	1560.00'	214.12'	213.95'	N51°47'32"E
9.	06°31'07"	1560.00'	177.48'	177.38'	N44°36'03"E
10.	48°46'34"	250.00'	212.83'	206.46'	S66°31'41"E
11.	105°57'09"	50.00'	92.46'	79.84'	N72°58'39"E
12.	164°11'55"	50.00'	143.29'	99.05'	N45°41'12"W
13.	28°44'16"	50.00'	25.08'	24.82'	S22°57'30"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 45°55'29" E	42.43'
2.	N 89°05'02" E	5.15'
3.	N 44°02'32" E	28.26'
4.	N 45°57'28" W	28.30'
5.	N 26°17'51" E	28.29'
6.	N 61°34'42" W	27.34'
7.	S 44°05'02" W	28.28'
8.	S 45°54'58" E	28.28'
9.	N 00°54'58" W	48.22'
10.	S 88°30'05" E	29.65'
11.	S 42°08'24" E	15.17'
12.	N 00°20'59" W	27.39'
13.	N 44°18'48" E	28.40'
14.	N 45°41'12" W	21.13'
15.	S 44°18'48" W	21.30'
16.	S 44°18'48" W	24.40'
17.	N 57°05'07" W	17.96'
18.	S 00°54'58" E	63.00'

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF

HOMESTEAD PHASE II

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
LOTS 1-21, BLOCK P
LOTS 1-37, BLOCK Q

BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5

BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

NOVEMBER 2024 SCALE 1"=100'
CASE NO. P2024-XXX SHEET 1 OF 4

0 50 100 200
SCALE: 1" = 100'

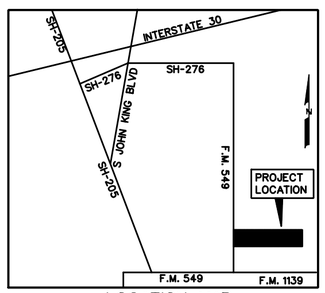
N

TOBIAS LANE (50' R.O.W.)
HOMESTEAD PHASE I DOC. NO.
MATCHLINE
S20° 07'18"E 85.80'
Δ= 23°04'05" R= 1415.00' L= 569.70' C= 565.86' B= N57°57'38"E
Δ= 05°05'05" R= 1535.00' L= 136.22' C= 136.18' B= N43°53'02"E
S43° 34'25"E 120.00'
S48° 39'30"E 50.00'
Δ= 26°48'52" R= 550.00' L= 257.40' C= 255.06' B= S77°30'32"E
Δ= 11°27'20" R= 1030.00' L= 205.93' C= 205.59' B= S14°23'38"E
SH DEV KLUTTS ROCKWALL, LLC. 196.008 ACRE TRACT DOC. NO. 20210000032297
LOT 15 BLK C OPEN SPACE 0.024 AC.
LOT 16 BLK C OPEN SPACE 0.063 AC.
LOT 16 BLK A - OPEN SPACE - 0.048 AC.
HOMESTEAD BOULEVARD (50' R.O.W.)
LAWSON WAY (50' R.O.W.)
FIORE LANE (50' R.O.W.)
N89° 05'02"E 403.23'
N89° 05'02"E 419.80'
MERRITT LANE (50' R.O.W.)
S00° 27'28"E 100.32'
Δ= 57°19'43" R= 50.00' L= 50.03' C= 47.97' B= S08°39'46"E
S69° 59'55"E 127.47'
HILLVIEW ACRES VOL. F, PG. 1
S00° 31'05"E 55.64'
1/2" IRF
SIMS STREET (50' R.O.W.)
S00° 16'45"E 465.30'
ADELINE LANE (50' R.O.W.)
N89° 05'02"E 884.00'
CORBIN LANE (50' R.O.W.)
N89° 05'02"E 286.48'
N89° 05'02"E 1351.34'
LAWHORN AVENUE (50' R.O.W.)
S89° 05'02"W 2447.54'
S89° 32'34"W 115.33'
CITY LIMITS
Δ= 134°32'35" R= 50.00' L= 117.41' C= 92.23' B= S58°40'56"W
LOT 73 BLOCK H CITY OF ROCKWALL - PARK 50.804 AC. DOC. NO. 20230000007184

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2610356.248	7010453.540
ELEV = 585.3	

NOTES:

1. Bearings are referenced to a 196.008 acre tract, as recorded in Deed No. 20210000032297 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
4. B.L. - Building Line
   U.E. - Utility Easements
   C.M. - Controlling Monument
   D.E. - Drainage Easement
   ▬▬▬ - City Limits Line
   ◇ - Street Name Change
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.
8. Please refer to Sheet 1 of plan set for NTMWD notes.



LOCATION MAP
N.T.S.

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT OF HOMESTEAD PHASE II

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
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LOTS 1-21, BLOCK P
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BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5

BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

NOVEMBER 2024 SCALE 1"=100'

CASE NO. P2024-XXX SHEET 2 OF 4

LEGAL DESCRIPTION

BEING, a tract of land situated in the J.A. Ramsey Survey, Abstract No. 186 in the City of Rockwall, Rockwall County, Texas, being part of a 196.008 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the southwest corner of Homestead Phase I, an addition to the City of Rockwall, Rockwall County, Texas, as described in Doc. No. in the Plat Records of Rockwall County and being in the east line of F.M. 549 (Variable R.O.W.);

THENCE, North 89° 00'02" West, along the south line of said Homestead Phase I, for a distance of 186.24 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 59'58" East, continuing along said south line, for a distance of 44.60 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 05'02" East, continuing along said south line, for a distance of 658.55 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 1125.00 feet, a central angle of 20° 44'01";

THENCE, continuing along said south line and with said curve to the left for an arc distance of 407.10 (Chord Bearing North 78° 43'02" East - 404.88 feet), to a 1/2 inch iron rod found;

THENCE, South 20° 07'18" East, departing said south line, for a distance of 85.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 1030.00 feet, a central angle of 11° 27'20";

THENCE, continuing along said curve to the right for an arc distance of 205.93 feet (Chord Bearing South 14° 23'38" East - 205.59 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 1415.00 feet, a central angle of 23° 04'05";

THENCE, continuing along said curve to the left for an arc distance of 569.70 feet (Chord Bearing North 57° 57'38" East - 565.86 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 43° 34'25" East, for a distance of 120.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1535.00 feet, a central angle of 05° 05'05";

THENCE, along said curve to the left for an arc distance of 136.22 feet (Chord Bearing North 43° 53'02" East - 136.18 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 48° 39'30" East, for a distance of 50.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a curve to the left, having a radius of 550.00 feet, a central angle of 26° 48'52";

THENCE, along said curve to the left for an arc distance of 257.40 feet (Chord Bearing South 77° 30'32" East - 255.06 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency;

THENCE, North 89° 05'02" East, for a distance of 419.80 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00° 27'26" East, for a distance of 100.32 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 57° 19'43";

THENCE, continuing along said curve to the right for an arc distance of 50.03 feet (Chord Bearing South 08° 39'49" East - 47.97 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";l

THENCE, South 69° 59'55" East, for a distance of 127.41 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the east line of said 196.008 acre tract and being in the west line of Hillview Acres, an addition to Rockwall County, as described in Vol. F, Pg. 1 in said Plat Records;

THENCE, South 00° 31'05" East, along said east and west lines, for a distance of 55.64 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 16'45" East, continuing along said lines, for a distance of 465.30 feet, to a 1/2 inch iron rod found at the most easterly northeast corner of a 50.804 acre tract, as recorded in Doc. No. 20230000007184 in said Deed Records;

THENCE, South 89° 32'34" West, departing said east and west lines and along the north line of said 50.804 acre tract, for a distance of 115.33 feet, to a 1/2 inch iron rod found on a curve to the right, having a radius of 50.00 feet, a central angle of 134° 32'35";

THENCE, along the north line of said 50.804 acre tract and with said curve to the right for an arc distance of 117.41 feet (Chord Bearing South 58° 40'56" West - 92.23 feet), to a 1/2 inch iron rod found;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 2447.54 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the left, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north and with curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the right, having a radius of 100.00 feet, a central angle of 16° 45'51";

THENCE, continuing along said north line and with said curve to the left for an arc distance of 29.26 feet (Chord Bearing South 80° 42'06" West - 29.15 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 89° 05'02" West, continuing along said north line, for a distance of 74.67 feet, to a 1/2 inch iron rod found;

THENCE, South 44° 38'47" West, continuing along said north line, for a distance of 42.85 feet, to a 1/2 inch iron rod found at the most westerly northwest corner of said 50.804 acre tract and being in the west line of said Homestead Phase I same being in the east line of said F.M. 548, being on a curve to the left, having a radius of 1310.00 feet, a central angle of 01° 48'27";

THENCE, along said east and west lines with curve to the left for an arc distance of 41.32 feet (Chord Bearing North 00° 01'47" West - 41.32 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, North 00° 56'00" West, continuing along said east and west lines, for a distance of 801.51 feet, to the POINT OF BEGINNING and containing 48.170 acres of land.

SURVEYOR CERTIFICATE

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

DATED the this_____day of_____, 2024.

_____
WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

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

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

_____
NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT
OF

HOMESTEAD PHASE II

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
LOTS 1-3 & 32-39, BLOCK K
LOTS 1-9 BLOCK O
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BEING 48.170 ACRES OR 2,098,330.11 SF
TOTAL RESIDENTIAL LOTS 168
TOTAL OPEN SPACE LOTS 5

BEING A REPLAT
OF
LOT 74 BLOCK H
OUT OF
HOMESTEAD PHASE I
SITUATED WITHIN
TRACT 6 OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

NOVEMBER 2024

CASE NO. P2024-XXX

SHEET 3 OF 4

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

SH DEV KLUTTS ROCKWALL, LLC.

_____
Jay Hankla

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JAY HANKLA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this_____day of_____, 2024.

_____
Notary Public in and for the State of Texas

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the_____day of_____, 2024.

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

WITNESS OUR HANDS, this_____day of_____, 2024.

_____ _____
Mayor, City of Rockwall Planning & Zoning Commission

_____ _____
City Secretary City Engineer

FINAL PLAT
OF

HOMESTEAD PHASE II

LOTS 1-31, BLOCK A
LOTS 1-30, BLOCK B
LOTS 1-15, BLOCK C
LOTS 1-8 & 42, BLOCK D
LOTS 63-72, BLOCK H
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LOTS 1-9 BLOCK O
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OF
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SH DEV KLUTTS ROCKWALL, LLC.
2400 DALLAS PARKWAY, STE. 460
PLANO, TEXAS 75093

NOVEMBER 2024

CASE NO. P2024-XXX **SHEET 4 OF 4**

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:	December 16, 2024
APPLICANT:	Jonathan McBride; *NXG Services*
CASE NUMBER:	P2024-041; *Final Plat for Lot 1, Block A, NXG Services Addition*

SUMMARY

Consider a request by Jonathan McBride of NXG Services, LLC for the approval of a *Final Plat* for Lot 1, Block A, NXG Services Addition being a 1.799-acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Final Plat* for a 1.799-acre parcel of land (*i.e. Tract 2-8 of the J.R. Johnson Survey, Abstract No. 128*) for the purpose of establishing the required easements for the expansion of an existing *Office/Warehouse Building* on the subject property.

☑ *Background.* The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33* [*Case No A1999-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 3, 2002, the City Council approved a zoning change from Agricultural (AG) District to Heavy Commercial (HC) District by *Ordinance No. 02-31* [*Case No. PZ2002-036-01-Z*]. On June 6, 2022, the City Council approved a Specific Use Permit (SUP) for outside storage for an existing *Towing and Impound Yard* on the subject property through *Ordinance No. 22-30, S-278* [*Case No. Z2022-017*]. On April 30, 2024, the Planning and Zoning Commission approved an Amended Site Plan [Case No. SP2024-018] for the expansion of an existing *Office/Warehouse Building* on the subject property.

☑ *Conformance to the Subdivision Ordinance.* The surveyor has completed the majority of the technical revisions requested by staff, and this *Final Plat* -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

☑ *Conditional Approval.* Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the *Final Plat* for *Lot 1, Block A, NXG Services Addition*, staff would propose the following conditions of approval:

(1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this *Final Plat*; and,

(2) Any construction resulting from the approval of this *Final Plat* 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 December 10, 2024, the Planning and Zoning Commission approved a motion to approve the *Final Plat* by a vote of 6-0, with Commissioner Conway absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☑ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	227 National Dr Rockwall Tx 75032				
SUBDIVISION	Rockwall 205 Business Park	LOT	3	BLOCK	A
GENERAL LOCATION	227 National Dr				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE	Office / Warehouse		
ACREAGE	2.1	LOTS [CURRENT]	3	LOTS [PROPOSED]	3

☐ ***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	NXG Services LLC	☐ APPLICANT	NXG Services LLC
CONTACT PERSON	Jonathan McBride	CONTACT PERSON	Jonathan McBride
ADDRESS	5150 Boyd Blvd	ADDRESS	5150 Boyd Blvd
CITY, STATE & ZIP	Rowlett Tx 75088	CITY, STATE & ZIP	Rowlett Tx 75088
PHONE	214-228-8490	PHONE	214-228-8490
E-MAIL	jmcbride@nxgservice.com	E-MAIL	jmcbride@nxgservice.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ _____, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF November, 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."*

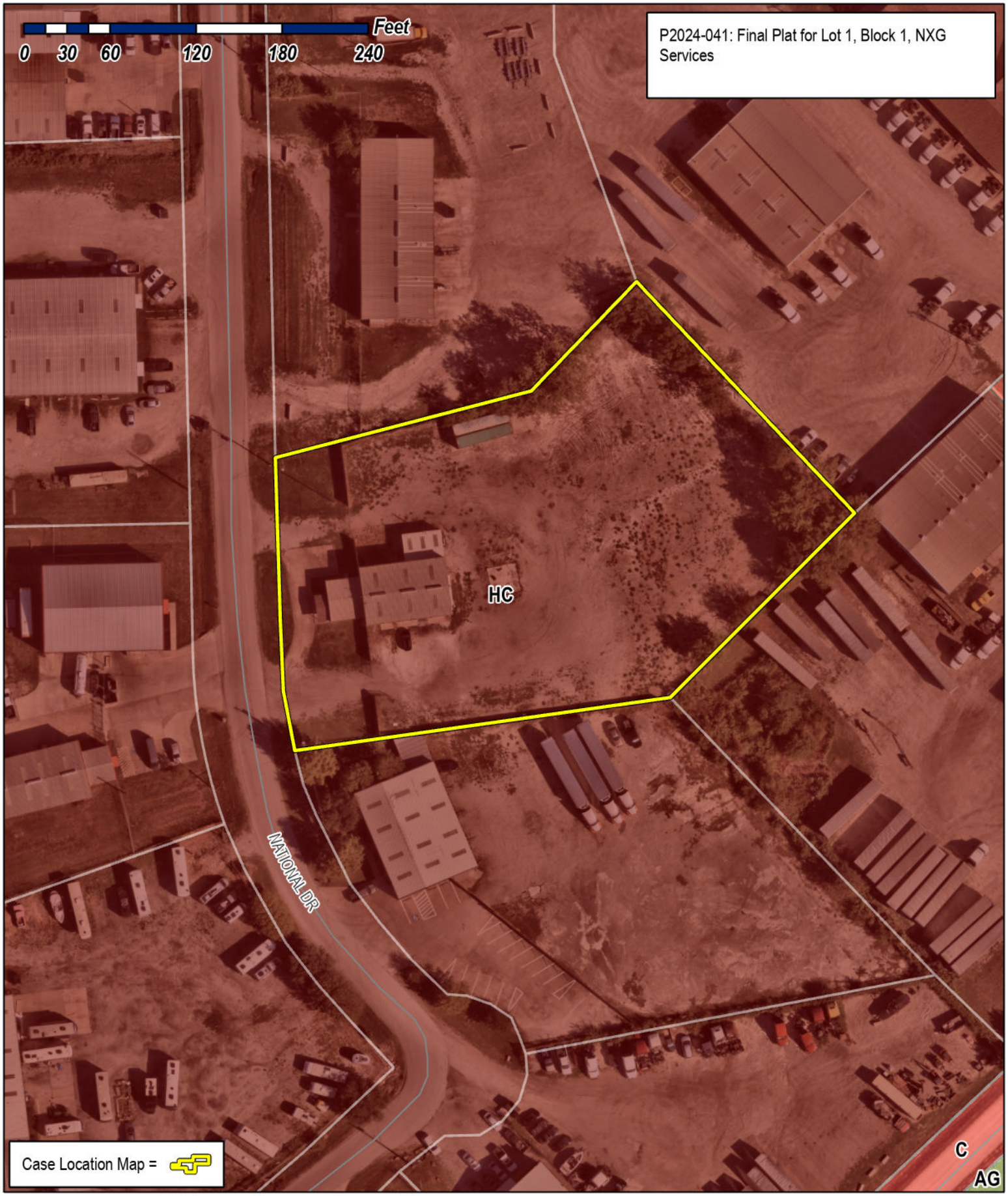
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 *DAY OF* November *20* 24

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Stacy Ronnsen

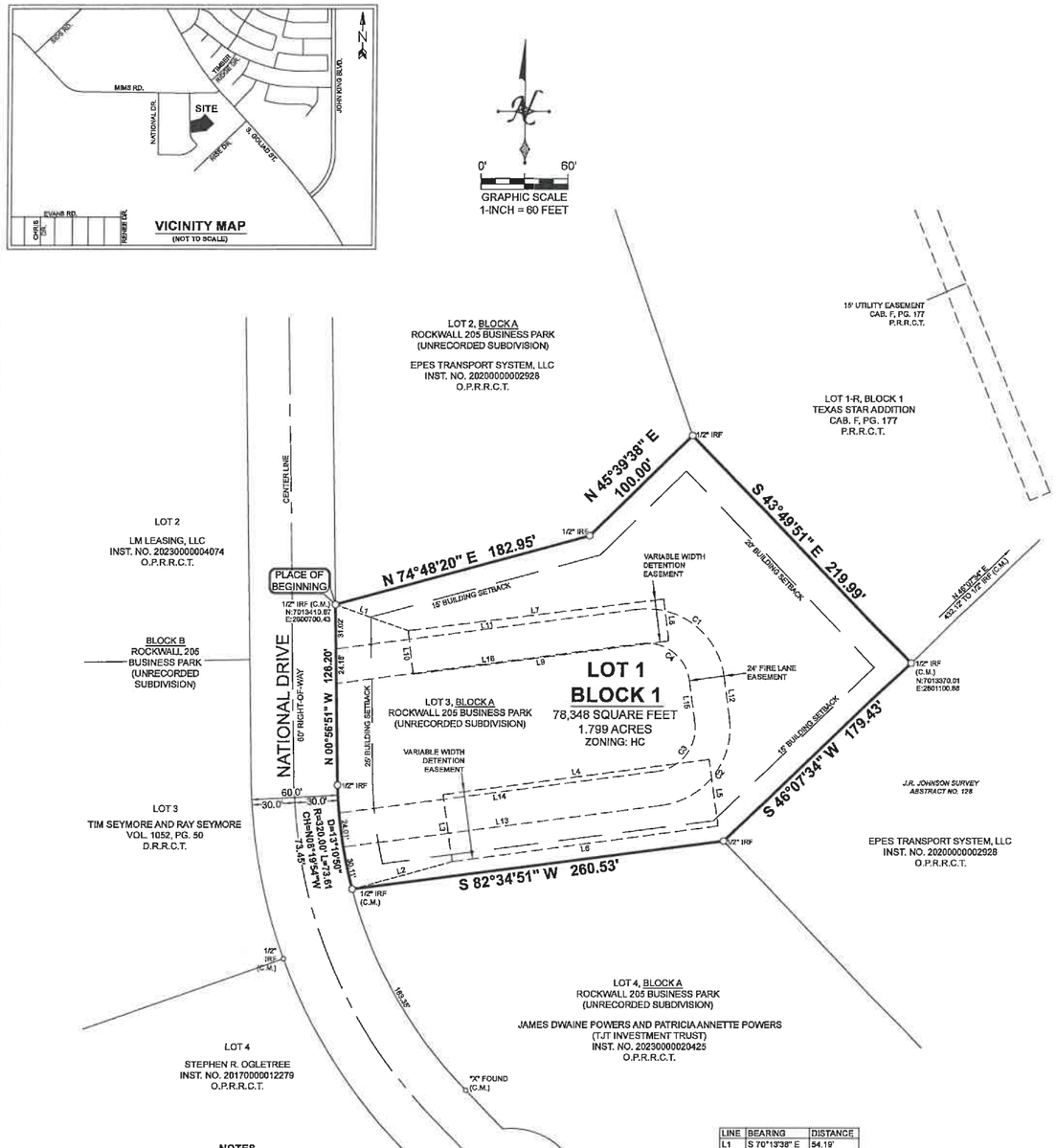
STACY RONNSEN NOTARY PUBLIC STATE OF TEXAS ID 134634485 EXP. 06/2027

MY COMMISSION EXPIRES 11·6·27



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.



NOTES

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".

2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).

4. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

5. THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM AN EXISTING UNRECORDED PLATTED LOT.

6. 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. 48397C0040L, DATED 09/26/2008, ZONE X.

LINE	BEARING	DISTANCE
L1	S 70°13'38" E	54.19'
L2	N 74°32'13" E	72.09'
L3	N 07°40'16" W	47.31'
L4	N 82°25'42" E	186.88'
L5	S 07°47'38" E	48.90'
L6	S 82°18'03" W	186.98'
L7	N 82°55'18" E	179.31'
L8	S 07°19'48" E	29.42'
L9	S 82°32'41" W	179.80'
L10	N 06°24'34" W	30.80'
L11	N 82°30'38" E	211.63'
L12	S 07°29'24" E	30.00'
L13	S 82°30'38" W	223.88'
L14	N 82°30'38" E	223.83'
L15	N 07°29'24" W	30.00'
L16	S 82°30'38" W	214.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	54.00'	84.82'	76.37'	S 52°29'24" E	90°00'00"
C2	54.00'	84.82'	76.37'	S 37°30'36" W	90°00'00"
C3	30.00'	47.12'	42.43'	N 37°30'36" E	90°00'00"
C4	30.00'	47.12'	42.43'	N 52°29'24" W	90°00'00"

LEGEND

D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
CAB.	CABINET
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS NXG Services, LLC, is the sole owner of a tract of land located in the J. R. JOHNSON SURVEY, Abstract No. 128, City of Rockwall, Rockwall County, Texas, being Lot 3, of Rockwall 205 Business Park, an unrecorded addition to the City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to NXG Services, LLC, recorded in Instrument No. 20240000004497, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the East line of National Drive, a 60 foot right-of-way, at the Southwest corner of Lot 2, Block A, of said 205 Business Park same being the Southwest corner a tract of land described in deed to Epes Transport System, LLC, recorded in Instrument No. 20200000002928, Official Public Records, Rockwall County, Texas, and being the Northwest corner of said Lot 3, Block A, and said NXG Services, LLC tract;

THENCE North 74 deg. 48 min. 20 sec. East, a distance of 182.95 feet to a 1/2 inch iron rod found for corner;

THENCE North 45 deg. 39 min. 38 sec. East, a distance of 100.00' to a 1/2 inch iron rod found at the Southwest corner of Lot1-R, Block 1, of Texas Star Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Page 177, Plat Records, Rockwall County, Texas, and being the Southeast corner of said Lot 2, Block A, same being the North corner of said Lot 3;

THENCE South 43 deg. 49 min. 51 sec. East, a distance of 219.99 feet to a 1/2 inch iron rod found in the Northwest line of a tract of land described in said deed to Epes Transport System, LLC, at the South corner of said Lot 1-R, Block 1, and being the East corner of said Lot 3, Block A;

THENCE South 46 deg. 07 min. 34 sec. West, a distance of 179.43 feet to a 1/2 inch iron rod found at the West corner of said Epes Transport System, LLC tract, and being the North corner of Lot 4, of said Block A, same being the Southeast corner of said Lot 3;

THENCE South 82 deg. 34 min. 51 sec. West, a distance of 260.53 feet to a 1/2 inch iron rod found in the said East line of National Drive, at the Northwest corner of said Lot 4, Block A, same being the Southwest corner of said Lot 3, and being at the beginning of a non-tangent curve to the right, having a central angle of 13 deg. 10 min. 50 sec., a radius of 320.00 feet, and a chord bearing and distance of North 08 deg. 19 min. 54 sec. West, 73.45 feet;

THENCE Northwesterly with said East line and said curve to the right, an arc distance of 73.61 feet to a 1/2 inch iron rod found for corner;

THENCE North 00 deg. 56 min. 51 sec. West, with said East line, a distance of 126.20 feet to the PLACE OF BEGINNING and containing 78,348 square feet or 1.799 acres of land.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

_____
Barry S. Rhodes
Registered Professional Land Surveyor R.P.L.S. No. 3691

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas
My commission expires: _____

OWNER'S CERTIFICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

_____
Name:
Title: Owner

STATE OF TEXAS:
COUNTY OF ROCKWALL:

Before me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given upon my hand and seal of office this _____ day of _____, 20____.

_____
Notary Public in and for the State of Texas
My commission expires _____

CERTIFICATE OF APPROVAL

CITY SIGNATURE BLOCK

_____ _____
Planning & Zoning Commission, Chairman Date

APPROVED:
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, _____.

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

WITNESS OUR HANDS, this _____ day of _____, _____.

_____ _____
Mayor, City of Rockwall City Secretary

_____
City Engineer

PROPERTY ADDRESS:
227 NATIONAL DRIVE, ROCKWALL, TX 75032
OWNER: *NXG SERVICES, LLC*
ADDRESS: *5150 BOYD BLVD., ROWLETT, TX 75089*
PHONE: *214-228-8490*

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
OFFICE: 2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75032
SURVEYOR: BARRY S. RHODES - RPLS NO. 3691
FIRM NO. 10194366
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202400919-01 PREPARATION DATE: 09/27/2024 DRAWN BY: TD

REPLAT
LOT 1, BLOCK 1
NXG SERVICES ADDITION

BEING A REPLAT OF LOT 3, BLOCK A, OF ROCKWALL 205 BUSINESS PARK, AN UNRECORDED SUBDIVISION, OUT OF THE J.R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. _____-____

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:	December 16, 2024
APPLICANT:	Amanda Dailey
CASE NUMBER:	Z2024-053; *Zoning Change (AG to SF-10) for 205 Dial Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a *Zoning Change* from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 205 Dial Lane, and take any action necessary.

BACKGROUND

A portion of the subject property was annexed into the City of Rockwall on September 7, 1971 by *Ordinance No. 71-09* [*i.e. Case No. A1971-001*]. Based on the January 3, 1972 *Historic Zoning Maps*, this portion of the subject property was zoned Agricultural (AG) District. The balance of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10* [*i.e. Case No. A1998-001*]. At the time of annexation this property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District.

PURPOSE

On November 15, 2024, the applicant -- *Amanda Dailey* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 10 (SF-10) District for the purpose of constructing a single-family home on the property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 205 Dial Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 17.1160-acre tract land of land (*i.e. which is part of a larger 96.635-acre tract of land and is identified as Lot 6-1 of the G.W. Redlin Survey, Abstract No. 183*) zoned Planned Development District 98 (PD-98) that makes up part of the Park Hills Subdivision. Beyond that is a 24.9036-acre tract of land (*i.e. which is the remainder of the larger 96.635-acre tract of land and is identified as Lot 1 of the G.W. Redlin Survey, Abstract No. 183*) zoned Planned Development District 71 (PD-71) and Planned Development District 98 (PD-98). North of this is SH-66, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

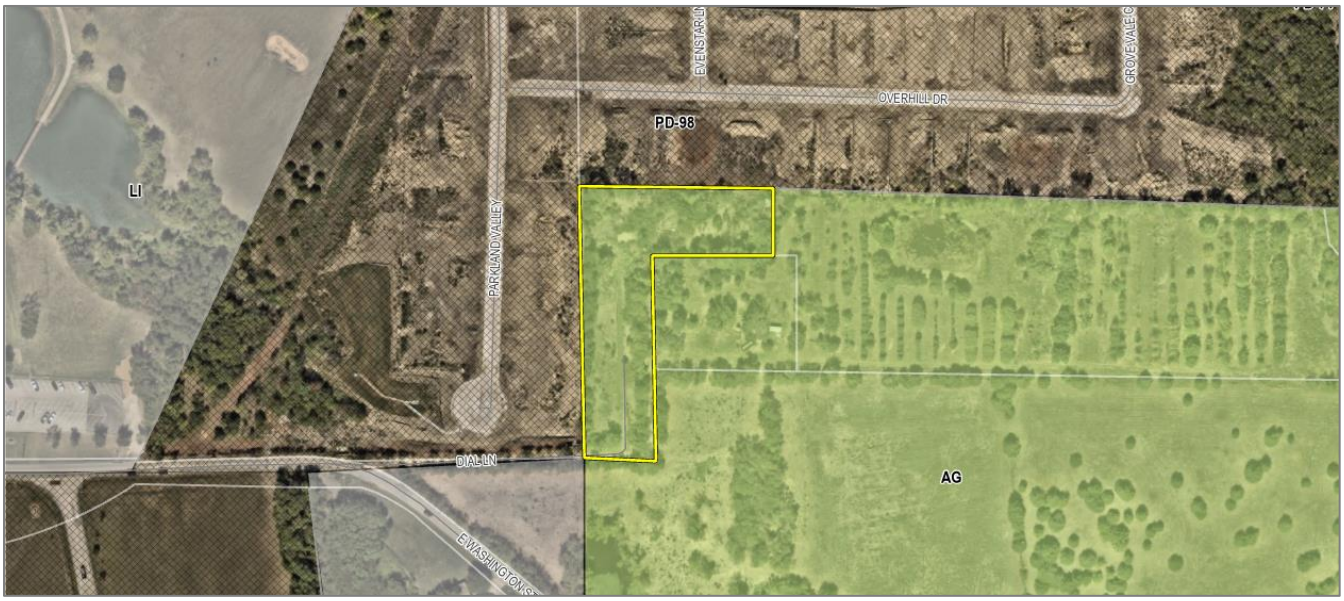
South: Directly south of the subject property is a 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No 20*) zoned Agricultural (AG) District. South of this are three (3) vacant lots (*i.e. Tracts 4, 4-3, 4-4 of the N. Butler Survey, Abstract No. 20*) zoned Agricultural (AG) District. Beyond this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) vacant tracts of land (*i.e. Tracts 1, 1-01 of the N. Butler Survey, Abstract No. 20*) zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D

(*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 67.0750-acre tract of land (*i.e. Lot 6 of the G.W. Redlin Survey, Abstract No. 183*), which is zoned Planned Development District 98 (PD-98) and makes up part of the Park Hills Subdivision. Beyond this is a 30.099-acre tract of land (*i.e. which is part of a 37.153-acre tract of land and is identified as Tract 6-3 of the G.W. Redlin Survey, Abstract No. 183*) which is zoned Light Industrial (LI) District and belongs to the City of Rockwall. West of this is a municipal park (*i.e. Harry Myers Park*) which is situated on a 29.883-acre parcel of land and is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 1.47-acre parcel of land from an Agricultural (AG) District to a Single-Family 10 (SF-10) District. It should be noted, that if this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 10 (SF-10) District.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 10 (SF-10) District is the property zoning classification for the majority of the City's existing single-family residential development and is the appropriate zoning classification for single-family developments with medium sized lots." In addition, "…this zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit." In this case, the properties along Dial Lane that are adjacent to the subject property are zoned Agricultural (AG) District or Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses. Based on this, the requested zoning change does appear to conform to the surrounding area. If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 10 (SF-10) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 10 (SF-10) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE	4.4
MINIMUM DWELLING UNIT SIZE	2,500
MINIMUM LOT AREA	2,200 SF
MINIMUM LOT WIDTH [1]	80'

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK [2]	6'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES [3] & [4]	2

NOTES:
[1]: *FRONTAGE ON A PUBLIC STREET*
[2]: *THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.*
[3]: *MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.*
[4]: *AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.*

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for *Low Density Residential (LDR)* land uses. The *Central District* is defined as being "…composed of a wide range of land uses that vary from single-family to industrial… (t)he *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward." In addition, the *Land Use Plan* defines the *Low Density Residential* land use as a "…land use category [*that*] consists of residential subdivisions that are two (2) units per gross acre or less …" In this case, the Single-Family 10 (SF-10) District allows up to 4.40 dwelling units per acre; however, the property does not have frontage on a public street and cannot be subdivided. Based on this, the applicant is requesting a density of one (1) dwelling unit per acre, but the request is more in line with the overall development standards of the Single-Family 10 (SF-10) District. Taking this into consideration, the applicant's request appears to be in conformance with the OURHometown Vision 2040 Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

(1) *Roadways*. Dial Lane is a private street that must be maintained by the property owner.

(2) *Water*. The applicant will need to contact the Water Department to get the water lines located. There should be an existing water meter on the subject property that was used on the previous home.

(3) *Wastewater*. There is no existing sewer available for this site. The applicant will need to reach out to Rockwall County for approval in order to get a septic system installed if it does not currently have one.

NOTIFICATIONS

On November 19, 2024, staff notified 16 property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowners Association which is the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 10 (SF-10) District, then staff would propose the following conditions of approval:

(1) 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 December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 6-0, with Commissioner Conway absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	205 Dial Ln Rockwall, TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	off of E Washington St; past Hany Mayers Park				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agriculture	CURRENT USE	vacant lot		
PROPOSED ZONING	single-family 10	PROPOSED USE	single family home		
ACREAGE	1.47	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	Amanda Dailey	☐ APPLICANT	
CONTACT PERSON	Amanda Dailey	CONTACT PERSON	
ADDRESS	817 Marathon Ct	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	(469) 360-2223	PHONE	
E-MAIL	ars_0715@yahoo.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Amanda Dailey [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 $ 223 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 4th *DAY OF* November *, 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 4th *DAY OF* November *, 20*24

OWNER'S SIGNATURE Amanda Dailey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KRIS J CANNON
Notary ID #134917928
My Commission Expires
May 24, 2028

MY COMMISSION EXPIRES 5/24/28

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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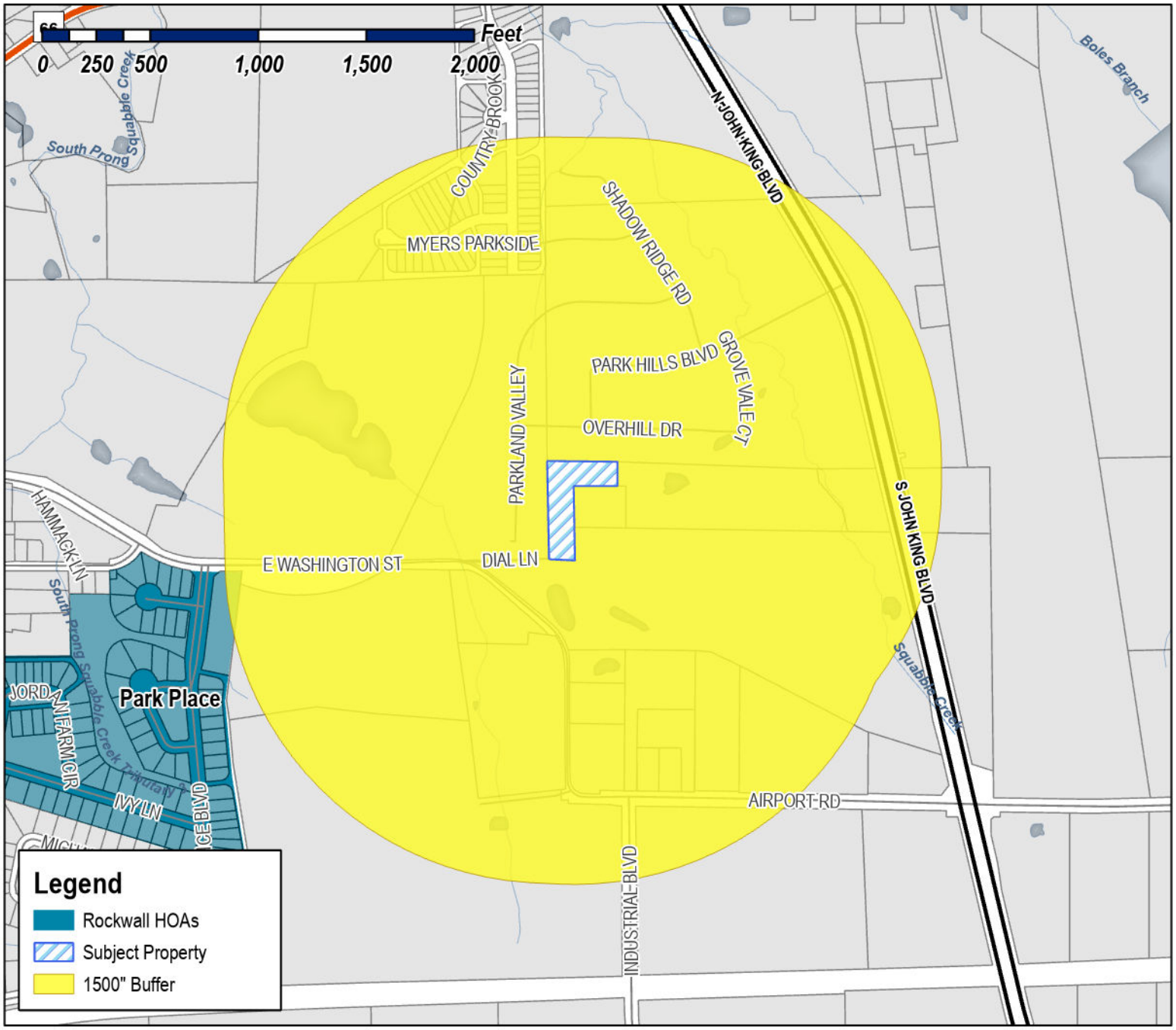
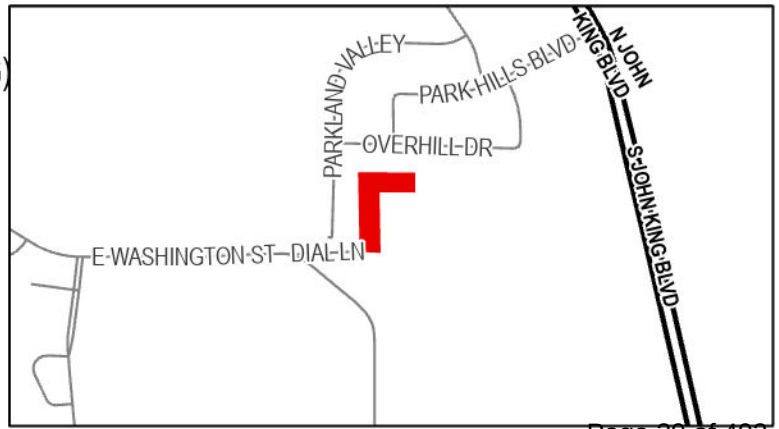


Case Number: Z2024-053
Case Name: Zoning Change from Agricultural(AG) to Single-Family 10 (SF-10) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street



Date Saved: 11/5/2024
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 [Z2024-053]
Date:	Wednesday, November 20, 2024 1:59:09 PM
Attachments:	HOA Map (11.5.2024).pdf Public Notice (P&Z) (11.18.2024).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, November 22, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 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.

Z2024-053: Zoning Change from AG to SF-10
Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, 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
(W): www.rockwall.com

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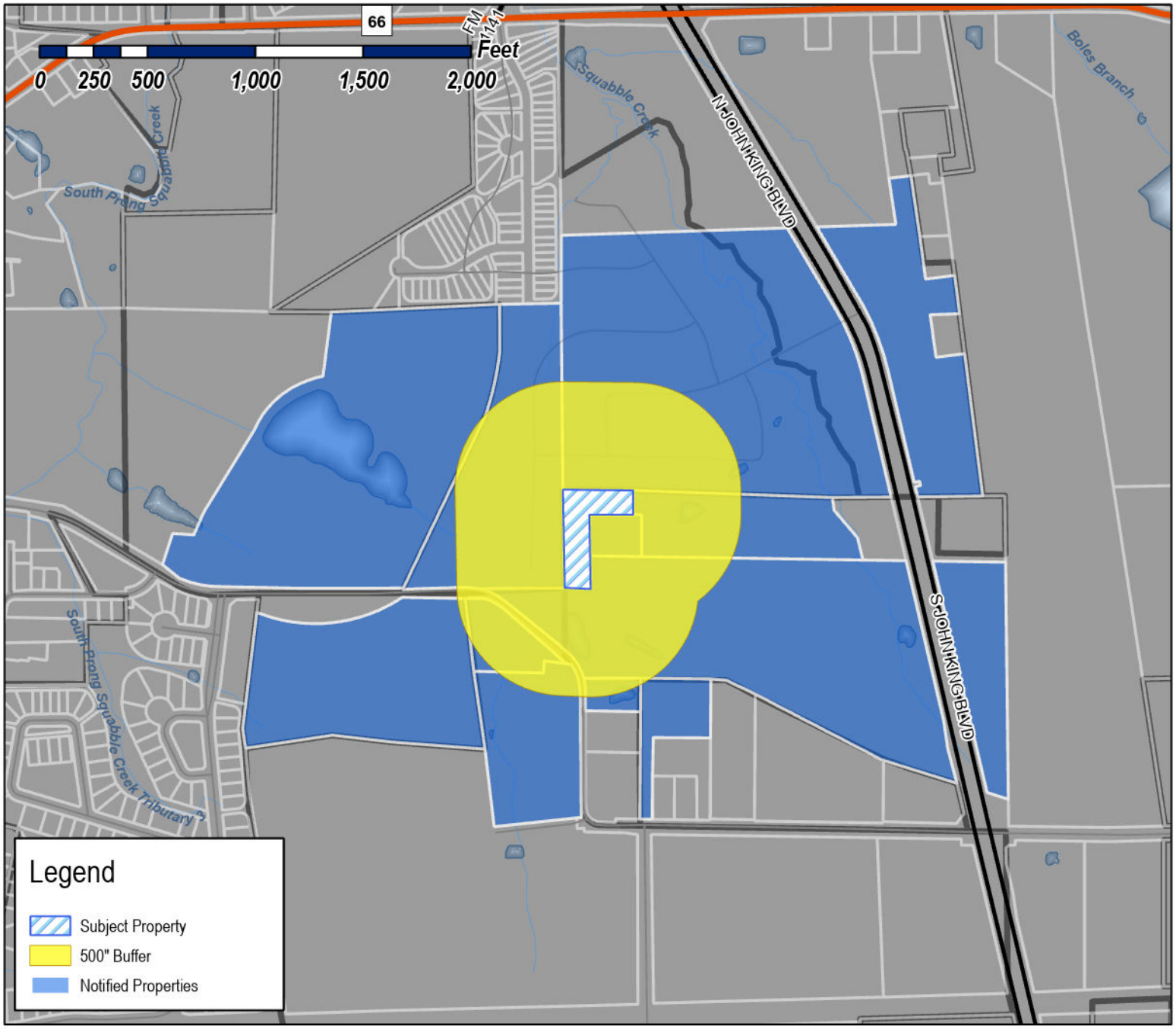

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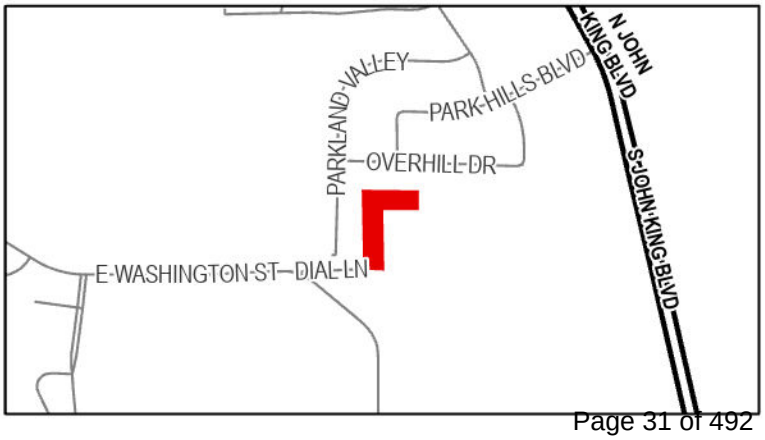


Date Saved: 11/18/2024
For Questions on this Case Call: (972) 771-7745

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

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

THE CHILDREN'S ADVOCACY CENTER FOR
ROCKWALL CTY
1350 E WASHINGTON ST
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

ZAPH & ATH PROPERTIES LLC
929 ANNA CADE RD.
ROCKWALL, TX 75087

CROSSPOINT COMMUNITY CHURCH
P.O. BOX 1015
ROCKWALL, TX 75087

RESIDENT
945 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
205 DIAL
ROCKWALL, TX 75087

RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
1505 AIRPORT RD
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2024-053: Zoning Change from AG to SF-10

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a *Zoning Change* from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 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, December 16, 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. Z2024-053: Zoning Change from AG to SF-10

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

PROPERTY ID AND LEGAL DESCRIPTION	OWNER ID, NAME, AND ADDRESS	OWNER ID / %	EXEMPTIONS	TAXING UNITS	VALUES	2024	2025
12214 205 DIAL	DEVENNEY DIANA	65577		CRW 100.00	IMPROVEMENTS	0	314
		100.00%		GRW 100.00	LAND MARKET +	150,000	185,724
A0183 G W REDLINE & ABSTRACT N BUTLER, TRACT 3, ACRES 1.474	2944 PEGASUS DR			SRW 100.00	MARKET VALUE =	150,000	186,038
TYPE: R DBA:	GARLAND TX 75044			CAD 100.00	SPECIAL USE EXCL -	0	0
GEO ID: 0183-0000-0003-00-0R PROP USE: A1 MAP ID: 2-3					APPRAISED VALUE =	150,000	186,038
Ref ID1: AS CODE: A0183 MAPSCO:	AGENT:				HS VALUE LIMIT -	0	0
Ref ID2: R12214 SUBTYPE RES TIF:	EFF DATE: EXP DATE:				CIRCUIT BRKR LIMIT -	0	6,038
MKT AREA: N0077-2017 SUB MKT: EFF SIZE:					NET APPRAISED =	150,000	180,000
LEGAL ACREAGE: 1.4740 ac APPR VAL METHOD: cost-local							

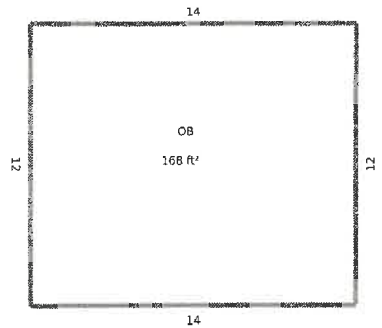
GENERAL

UTILITIES: R ZONING: Value Demi Hooper
TOPOGRAPHY: TAGS: NYL - PVC
ROAD ACCESS: P LAST APPR. DT:
LAST INSP COMP DT: 2023-09-28
NEXT INSP. DT: 2025-01-01 SUBSET:
NEXT REASON: SR
REASON NOTES: REDUCE FUNC. SEE SALES LISTIING - SR

REMARKS

N/C FOR 2019 PER GL / DEL METAL BN GONE FOR 2016 PER GL/N/C 2014 GL/CHG SITUS FROM AIRPORT RD TO DIAL FOR 08 PER GL

SKETCH



BUILDING PERMITS

B#	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL	APPR	BUILDER	COMMENT

PICTURE

INCOME APPROACH DATA

GBA: 0 UNITS: 0
NRA: 0 RENT: 0

APPEAL HISTORY

YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE
2023	89042	A	DECA-CAD	DEVENNEY DIANA	2023-07-03
2022	3780	A	DECISION.A	DEVENNEY DIANA	2022-07-07
2020	23177	A	DECA-CAD	DEVENNEY DIANA	2020-06-03

SALES HISTORY

DATE	TYPE	QUAL	SRC	PRICE	BUYER

DEED HISTORY

DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
1997-08-15	WD	null/182	0	DEVENNEY DIANA	DEVENNEY D
1982-05-24	OT	null/116	0	DEVENNEY D	DUDLEY LEON

IMPROVEMENT VALUATION

#	TYPE	DESCRIPTION	MODEL	CLASS	AREA	UN PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE
	OB	OUT BUILDING	Ind-1	OB3	168	3.00	0	1	1975	1975	*	504	39.00	100.00	100.00	100.00	100.00	0.39	197
1	OUT BUILDING 12 X 14	STCD:	A1	168	Area:	0		Homesite	Y (100.00%)			504	AS Code:	100.00%	Market Area:	100.00%			197
	Style:	Finish Out:	100		Quality:			Structure:					Ext. Wall:						
	P/UP EXIST OB PER INSPECT & PICTOM FOR 2013 PER GL																		
#	TYPE	DESCRIPTION	MODEL	CLASS	AREA	UN PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE
	ST	STORAGE	Ind-1	ST3	100	3.00	0	1	1975	1975	*	300	39.00	100.00	100.00	100.00	100.00	0.39	117
2	METAL STORAGE 10 X	STCD:	A1	100	Area:	0		Homesite	Y (100.00%)			300	AS Code:	100.00%	Market Area:	100.00%			117
	Style:	Finish Out:	100		Quality:			Structure:					Ext. Wall:						
	P/UP EXIST ST PER INSPECT & PICTOM FOR 2013 PER GL																		

IMPROVEMENT DETAIL ADJ

#	ADJ TYPE	ADJ AMT	ADJ %

IMPROVEMENT FEATURES

DESC	CODE	VALUE

LAND VALUATION

L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT PRC	ADJ	M ADJ	VAL SRC	MKT VAL
1	RES SFR NON WF	A1	FACL		MAP 3-3	A1	Yes	AC	1.4740 ac	210000.00	0.600		A	185,724
	A								AS Code: 100.00%		Market Area: 100.00%			185,724

LAND ADJUSTMENTS

SEQ	ADJ TYPE	ADJ AMT	ADJ %

PRODUCTIVITY VALUATION

AG	USE	TABLE	UNIT	AG VALUE
No			0.00	0
				0

SURVEY PLAT

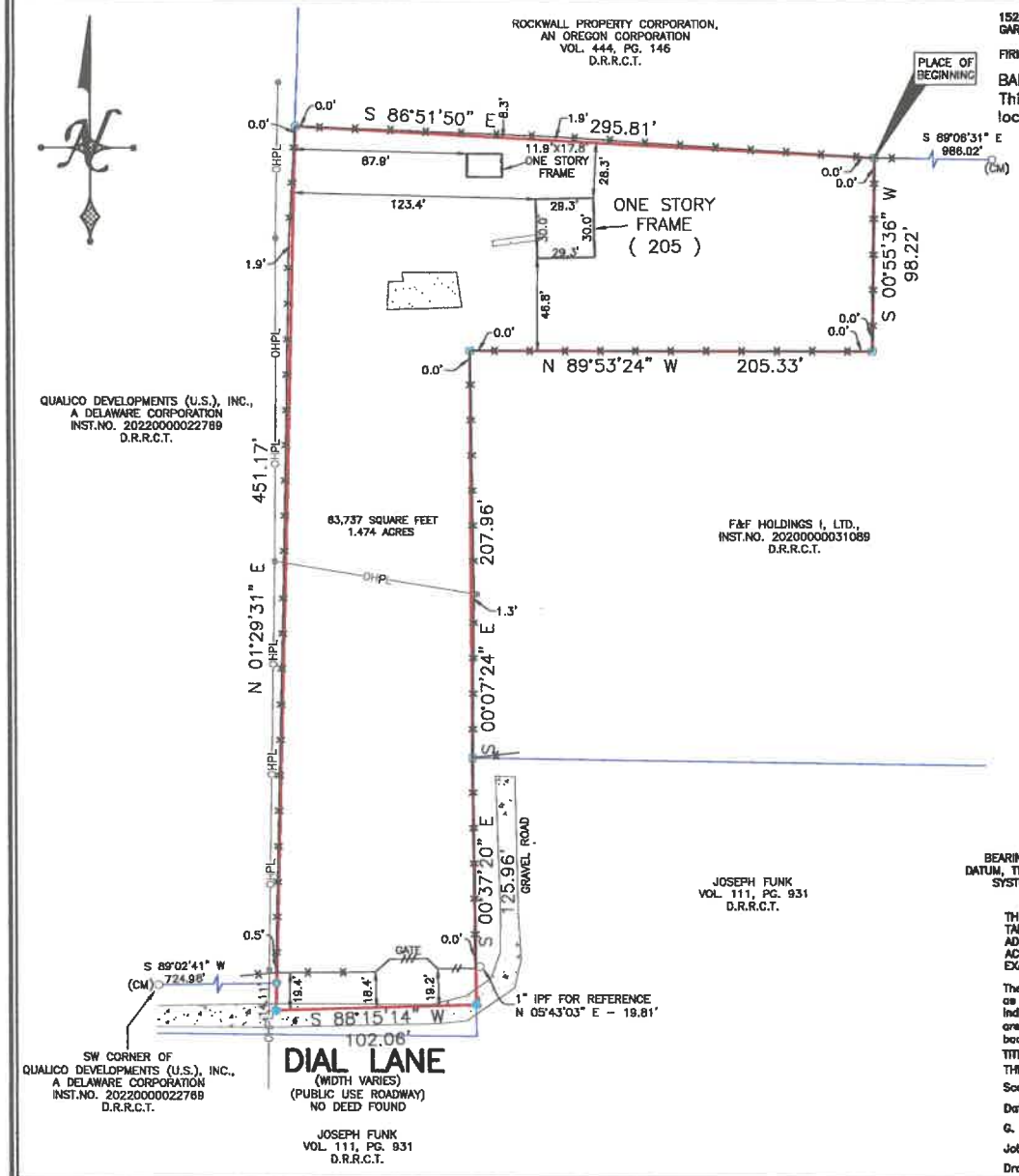
1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194388

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

BURNS SURVEYING

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 205 DIAL LANE, in the city of ROCKWALL, Texas.



BEING all that certain lot, tract or parcel of land situated in the G.W. Ridlin Survey, Abstract No. 183 and the Nathan Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, being a tract of land described in deed to D. Richard Devenney and wife, Diana Devenney, recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a fence post for corner in the South line of Rockwall Property Corporation, an Oregon Corporation, recorded in Volume 444, Page 146 (D.R.R.C.T.), at the Northerly Northwest corner of a tract of land described in deed to F&F Holdings I, LTD., recorded under Instrument No. 20200000031089 (D.R.R.C.T.), being the Northeast corner of said Devenney tract;

THENCE South 00 deg. 55 min. 36 sec. West, a distance of 98.22 feet to a fence post for corner at an ell corner of said F&F Holdings I, LTD tract;

THENCE North 89 deg. 53 min. 24 sec. West, a distance of 205.33 feet to a fence post for corner at the Westerly Northwest corner of said F&F Holdings I, LTD tract;

THENCE South 00 deg. 07 min. 24 sec. East, a distance of 207.96 feet to a fence post for corner at the Southwest corner of said F&F Holdings I, LTD tract, at the Northerly Northwest corner of a tract of land described in deed to Joseph Funk, recorded in Volume 111, Page 931 (D.R.R.C.T.);

THENCE South 00 deg. 37 min. 20 sec. East, a distance of 125.96 feet to a point for corner, from which a 1 inch iron pipe found for reference bears North 05 deg. 43 min. 03 sec. East, a distance of 19.81 feet;

THENCE South 88 deg. 55 min. 14 sec. West, a distance of 102.06 feet to a point for corner;

THENCE North 01 deg. 29 min. 31 sec. East, passing at a distance of 14.11 feet, a 3/8 inch iron rod found on line at the Southeast corner of a tract of land described in deed to Qualico Developments (U.S.), INC., a Delaware corporation, recorded under Instrument No. 20220000022769 (D.R.R.C.T.), and continuing for a total distance of 451.17 feet to a fence post for corner in the East line of said Qualico Developments (U.S.), INC tract, at the Southwest corner of said Rockwall Property Corporation tract;

THENCE South 86 deg. 51 min. 50 sec. East, a distance of 295.81 feet to the PLACE OF BEGINNING and containing 63,737 square feet or 1.474 acres of land.

BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY N/A

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

Scale:	1" = 60'
Date:	09-27-2023
G. F. No.:	N/A
Job no.:	202308160
Drawn by:	BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DREW DEVENNEY

REVISED-10-09-2024-CORRECTED LEGAL

LEGEND

WOOD FENCE -//- IRON FENCE -///-
CHAIN LINK -O- WIRE FENCE -X-
BUILDING LINE
RECORD CALL
CM - CONTROLLING MONUMENT
MRD - MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
FENCE POST FOUND 'X'
3/8" IRON ROD FOUND
1" IRON PIPE FOUND
POINT FOR CORNER
EM - ELECTRIC METER
C - CABLE
E - ELECTRIC
CO - CLEAN OUT
PE - POOL EQUIP
GM - GAS METER
PP - POWER POLE
FH - FIRE HYDRANT
T - TELEPHONE
LP - LIGHT POLE
WM - WATER METER
MH - MANHOLE
WV - WATER VALVE
(UNLESS OTHERWISE NOTED)

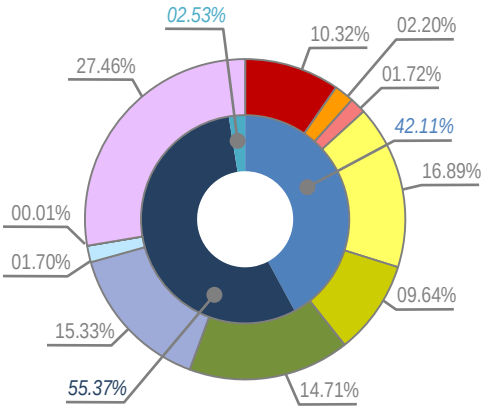
STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district.

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



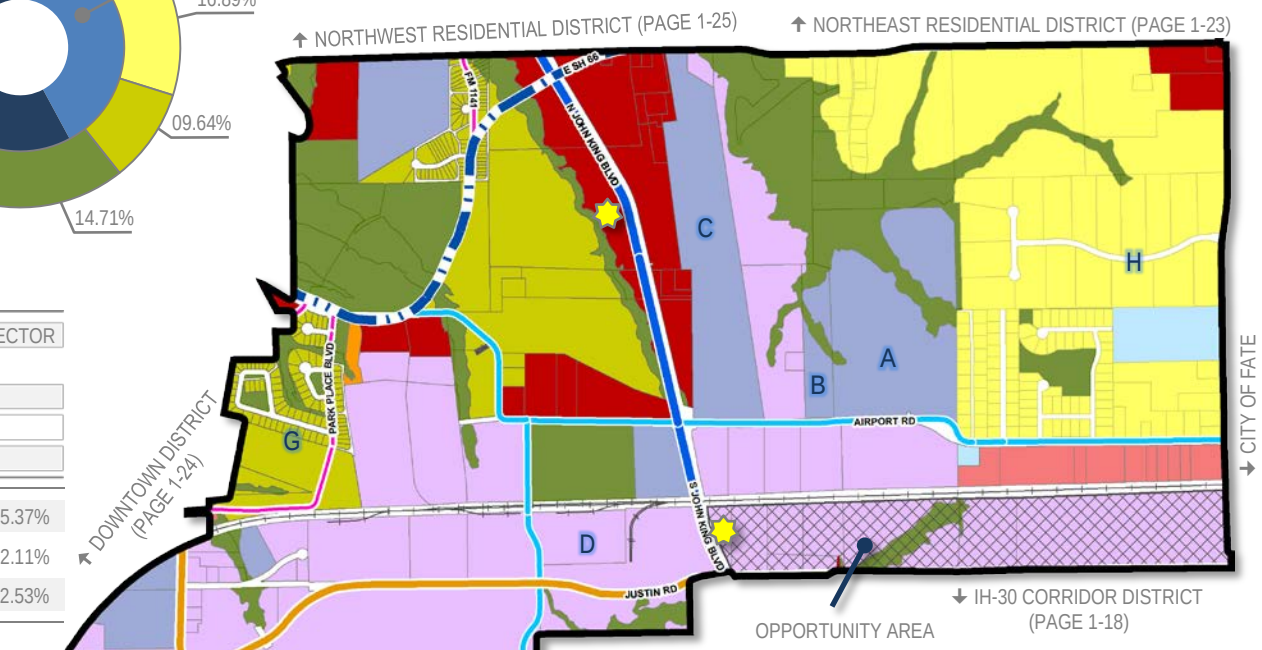
MINOR COLLECTOR	
M4U	
M4D	
P6D	
TXDOT 4D	

COMMERCIAL	55.37%
RESIDENTIAL	42.11%
MIXED USE	2.53%

DISTRICT STRATEGIES

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor.*
5. *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 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

A. Animal Adoption Center
B. Regional Firearms Training Center
C. Ralph Hall Municipal Airport
D. Leon Tuttle Athletic Complex
E. Rockwall County Courthouse
F. Utley Middle School
G. Park Place Subdivision
H. Rolling Meadows Subdivision

	CURRENT	BUILD OUT	% OF ROCKWALL
	220	681	1.10%
	71	1,512	3.91%
	488		0.82%

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

LEGEND:

	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 10 (SF-10) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	SINGLE FAMILY 10 (SF-10) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of ~~(~~Sand, Gravel, Oil and/or Other Materials~~)~~	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna~~,~~ as an Accessory	(2)	(1)	S
Antenna~~,~~ for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 10 (SF-10) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	SINGLE FAMILY 10 (SF-10) DISTRICT
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 10 (SF-10) DISTRICT FOR A 1.47-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & '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 Amanda Dailey for the approval of a *Zoning Change* from an Agricultural (AG) District to Single-Family 10 (SF-10) District for a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in *Exhibits 'A' & '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 (UDC) [*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 Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 10 (SF-10) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 10 (SF-10) District as stipulated in Section 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses* and Section 03.01, *General Residential District Standards*, and Section 03.07, *Single-Family 10 (SF-10) District,* of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT
OCT 16, 2024

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. 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 5. 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 (UDC) 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; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 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 6th DAY OF JANUARY, 2025.

_____

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *December 10, 2024*

2nd Reading: *January 6, 2025*

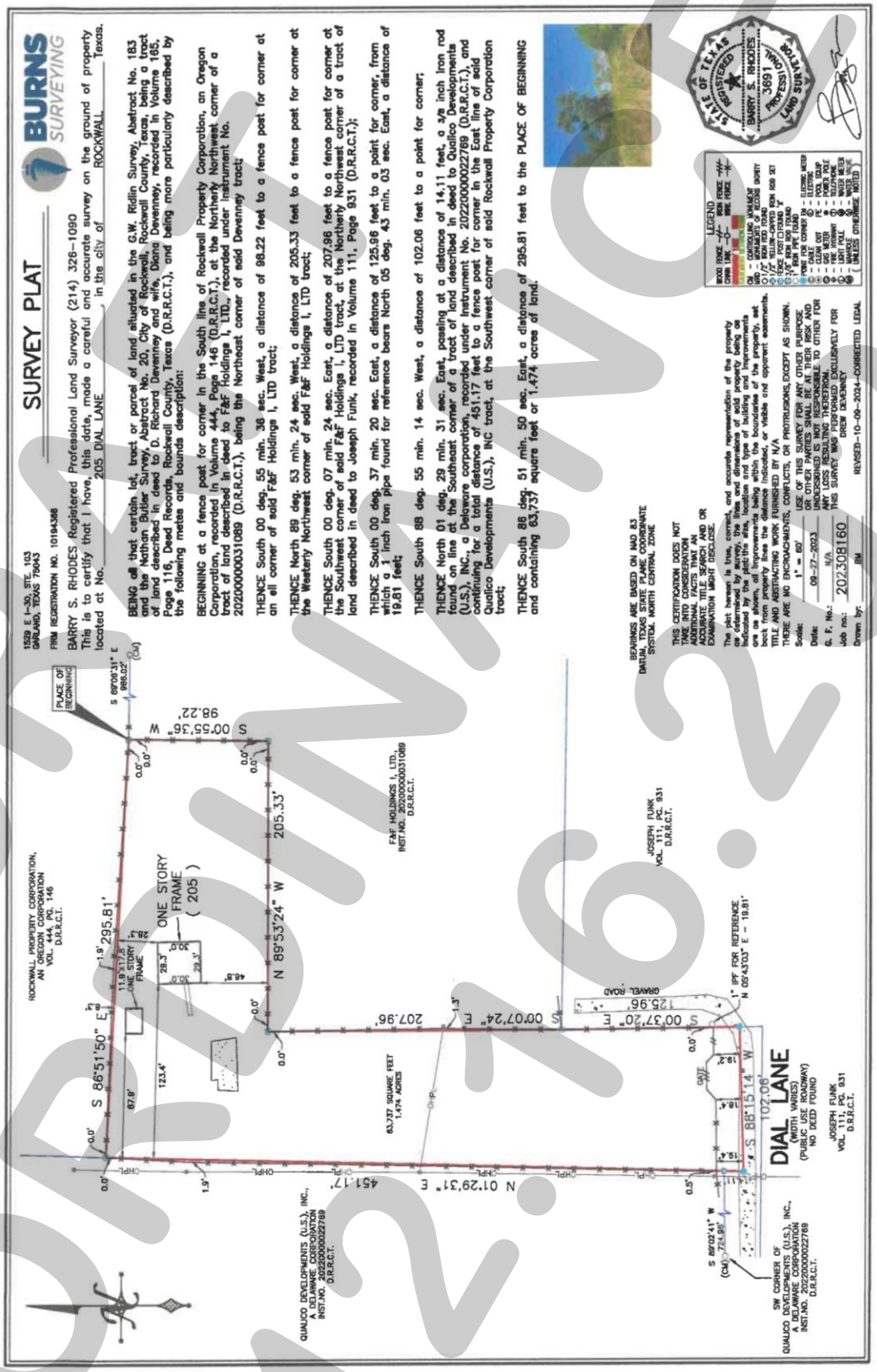
DRAFT ORDINANCE 12.16.2024

Exhibit 'A':
Location Map

Address: *205 Dial Lane*

Legal Description: *Tract 3 of the N. Butler Survey, Abstract No. 183*

Exhibit 'B':
Survey



DRAFT 12.16.2024

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	December 16, 2024
SUBJECT:	Z2024-054; Amendment to Planned Development District 9 (PD-9)

On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts*). The purpose of this effort is to [*1*] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [*2*] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are *not* intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*), Lakeside Village/Turtle Cove Subdivisions (*i.e. Planned Development District 2 [PD-2]*), the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*), and the Windmill Ridge Estates Subdivision (*i.e. Planned Development District 13 [PD-13]*).

Planned Development District 9 (PD-9) was originally adopted in 1973, and currently consists of 66 pages of regulations within ten (10) regulating ordinances. The Planned Development District also consists of approximately 205 development cases. The proposed draft ordinance consolidates these regulating ordinances and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance *will not* change any of the requirements, concept plans, or development standards stipulated for any property within Planned Development District 9 (PD-9).

This being a zoning case, staff sent out 868 notices to all property owners and occupants within Planned Development District 9 (PD-9), and within 500-feet of the Planned Development District's boundaries. In addition, staff notified the Fox Chase, Benton Woods, Rainbow Lakes, Lago Vista, Lyndon Park, Water's Edge, Lake Ray Hubbard, Signal Ridge, Signal Ridge Phase 4, Chandler's Landing, The Cabanas at Chandlers, Match Point, Landing Townhomes, Cutter Hill Phase 3, Spyglass Phase 2 &3 Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of Planned Development District 9 (PD-9) participating in the Neighborhood Notification Program. Included with the notice was a link to the City's website -- *which had all of the zoning documents associated with the case (i.e. the old Planned Development District 9 [PD-9] ordinances and the proposed draft ordinance)* --, and included with the notice was a letter explaining the purpose of the zoning amendment. Currently, staff has received two (2) notices in opposition and one (1) in favor of the consolidated ordinance; however, as previously amended the consolidated ordinance does not change the current zoning ordinances.

To assist the City Council in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 9 (PD-9), a timeline and summary of each development case associated with Planned Development District 9 (PD-9), and staff's proposed draft ordinance for comparison purposes. In accordance with the requirements of the Unified Development Code (UDC), staff brought the proposed zoning amendment to the Planning and Zoning Commission. On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the case by a vote of 6-0, with Commissioner Conway absent. Should the City Council have any questions, staff will be available at the *December 16, 2024* City Council meeting.

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Bethany Ross; Planner
DATE:	December 16, 2024
SUBJECT:	Development Cases for Planned Development District 9 (PD-9)

Planned Development District 9 (PD-9) was originally adopted in 1973, and currently consists of 66 pages of regulations within 10 regulating ordinances. The following is a timeline and summary of the ~205 development cases associated with this Planned Development District:

RED: EXPIRED ORDINANCES
BLUE: SUPERSEDED ORDINANCES
GREEN: PARTIALLY SUPERSEDED ORDINANCES
ORANGE: ORDINANCES

- *JULY 23, 1968*: [*Case No. Not Found*] A final plat was approved for Highland Acres Subdivision.
- *OCTOBER 29, 1973 (ORDINANCE NO. 73-44)*: [*Case No. A1973-006*] An annexation was approved for a 138.5-acre portion of Planned Development District 9 (PD-9).
- *OCTOBER 29, 1973 (ORDINANCE NO. 73-45)*: [*Case No. A1973-007*] An annexation was approved for a 53.6-acre portion of Planned Development District 9 (PD-9).
- *NOVEMBER 12, 1973 (ORDINANCE NO. 73-49)*: The original Planned Development District 9 (PD-9) was established as part of the 1972 Zoning Ordinance [*Ordinance No. 72-02*], and allowed the following land uses: *shopping center uses, garden apartments, town homes, cluster homes, single-family units*. [*SUPERSEDED BY ORDINANCE NO. 86-55*]
- *SEPTEMBER 10, 1979 (ORDINANCE NO. 79-16, S-008):* A specific use permit (SUP) was approved for a *municipally owned or controlled facility* for the North Texas Municipal Water District.
- *JUNE 16, 1986 (ORDINANCE NO. 86-55):* [*Case No. PZ1986-003-01*] This ordinance partially superseded the existing Planned Development District 9 (PD-9), and adopted a concept plan for the 287.403-acre tract of land and provided area requirements for the following uses: *office/warehouse, single-family units, and general retail*. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 87-30, 88-13, 88-20, 95-17, 01-43, and 13-43*]
- *APRIL 20, 1987*: [*Case No. PZ1987-23-01-PP*] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- *MAY 18, 1987:* [*Case No. PZ1987-031-FP*] A final plat was approved for Lot 1, Block A, Buffalo Creek Office Park.
- *MAY 18, 1987:* [*Case No. PZ1987-032-01*] A revised preliminary plat was approved for Planned Development District 9 (PD-9) for the purpose of reducing the required square footage for buildings and landscaped percentage in the office/warehouse area.
- *JUNE 1, 1987 (ORDINANCE NO. 87-30):* [*Case No. PZ-1987-32-Z*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, the development standards for the *office/warehouse* use were amended. [*PARTIALLY SUPERSEDED BY ORDINANCE NO. 95-17*]
- *MARCH 21,1988:* [*Case No. PZ1988-006-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- *APRIL 4, 1988:* [*Case No. PZ1988-013-02*] A conditional use permit (CUP) was approved to include a *garden center* as a listed use under *general retail* area.
- *MAY 2, 1988:* [*Case No. PZ1988-005-01*] A preliminary plat was approved for Lot 1, Block A, Buffalo Creek Shopping Village.
- *MAY 2, 1988:* [*Case No. PZ1988-005-02*] A site plan was approved to allow an *indoor commercial amusement/recreation center*.

- *MAY 2, 1988:* [*Case No. PZ1988-005-03*] A conditional use permit (CUP) was approved for an *indoor commercial amusement/recreation center*.
- *MAY 2, 1988 (ORDINANCE NO. 88-13):* [*Case No. PZ1988-013-01*] This ordinance amended Ordinance No. 86-55. Under this amendment, *garden center* was added as a listed use in the *general retail* area.
- *MAY 2, 1988:* [*Case No. PZ1988-013-02*] A conditional use permit (CUP) was approved for a *garden center*.
- *MAY 2, 1988:* [*Case No. PZ1988-013-03*] A site plan was approved for a *general retail building* in Buffalo Creek Shopping Center No. 2.
- *MAY 2, 1988:* [*Case No. PZ1988-015-01*] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center No. 2.
- *MAY 12, 1988:* [*Case No. PZ1988-021-01*] A final plat was approved for the Lot 1, Block A, Buffalo Creek Shopping Center.
- *JUNE 6, 1988 (ORDINANCE NO. 88-20):* [*Case No. PZ1988-017-01*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, a zoning change from Single-Family 12.5 (SF-12.5) District land uses to Single-Family 10 (SF-10) District land uses was approved for Foxchase Subdivision, Phase 1.
- *JUNE 6, 1988:* [*Case No. PZ1988-017-02*] A preliminary plat was approved for Foxchase Subdivision, Phase 1.
- *AUGUST 11, 1988:* [*Case No. PZ1988-042-01*] A final plat was approved for Foxchase Subdivision, Phase 1.
- *MARCH 6, 1989:* [*Case No. PZ1989-004-01*] A conditional use permit (CUP) was approved for a garden center.
- *DECEMBER 20, 1993:* [*Case No. PZ1993-042-01*] A final plat was approved for Foxchase Subdivision, Phase 2.
- *MAY 16, 1994:* [*Case No. PZ1994-008-01*] A final plat was approved for Foxchase Subdivision, Phase 3.
- *NOVEMBER 7, 1994:* [*Case No. PZ1994-026-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 4.
- *DECEMBER 19, 1994:* [*Case No. PZ1994-035-01*] A final plat was approved for Foxchase Subdivision, Phase 4.
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A conditional use permit (CUP) was approved for a *self-service car wash.*
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A site plan was approved for a *self-service car wash*.
- *MAY 15, 1995:* [*Case No. PZ95-019-01*] A final plat was approved for Lot 1, Block A, Mark Carson Addition.
- *MAY 15, 1995:* [*Case No. PZ95-8-RP*] A replat was approved for Lots 1-R & 2-R, Block A, Buffalo Creek Shopping Center No. 2.
- *JUNE 5, 1995 (ORDINANCE NO. 95-17):* [*Case No. PZ-95-8-Z/SPP.RP*] This ordinance amended *Ordinance No. 87-30.* Under this amendment, the construction material requirements for Planned Development District 9 (PD-9) were revised.
- *JUNE 5, 1995:* [*Case No. PZ-95-8-Z/SPP.RP*] A replat was approved for Lots 2 and 3, Block A of Buffalo Creek Shopping Center.
- *JUNE 5, 1995:* [*Case No. PZ-95-8-Z/SPP.RP*] A site plan for was approved for a *strip retail center*.
- *DECEMBER 16, 1996:* [*Case No. PZ1996-094-01-PP*] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *JANUARY 21, 1997:* [*Case No. PZ1996-89*] A replat was approved for Lots 1-RA & 2-RA, Block A, Buffalo Shopping Village No. 2.
- *OCTOBER 20, 1997:* [*Case No. PZ1997-072-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 5.
- *DECEMBER 9, 1997:* [*Case No. PZ1997-088-01*] A final plat was approved for Foxchase Subdivision, Phase 5.
- *JULY 28, 1998:* [*Case No. PZ1998-044-01*] A treescape plan was approved for Foxchase Subdivision, Phase 5.
- *FEBRUARY 2, 1999:* [*Case No. PZ1999-005-01*] A preliminary plat was approved for Foxchase Subdivision, Phase 6.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-01-Z*] A zoning change from General Retail (GR) District land uses to Commercial (C) District land uses to allow a *major automotive repair facility* was denied for Lots 1-3, Block A, Allen Anderson Addition.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-02-CUP*] A conditional use permit (CUP) to allow a *major automotive repair facility* was denied for the Allen Anderson Addition.
- *JUNE 21, 1999:* [*Case No. PZ1999-39-03-FP*] A final plat was denied for Lots 1-3, Block A, Allen Anderson Addition.
- *JULY 19, 1999:* [*Case No. PZ1999-50-01-PP*] A preliminary plat and concept plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *JULY 19, 1999:* [*Case No. PZ1999-50-01-PP*] A preliminary plat was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *OCTOBER 18, 1999:* [*Case No. PZ1999-061-01*] A final plat was approved for Foxchase Subdivision, Phase 6.
- *OCTOBER 18, 1999:* [*Case No. PZ1999-074-01*] A final plat was approved for Rainbow Lake Estates.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-01*] A preliminary plat was approved for Lot 1, Block A, Walgreens – Rockwall Addition.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-02*] A site plan was approved for a *general retail store* (*i.e. Walgreens*).

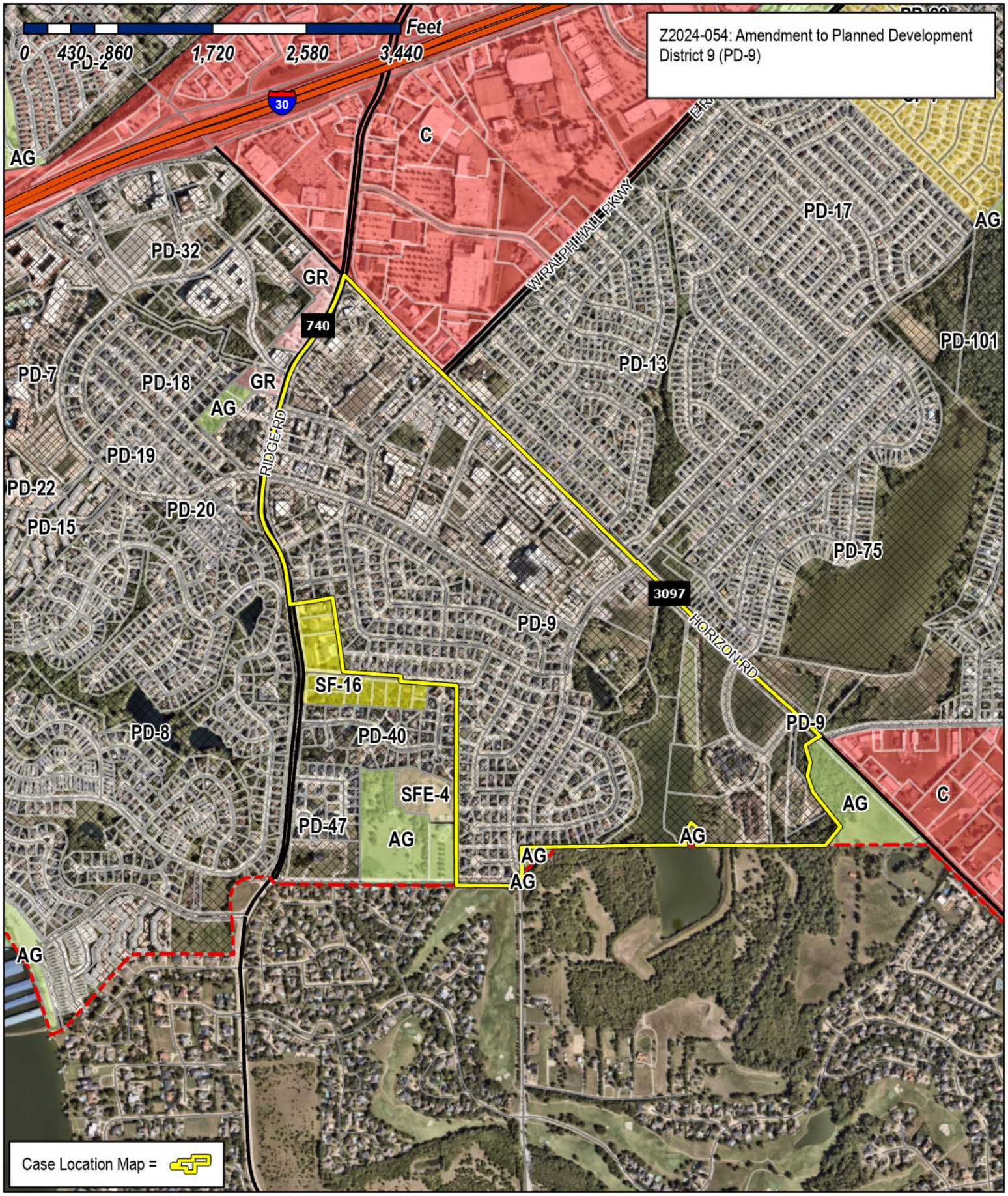
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-03*] A landscape plan was approved for a *general retail store* (*i.e. Walgreens*)
- *DECEMBER 20, 1999:* [*Case No. PZ1999-082-04*] A treescape plan was approved for a *general retail store* (*i.e. Walgreens*).
- *DECEMBER 20, 1999:* [*Case No. PZ1999-090-01*] A final plat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *DECEMBER 20, 1999:* [*Case No. PZ1999-099-01*] A replat was approved for Lot 29-R, Block C, Foxchase Subdivision, Phase 3.
- *JANUARY 18, 2000:* [*Case No. PZ1999-109-01*] A site plan was approved for a *medical office building*.
- *FEBRUARY 21, 2000:* [*Case No. PZ2000-007-01*] A final plat was approved for Lot 1, Block A, RDI Retail Addition.
- *JULY 17, 2000:* [*Case No. PZ2000-060-01*] A preliminary plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-01*] A final plat was approved for Lots 1 & 2, Block A, M.R.P. Investments Addition.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-02*] A site plan was approved for a *medical office building*.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-03*] A treescape plan was approved for a *medical office building*.
- *AUGUST 21, 2000:* [*Case No. PZ2000-063-04*] A landscape plan was approved for a *medical office building*.
- *JANUARY 16, 2001:* [*Case No. PZ2000-113-01*] A concept plan was approved for a *strip retail center*.
- *JANUARY 16, 2001:* [*Case No. PZ2000-113-02*] A preliminary plat was approved for Lots 1-13, Block A, Horizon Ridge Addition & Lots 1-5, Block B, Horizon Ridge Addition.
- *JULY 10, 2001:* [*Case No. PZ2001-069-01-FP-SP-BE-LP-TP*] A final plat, site plan (including building elevations), landscape plan, and treescape plan was approved for Lots 1-9, Block A, Horizon Ridge Addition & Lots 1-3, Block B, Horizon Ridge Addition.
- *SEPTEMBER 17, 2001 (ORDINANCE NO. 01-43):* [*Case No. Z2001-012*] This ordinance amended *Ordinance No. 86-55*. Under this amendment, use of a *four-pump gasoline convince store* was approved as an accessory use to a *retail grocery facility*. [*EXPIRED; NO LONGER APPLICABLE*]
- *NOVEMBER 19, 2001:* [*Case No. PZ1999-049-01-FP*] A final plat was approved for Lots 1 & 2, Block A, Horizon Ridge Center, Phase 1.
- *DECEMBER 16, 2002:* [*Case No. PZ2002-102-RP/FP*] A replat was approved for Lot 9R and 14, Block A, Horizon Ridge Addition.
- *MARCH 17, 2003:* [*Case No. PZ2003-13-RP*] A replat was approved for Lots 7R, 8R, & 12, Block A Horizon Ridge Addition.
- *MARCH 17, 2003:* [*Case No. PZ2003-26-RP*] A replat was approved for Lot 5R, Block A, Horizon Ridge Addition.
- *APRIL 21, 2003:* [*Case No. PZ-2003-27-SP-BE-LP*] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (*i.e. South Trust Bank*).
- *APRIL 21, 2003:* [*Case No. PZ-2003-29-RP*] A replat was approved for Lot 10R and 13, Block A, Horizon Ridge Addition.
- *MAY 5, 2003:* [*Case No. PZ2003-26-SP-BE-LP*] A site plan including building elevations and landscape plan was approved for a *financial institution with a drive-through* (*i.e. Bank of America*).
- *MAY 19, 2003:* [*Case No. PZ2003-035-01*] A replat was approved for Lots 10R, 11R, 13, Block A, Horizon Ridge Addition.
- *MAY 19, 2003:* [*Case No. PZ2003-035-02*] A site plan was approved for a *financial institution with a drive-through*.
- *MAY 19, 2003:* [*Case No. PZ2003-035-03*] Building elevations were approved for a *financial institution with a drive-through.*
- *MAY 19, 2003:* [*Case No. PZ2003-035-04*] A landscape plan was approved for a *financial institution with a drive-through*.
- *JUNE 16, 2003:* [*Case No. P2003-009*] A replat was approved for Lot 13R, Block A, Horizon Ridge Addition.
- *JULY 7, 2003:* [*Case No. Z2003-004*] A conditional use permit (CUP) was approved to allow combustible structural construction materials.
- *AUGUST 2, 2003:* [*Case No. SP2003-005*] A site plan was approved for a *medical office building*.
- *OCTOBER 6, 2003 (ORDINANCE NO. 03-39):* [*Case No. A2003-001*] An annexation was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.
- *OCTOBER 20, 2003:* [*Case No. SP2003-012*] A site plan was approved for an *office building*.
- *NOVEMBER 17, 2003:* [*Case No. P2003-025*] A replat was approved for Lot 1, Block 1, Horizon Village Addition.
- *JANUARY 5, 2004 (ORDINANCE NO. 04-02):* [*Case No. Z2003-014*] A zoning change from Agricultural (AG) District to Single-Family 10 (SF-10) District was approved for Rainbow Lakes Subdivision and Foxchase Subdivision, Phase 7.

- *JANUARY 20, 2024:* [*Case No. P2003-035*] A replat was approved for Lots 10R1, 10R2, & 10R3, Block A, Horizon Ridge Addition.
- *JANUARY 20, 2004:* [*Case No. SP2003-022*] A site plan was approved for an *office building*.
- *JULY 6, 2004:* [*Case No. P2004-022*] A replat was approved for Lots 6 & 7, Block B, Horizon Ridge Addition.
- *SEPTEMBER 20, 2004:* [Case No. P2004-043] A replat was approved for Lot 8R, Block A, Horizon Ridge Addition.
- *OCTOBER 18, 2004:* [*Case No. P2004-018*] A final plat for was approved for Foxchase Subdivision, Phase 7.
- *NOVEMBER 15, 2004:* [*Case No. P2004-053*] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- *NOVEMBER 15, 2004:* [*Case No. P2004-054*] A replat was approved for Lots 17, 18, 19, Block A, Horizon Ridge Addition.
- *NOVEMBER 15, 2004:* [*Case No. SP2004-023*] A site plan was approved for a *medical office building* (*i.e. Rockwall Medical Center*).
- *JULY 6, 2004:* [*Case No. SP2004-009*] A site plan was approved for *office buildings*.
- *JANUARY 18, 2005:* [*Case No. P2004-069*] A replat was approved for Lot 10, Block B, Horizon Ridge Addition.
- *FEBRUARY 7, 2005:* [*Case No. SP2004-031*] A site plan was approved for a *medical office building* (*i.e. Open Imaging of Rockwall*).
- *FEBRUARY 21, 2005:* [*Case No. P2005-008*] A replat was approved for Lots 15 & 16, Block A, Horizon Ridge Addition.
- *FEBRUARY 21, 2005:* [*Case No. SP2005-003*] A site plan was approved for a *medical office building*.
- *MARCH 21, 2005:* [*Case No. SP2005-006*] A site plan was approved for a *medical office building* (*i.e. Eye Care Management of Rockwall*).
- *MAY 2, 2005:* [*Case No. SP2005-009*] A site plan was approved for the expansion of a *medical office building* (*i.e. Rockwall Medical Center*)
- *MAY 2, 2005:* [*Case No. Z2005-013*] A Planned Development amendment to Planned Development District 9 (PD-09) was denied to add a permitted use for a *Congregate Care Facility/Elderly Housing*.
- *MAY 2, 2005:* [*Case No. P2005-016*] A replat was approved for Lot 11, Block B, Horizon Ridge Addition.
- *SEPTEMBER 27, 2005:* [*Case No. SP2005-018*] A site plan was approved for a *restaurant with a drive-through* (*i.e Panda Express*).
- *OCTOBER 17, 2005 (ORDINANCE NO. 05-55, S-024):* [*Case No. Z2005-035*] A specific use permit (SUP) was approved for a *restaurant with a drive-through* (*i.e. Panda Express*).
- *DECEMBER 5, 2005:* [*Case No. P2005-042*] A final plat was approved for Lot 1, Block A, Horizon Ridge Center, Phase I.
- *JANUARY 17, 2006:* [*Case No. P2005-048*] A replat was approved for Lot 4, Block A, Horizon Ridge Addition.
- *MARCH 6, 2006:* [*Case No. P2006-005*] An amended preliminary plat was approved for Horizon Ridge Center – North.
- *MARCH 6, 2006:* [*Case No. P2006-006*] An amended preliminary plat was approved for Horizon Ridge Center – South.
- *APRIL 11, 2006:* [*Case No. SP2006-008*] A site plan was approved for an *office building*.
- *JULY 11, 2006:* [*Case No. SP2006-017*] A site plan was approved for a *medical office building* (*i.e. Rockwall Oral and Facial*).
- *SEPTEMBER 5, 2006:* [*Case No. P2006-035*] A final plat was approved for Lots 1-14, Block A, Horizon Ridge Addition.
- *NOVEMBER 28,2006:* [*Case No. SP2006-035*] A site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (*i.e. Lakeshore Assisted Living*).
- *FEBRUARY 5, 2007:* [*Case No. P2007-001*] A replat was approved for Lot 21, Block A, Horizon Ridge Addition.
- *SEPTEMBER 9, 2007:* [*Case No. SP2007-022*] A site plan was approved for a *office buildings*.
- *OCTOBER 9, 2007:* [*Case No. SP2007-021*] A site plan was approved for *medical office buildings* (*i.e. Horizon Ridge Medical Park*).
- *OCTOBER 15, 2007:* [Case No. P2007-031] A replat was approved for Lots 1 & 2, Block A, Allen Anderson Addition.
- *JANUARY 22, 2008:* [*Case No. SP2007-029*] A site plan was approved for a *medical office building* (*i.e. Presbyterian Hospital*).
- *JANUARY 22, 2008:* [*Case No. P2008-002*] A replat was approved for Lot 15, Block A, Presbyterian Hospital of Rockwall Addition.
- *JANURARY 29, 2008:* [*Case No. SP2007-025*] A site plan was approved for a *financial institution with a drive-through* (*i.e. Chase Bank*).
- *FEBRAURY 12, 2008:* [*Case No. SP2008-001*] A site plan was approved for a *medical office building*.
- *FEBRUARY 12, 2008:* [*Case No. SP2008-002*] A site plan was approved for a *medical office building* (*i.e. Lake Pointe Orthopedics*).
- *FEBRUARY 18, 2008:* [*Case No. P2008-004*] A final plat was approved for Lot 7, Block C, Horizon Ridge Medical Park.

- *MARCH 12, 2008:* [*Case No. SP2008-005*] A site plan was approved for a *medical office building*.
- *MARCH 3, 2008:* [*Case No. P2008-007*] A replat was approved for Lots 16 and 17, Block A, Presbyterian Hospital of Rockwall Addition.
- *APRIL 7, 2007:* [*Case No. P2008-012*] A replat was approved for Lot 2, Block A, Mark Carson Addition.
- *APRIL 7, 2008:* [*Case No. P2008-010*] A replat was approved for Lot 18, Block A, Presbyterian Hospital of Rockwall Addition.
- *APRIL 21, 2008:* [*Case No. P2008-013*] A replat was approved for Lot 22, Block A, Horizon Ridge Addition.
- *JUNE 16, 2008:* [*Case No. P2008-017*] A replat was approved for Lots 16, 17, & 19, Block A, Presbyterian Hospital of Rockwall.
- *JULY 21, 2008:* [*Case No. P2008-022*] A replat was approved for Lot 8, Block C, Horizon Ridge Medical Park.
- *JANUARY 13, 2009:* [*Case No. SP2008-016*] A site plan was approved for a *medical office* complex south of the main entrance of Presbyterian Hospital of Rockwall.
- *AUGUST 17, 2009:* [*Case No. P2009-017*] A replat was approved for Lot 20, Block A, Presbyterian Hospital of Rockwall.
- *NOVEMBER 24, 2009:* [*Case No. MIS2009-009*] A tree preservation plan was approved for 832 Trumpeter Way.
- *JANUARY 10, 2010:* [*Case No. SP2009-010*] A site plan was denied for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *JANUARY 15, 2010:* [*Case No. Z2009-023*] The applicant withdrew the specific use permit (SUP) request for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *MARCH 9, 2010:* [*Case No. SP2010-002*] A site plan was approved for a *medical office building*.
- *MARCH 30, 2010:* [*Case No. SP2010-003*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *APRIL 19, 2010 (ORDINANCE NO. 10-09):* [*Case No. Z2010-004*] A specific use permit (SUP) was approved for a *retail store with gasoline sales* (*i.e. 7-Eleven*).
- *APRIL 19, 2010:* [*Case No. Z2010-006*] A specific use permit (SUP) was denied for a *minor auto repair shop* (*i.e. Christian Brothers*).
- *JULY 19, 2010:* [*Case No. P2010-012*] A final plat was approved for Lots 1 & 2, Block B, Horizon Ridge Center (*i.e. 7-Eleven*).
- *OCTOBER 18, 2010 (ORDINANCE NO. 10-29):* [*Case No. Z2010-015*] A specific use permit (SUP) was approved for outside storage at a *retail store with gasoline sales* (i.e. 7-Eleven).
- *FEBRUARY 8, 2011:* [*Case No. SP2011-002*] A site plan was approved for *gasoline sales* at Kroger but because the Planned Development District 9 (PD-09) amendment (*Case No. Z2011-002*) was denied on February 21, 2011, the site plan approval is considered invalid.
- *FEBRUARY 21, 2011:* [*Case No. Z2011-002*] An amendment to Planned Development District 9 (PD-09) was denied for the use of a proposed fuel center in conjunction with the existing *general retail store* (*i.e. Kroger*).
- *JULY 5, 2011 (ORDINANCE NO. 11-31):* [*Case No. Z2011-012*] This ordinance amended Ordinance No. 86-55. Under this amendment, use of a proposed fuel center in conjunction with the existing *general retail store* (*i.e. Kroger*).
- *JULY 12, 2011:* [*Case No. SP2011-006*] An amended site plan was approved for a *Congregate Care Facility/Elderly Housing Facility* (*i.e. Broadmore Medical Lodge*).
- *NOVEMBER 7, 2011:* [*Case No. P2011-018*] A final plat was approved for Lot 6, Block C, of Horizon Ridge Medical Park.
- *NOVMEMBER 8, 2011:* [Case No. SP2011-013] A site plan was approved for a *general retail store* (*i.e. Autozone*).
- *JANUARY 3, 2012:* [*Case No. P2011-021*] A replat was approved for lot 23, Block A, Horizon Ridge Addition but was never filed.
- *FEBRUARY 20, 2012:* [*Case No. P2012-003*] A preliminary plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- *FEBRUARY 28, 2012:* [*Case No. SP2012-001*] A site plan was approved for a *general retail store* (*i.e. ALDI*) on Lot 1, Block A, Ridge/Summer Lee Addition.
- *APRIL 2, 2012:* [Case No. P2012-008] A final plat was approved for Lots 1 & 2, Block A, Ridge/Summer Lee Addition.
- *NOVEMBER 19, 2012 (ORDINANCE NO. 12-28):* [*Case No. A2012-002*] An annexation was approved for Lot 1, Block B, Foxchase Subdivision, Phase 7.
- *DECEMBER 17, 2012:* [*Case No. SP2012-027*] A site plan was approved for a *medical office building*.
- *JULY 9, 2013:* [*Case No. SP2013-012*] A site plan was approved for a *restaurant with a drive-through* (*i.e. Dunkin Donuts*).
- *AUGUST 14, 2013:* [*Case No. SP2013-021*] An amended site plan was approved for a *general retail store* (*i.e. Kroger*).
- *AUGUST 19, 2013:* [*Case No. P2013-025*] A replat was approved for Lots 23, 24, & 25, Block A, Horizon Ridge Addition.
- *AUGUST 19, 2013:* [*Case No. SP2013-019*] A site plan was approved for two (2) *office buildings*.

- *AUGUST 19, 2013:* [*Case No. Z2013-017*] A specific use permit (SUP)was approved for a *restaurant with a drive-through* (*i.e. Dunkin Donuts*).
- *NOVEMBER 4, 2013 (ORDINANCE NO. 13-43):* [*Case No. Z2013-026*] This ordinance amended *Ordinance No. 86-55* and approved a zoning change from Single-Family 22.5 (SF-22.5) District land uses to a Single-Family 12.5 (SF-12.5) District land uses for Shady Dale Lane Subdivision.
- *NOVEMBER 4, 2013:* [*Case No. P2013-036*] A final plat was approved for Lot 1, Block A, NEC Ridge/Summer Lee Addition.
- *NOVEMBER 18, 2013:* [*Case No. P2013-038*] A replat was approved for Lots 26 and 27, Block A, Horizon Ridge Addition.
- *JANUARY 14, 2014:* [*Case No. SP2013-031*] A site plan was approved for a *medical office building*.
- *JANUARY 21, 2014:* [*Case No. P2013-042*] A final plat was approved for Lots 1-14, Block 1, Shady Dale Estates.
- *AUGUST 4, 2014:* [*Case No. P2014-015*] A final plat was approved for Lot 1, Block A, Eye Care and Laser Management of Rockwall.
- *AUGUST 4, 2014:* [*Case No. SP2014-010*] A site plan was approved for a *medical office building*.
- *SEPTEMBER 2, 2014:* [*Case No. P2014-019*] A replat was approved for Lot 21, Block A, Presbyterian Hospital of Rockwall Addition.
- *NOVEMBER 21, 2014:* [*Case No. SP2014-030*] An amended site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*).
- *March 16, 2015:* [*Case No. SP2015-003*] A site plan was approved for a *medical office building*.
- *MAY 12, 2015:* [*Case No. SP2015-009*] A site plan was approved for a *medical office building*.
- *MAY 12, 2015:* [*Case No. SP2015-010*] A site plan was approved for a *medical office building*.
- *JUNE 26, 2015:* [*Case No. P2015-026*] A minor plat was approved for Lots 1-3, Block A, Temunovic Addition.
- *JULY 6, 2015:* [*Case No. P2015-027*] A replat was approved for Lot 2, Block A, Ridge/Summer Lee Addition.
- *AUGUST 3, 2015:* [Case No. P2015-032] A final plat was approved for Lots 4-6, Block A, Temunovic Addition.
- *MAY 12, 2016:* [*Case No. SP2016-011*] An amended site plan was approved for a *general retail store* (*i.e. Walgreens*).
- *JUNE 6, 2016 (ORDINANCE NO. 16-38, S-153):* [*Case No. Z2016-012*] A specific use permit (SUP) was approved for *gasoline sales* at Kroger.
- *OCTOBER 11, 2016:* [*Case No. SP2016-020*] A site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*).
- *NOVEMBER 21, 2016:* [*Case No. P2016-049*] A replat was approved for Lot 22, Block A, Presbyterian Hospital.
- *JUNE 13, 2017:* [*Case No. SP2017-017*] An amended site plan was approved for a *hospital* (i.e. *Presbyterian Hospital of Rockwall*).
- *JULY 25, 2017:* [*Case No. SP2017-023*] A site plan was approved for a *medical office building* (*i.e. Fisher and Zitterich*).
- *AUGUST 7, 2017:* [*Case No. P2017-036*] A replat was approved for Lot 23, Block A, Presbyterian Hospital.
- *OCTOBER 2, 2017 (ORDINANCE NO. 17-52, S-175)*: [Case No. Z2017-036] A specific use permit (SUP) was approved for exceeding the maximum height of a *medical office building* (*i.e. Fisher and Zitterich*) within the Scenic Overlay (SOV) District at 1310 Summer Lee Drive.
- *FEBRUARY 19, 2018*: [*Case No. SP2018-001*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *OCTOBER 1, 2018 (ORDINANCE NO.18-44, S-196)*: [*Case No. Z2018-039*] A specific use permit (SUP) was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *NOVEMBER 13, 2018:* [*Case No. SP2018-031*] A site plan was approved for a *retail store with gasoline sales* (*i.e. 7-eleven*).
- *FEBRUARY 4, 2019:* [*Case No. P2019-001*] A replat was approved for Lots 4 & 5, Block B, Horizon Ridge Addition.
- *FEBRAURY 4, 2019:* [*Case No. P2019-004*] A replat was approved for Lot 7, Block A, Temunovic Addition.
- *FEBRUARY 19, 2019:* [Case No. P2019-001] A replat was approved for Lots 3 & 4, Block B, Horizon Ridge Center Addition.
- *APRIL 30, 2019:* [*Case No. SP2019-011*] An amended site plan was approved for a *medical office building* (*i.e. Fisher and Zitterich*).
- *SEPTEMBER 16, 2019:* [*Case No. Z2019-019*] A specific use permit (SUP) was withdrawn for a *freestanding commercial antenna* for a *government facility* (*i.e. Fire Station No. 2*).
- *JANUARY 14, 2020:* [*Case No. SP2019-051*] A site plan was approved for a *hospital* (*i.e. Presbyterian Hospital of Rockwall*)

- *APRIL 20, 2020:* [*Case No. P2020-015*] A replat was approved for Lot 24, Block A, Presbyterian Hospital.
- *APRIL 28, 2020:* [*Case No. SP2020-004*] A site plan was approved for a *strip retail center* (*i.e. Crisp and Green & MOD Pizza*).
- *JULY 14, 2020:* [*Case No. SP2020-010*] A site plan was approved for a *medical office building* (*i.e. Ellis Medical Center*).
- *AUGUST 3, 2020 (ORDINANCE NO. 20-26, S-228):* [*Case No. Z2020-023*] A specific use permit (SUP) was approved for residential infill in an established subdivision for 54 Shadydale Lane.
- *OCTOBER 2, 2020:* [*Case No. SP2020-024*] A site plan for 3140 Horizon Road was approved.
- *OCTOBER 27, 2020:* [*Case No. MIS2020-013*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *NOVEMBER 24, 2020:* [*Case No. SP2020-030*] An amended site plan was approved for a hospital (i.e. The Presbyterian Hospital CUP Building).
- *JANUARY 4, 2021 (ORDINANCE NO. 21-05, S-241):* [*Case No. Z2020-051*] A specific use permit (SUP) was approved for Residential Infill within Shady Dale Lane Subdivision.
- *JANUARY 4, 2021:* [*Case No. P2020-051*] A final plat was approved for Lot 1, Block A, SDI Rockwall Addition.
- *FEBRUARY 23, 2021:* [*Case No. MIS2021-003*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *OCTOBER 4, 2021:* [*Case No. Z2021-037*] A specific use permit (SUP) was approved for an *accessory structure* exceeding the maximum square footage for 54 Shadydale Lane.
- *MARCH 15, 2022:* [*Case No. MIS2022-004*] A special exception to the material standards for residential fences was approved for 54 Shadydale Lane.
- *MAY 3, 2021:* [*Case No. P2021-017*] A replat was approved for Lot 25, Block A, Presbyterian Hospital.
- *JANUARY 11, 2022:* [*Case No. SP2021-035*] A site plan was approved for a *financial institution with a drive through* (*i.e. Frost Bank*).
- *MARCH 21, 2022:* [*Case No. P2022-007*] A replat was approved for Lot 3, Block A, Allen Anderson Addition.
- *APRIL 12, 2022:* [*Case No. SP2022-009*] A site plan was approved for a *medical office building* (*i.e. Capps, Morgan, Hodges*).
- *DECEMBER 5, 2022:* [*Case No. P2022-057*] A replat for Lot 12, Block B, Horizon Ridge Addition was approved to establish the easements for the construction of a medical office (*i.e. Capps, Morgan, Hodges*).
- *OCTOBER 29, 2024:* [*Case No. SP2024-035*] An amended site plan was approved for a *general retail store* (*i.e. Kroger*).



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

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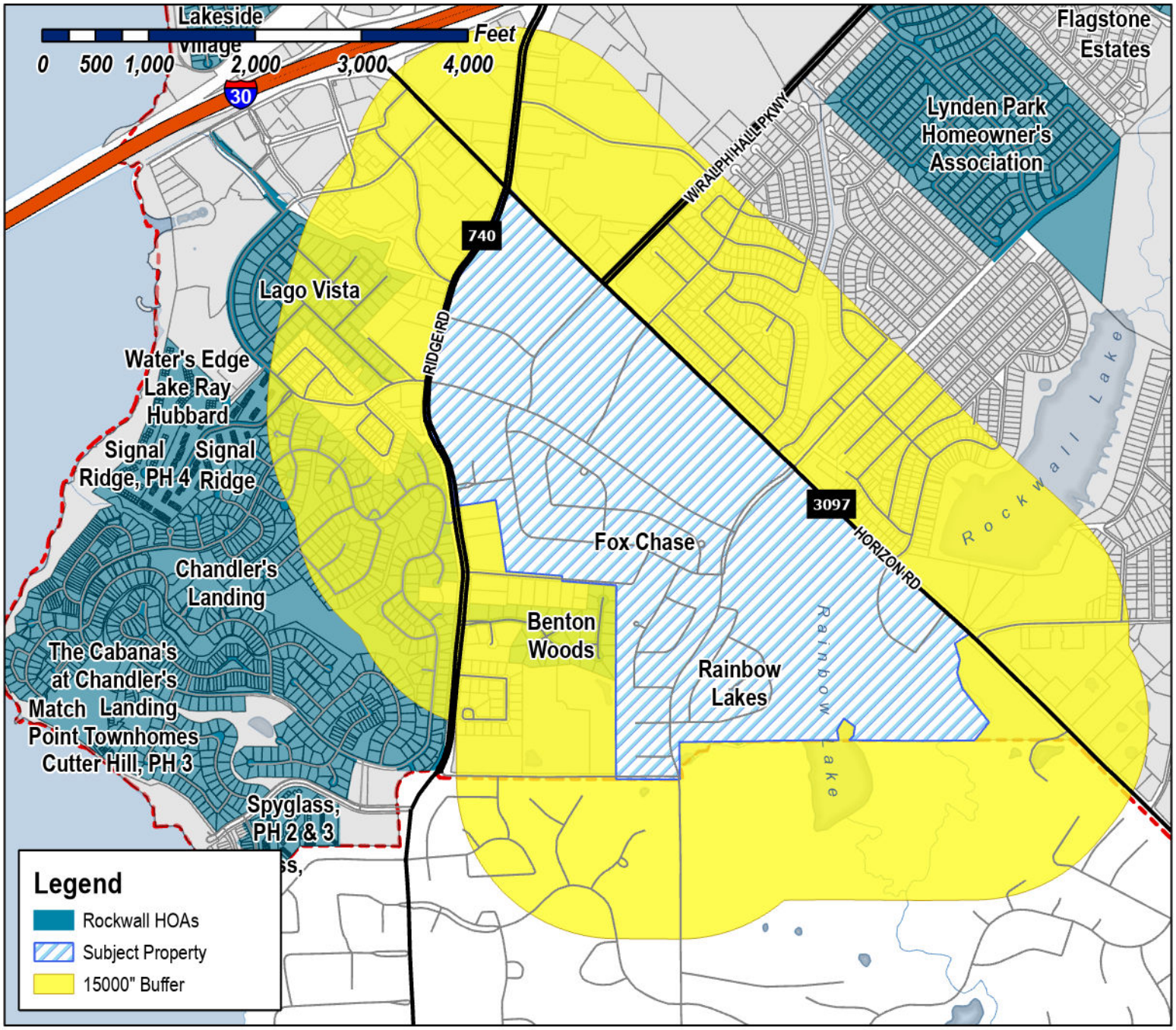
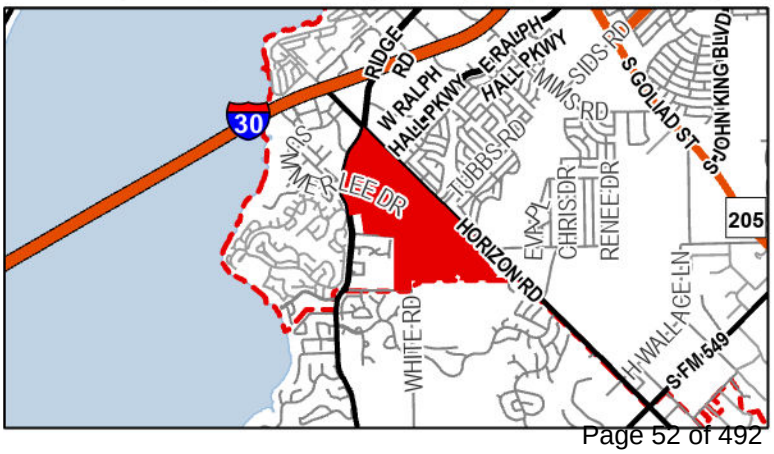


Case Number: Z2024-054
Case Name: Amendment to Planned Development District 9 (PD-9)
Case Type: Zoning
Zoning: Planned Development District 9 (PD-9)
Case Address: Foxchase Subdivision

Date Saved: 11/6/2024
For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, November 20, 2024 1:59 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-054]
Attachments: Public Notice (P&Z) (11.18.2024).pdf; HOA Map (11.6.2024).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, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 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.

Z2024-054: Amending PD-9
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] for the purpose of consolidating the regulating ordinances for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall, and take any action necessary.

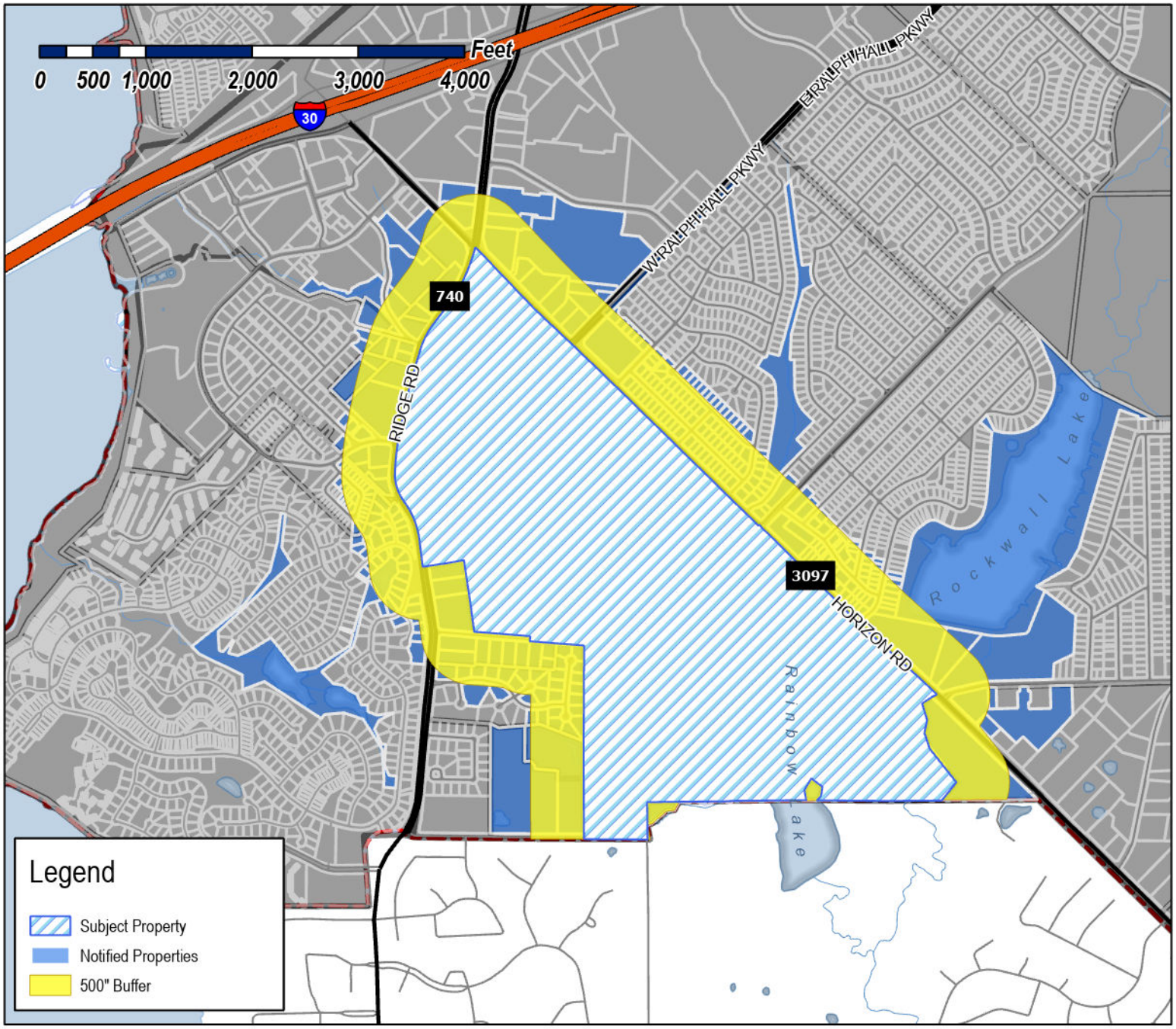
Thank you,

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

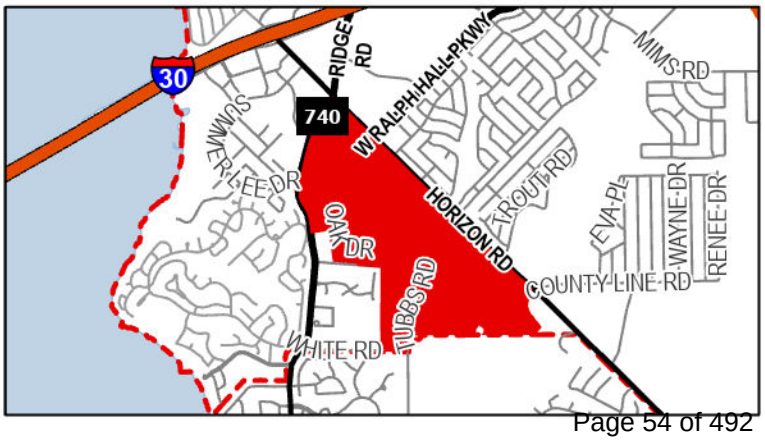
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2024-054
Case Name: Amendment to Planned Development District 9 (PD-9)
Case Type: Zoning
Zoning: Planned Development District 9 (PD-9)
Case Address: Foxchase Subdivision

Date Saved: 11/6/2024
For Questions on this Case Call: (972) 771-7745



CHANDLERS LANDING COMMUNITY ASSOC
1 COMMODORE PLAZA
ROCKWALL, TX 75032

2023 S H ADAMS REVOCABLE TRUST
SHAWN LINDSEY ADAMS & HOLLI GAIL ADAMS - TRUSTEES
1 MANOR CT
HEATH, TX 75032

HATFIELD CLAUDETTE
1 SHADY DALE LN
ROCKWALL, TX 75032

LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

RESIDENT
1005 W RALPH HALL PKWY
ROCKWALL, TX 75032

RESIDENT
101 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
101 FRANCE CT
ROCKWALL, TX 75032

RESIDENT
101 MAPLERIDGE DR
ROCKWALL, TX 75032

RENTFROW JENNIFER AND
BRETT HOFFMAN
101 EASTERNER PLACE
ROCKWALL, TX 75032

BECKER CHRISTIANE AND
JOSEPH WORRALL
101 INDEPENDENCE PLACE
ROCKWALL, TX 75032

SHOCKLEY URIAH B
101 OAKRIDGE DR
ROCKWALL, TX 75032

MOULTON JENNIFER DEE
101 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1010 W RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

BRIGHT WILLIAM MARK AND SHERRYL J
102 EASTERNER PLACE
ROCKWALL, TX 75032

GARDNER PAUL S AND CINDY
102 INDEPENDENCE PL
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

FUENTES MARIA E
102 MULBERRY LN
ROCKWALL, TX 75032

VU NGOC TRI AND
LE THI THU AND DAVID VU
102 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
1020 W RALPH HALL PKWY
ROCKWALL, TX 75032

HVCSG LLC
1027 WOODBRIDGE PLACE
HEATH, TX 75032

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
103 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
103 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARNELL TOMMY AND PATTI
103 BROCKWAY DRIVE
ROCKWALL, TX 75032

MORENO SUSAN C
103 EASTERNER PL
ROCKWALL, TX 75032

POPA VALENTIN D & CONSTANTA
103 FRANCE CT
ROCKWALL, TX 75032

BCL REAL ESTATE LLC
103 GROSS RD BLDG A
MESQUITE, TX 75149

BCL REAL ESTATE LLC
103 GROSS RD
MESQUITE, TX 75149

UNDERHILL TERESA D AND STEPHEN
103 INDEPENDENCE PL
ROCKWALL, TX 75032

TRISTAN DAVID
103 OAKRIDGE DRIVE
ROCKWALL, TX 75032

RANEY JOHN CURTIS & BRENDA GAIL SMITH
104 EASTERNER PL
ROCKWALL, TX 75032

NEWMAN DONALD T
104 FRANCES CT
ROCKWALL, TX 75032

TREJO NICOLAS & MINDY
104 MAPLERIDGE DR
ROCKWALL, TX 75032

ROOKER ESTELLAMARIE & OBIE
104 WINDMILL RIDGE DR
ROCKWALL, TX 75032

GABRIEL KAY
1040 TWIN BROOKS DRIVE
GRAND PRAIRIE, TX 75051

GABRIEL KAY
1040 TWIN BROOKS DRIVE
GRAND PRAIRIE, TX 75051

RESIDENT
105 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
105 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
105 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SCHUBERT LAURIE LEE
105 EASTERNER PLACE
ROCKWALL, TX 75032

CROOKS JOHN O & PATRICIA K
105 FRANCE CT
ROCKWALL, TX 75032

PARK SI GWAN &
JUNG OK LEE
105 INDEPENDENCE PL
ROCKWALL, TX 75032

HUGGS DENISE RAE
105 MULBERRY LN
ROCKWALL, TX 75032

BIRDSONG PAUL KENT AND KAREN M
105 N ALAMO RD
ROCKWALL, TX 75087

CM & C COMBS REAL ESTATE INVESTMENTS LLC
-
SERIES K ROCKWALL FAMILY LAND
10521 FINCHER ROAD
ARGYLE, TX 76226

RESIDENT
106 MAPLERIDGE DR
ROCKWALL, TX 75032

LAWRENCE JULIE & SUSAN J EVERETT
106 EASTERNER PL
ROCKWALL, TX 75032

DUGAN ADAM TL AND WHITNEY C
106 FRANCE CT
ROCKWALL, TX 75032

ALLEN DONNA A
106 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
107 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ORTIZ ADAN AND ANA
107 BROCKWAY DR
ROCKWALL, TX 75032

ALVARENGA OSWALDO JR & JUDITH
107 EASTERNER PL
ROCKWALL, TX 75032

LEAHOVCENCO ALEXANDR AND
YULYIA NESTERENKO
107 INDEPENDENCE PLACE
ROCKWALL, TX 75032

VALDEZ EULOGIO & JESUSA A
107 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
108 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
108 MULBERRY LN
ROCKWALL, TX 75032

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUMBLE BRIAN
108 EASTERNER PLACE
ROCKWALL, TX 75032

ROSEKRANS JOHN
108 HOMESTEAD BLVD
MILL VALLEY, CA 94941

GEIST JOANN
108 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
109 BROCKWAY DR
ROCKWALL, TX 75032

RESIDENT
109 INDEPENDENCE PL
ROCKWALL, TX 75032

RESIDENT
109 WINDMILL RIDGE DR
ROCKWALL, TX 75032

POWELL ISAAC &
ASHLEY TAYLOR
109 EASTERNER PL
ROCKWALL, TX 75032

BARTHALT JULIE AND JOHN JR
109 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC
11 SOUTH ANGELL ST
PROVIDENCE, RI 2906

MAXWELL CAROLE AND GARY
110 EASTERNER PL
ROCKWALL, TX 75032

GAITAN JOSE EFRAIN
110 MAPLERIDGE DR
ROCKWALL, TX 75032

CROWTHER CHAD ETHAN
110 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

THE BELTRAN GROUP LLC
1100 EDGEFIELD DR
PLANO, TX 75075

ROYALAND PROPERTIES LLC
11034 GRISSOM LANE
DALLAS, TX 75229

RESIDENT
111 WINDMILL RIDGE DR
ROCKWALL, TX 75032

KERR NICHOLAS H &
THOMAS C KERR
111 BROCKWAY DR
ROCKWALL, TX 75032

LONG DAMON & HEIDI
111 MAPLERIDGE DR
ROCKWALL, TX 75032

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

FROST BANK
ATTN: ACCOUNTING (DT SA FL 11)
111 W HOUSTON STREET
SAN ANTONIO, TX 78205

MODERN PYRAMIDS INC
1111 BELTLINE RD STE #100
GARLAND, TX 75040

MCCLUNG CARL G AND MARESA A
1114 OXFORD CT
ROCKWALL, TX 75032

REDDEN TRAVIS
1115 CONCAN DRIVE
FORNEY, TX 75126

CHAKMAKJIAN ZAVEN C
1118 NEWCASTLE DRIVE
ROCKWALL, TX 75032

RESIDENT
112 MAPLERIDGE DR
ROCKWALL, TX 75032

HARMON JIMMY R
112 EASTERNER PL
ROCKWALL, TX 75032

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

UNRUH CASSIDY A
112 WINDMILL RIDGE RD
ROCKWALL, TX 75032

RESIDENT
113 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HEFFERNAN JOHN R
113 BROCKWAY DR
ROCKWALL, TX 75032

WILLIAMS GEORGE CRAIG
113 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

MEEDER JEFFREY S
1137 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
114 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
114 WINDMILL RIDGE DR
ROCKWALL, TX 75032

EDWARDS RICHARD J
1140 BENTON WOODS DR
ROCKWALL, TX 75032

VU RUBY HONG-NGOC
11402 JOLA AVENUE
GARDEN GROVE, CA 92843

SIPPLE CHRISTOPHER C & JENNIFER N
1145 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
115 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
115 MULBERRY LN
ROCKWALL, TX 75032

RESIDENT
115 WINDMILL RIDGE DR
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C
1151 SKYLAR DR
ROCKWALL, TX 75032

ERVIN PROPERTIES LLC
1155 W WALL STREET SUITE 101
GRAPEVINE, TX 76051

GEMMELL FAMILY LIVING TRUST
ANTONY JAMES FALCONER GEMMELL &
CAROLYN DOUGLAS GEMMELL - TR
1157 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75032

RESIDENT
116 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WYONT RONALD M
116 MAPLERIDGE DR
ROCKWALL, TX 75032

MASE FAMILY LIVING TRUST
RICHARD J MASE JR AND KRISTIANE K MASE -
TRUSTEES
1160 SKYLAR DR
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI
1163 SKYLAR DR
ROCKWALL, TX 75032

GARY & ELIZABETH TIMBES REVOCABLE LIVING
TRUST
GARY R TIMBES AND ELIZABETH S TIMBES - CO-
TRUSTEES
1164 BENTON WOODS DR
ROCKWALL, TX 75032

JAMESON JANIE
1164 SKYLAR DRIVE
ROCKWALL, TX 75032

PINTOR KELLI AND ALFRED T
1168 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1169 SKYLAR DR
ROCKWALL, TX 75032

VILLARREAL SELINA NICOLE
117 WINDMILL RIDGE DR
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &
LUFF BRIAN LEE & LISA K
1172 SKYLAR DR
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA
1175 SKYLAR DR
ROCKWALL, TX 75032

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

PORTILLO LINDA FRANCES
118 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HAIL KATHLEEN
1181 SKYLAR DR
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L
1187 SKYLAR DR
ROCKWALL, TX 75032

HARRIS FAMILY REVOCABLE LIVING TRUST
WILLIAM J HARRIS AND JONNA R HARRIS-
COTRUSTEES
1188 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
119 WINDMILL RIDGE DR
ROCKWALL, TX 75032

PARKER BILLY W AND D'ANDREA TURNER
1193 SKYLAR
ROCKWALL, TX 75032

CONFIDENTIAL
1199 SKYLAR DR
ROCKWALL, TX 75032

SFR BORROWER 2021-2 LLC
120 S RIVERSIDE PLAZ SUITE 2000
CHICAGO, IL 60606

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

HPA BORROWER 2019-2 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

GONZALEZ ANTONIO & MARIA
120 WINDMILL RIDGE DR
ROCKWALL, TX 75032

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

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

RESIDENT
1201 ARISTA RD
ROCKWALL, TX 75032

RESIDENT
1205 SKYLAR DR
ROCKWALL, TX 75032

SCOTT R MAHLER LIVING TRUST
SCOTT R MAHLER AND MARCUS DONALD
MAHLER - TRUSTEES
1206 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1207 ARISTA DR
ROCKWALL, TX 75032

BELT JACKIE
121 MULBERRY LN
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L
1211 SKYLAR DR
ROCKWALL, TX 75032

WINDELS R LEONARD
1212 SKYLAR DRIVE
ROCKWALL, TX 75032

RESIDENT
1215 ARISTA DR
ROCKWALL, TX 75032

HAMILTON LARRY WAYNE & REBA DIANE
1216 BENTON WOODS DR
ROCKWALL, TX 75032

GASTON RICHARD
1217 SKYLAR DR
ROCKWALL, TX 75032

MAXWELL GLENDA KAY
1218 SKYLAR DR
ROCKWALL, TX 75032

RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC
1221 ARISTA RD
ROCKWALL, TX 75032

FRANCE'S LANDING LLC
12222 MERIT DRIVE STE 1000
DALLAS, TX 75251

WATSON WILLIAM B AND ELIZABETH A
1223 SKYLAR DR
ROCKWALL, TX 75032

GULLION H DENNIS & KAY
1224 SKYLAR DR
ROCKWALL, TX 75032

RODRIGUEZ PAUL AND JANAH HAMMOND
1229 SKYLAR DR
ROCKWALL, TX 75032

ZOMER JOHN DAVID
123 TROUT ST
ROCKWALL, TX 75032

GOFF SEAN & STEPHANIE BARNES
1250 BENTON WOODS DRIVE
ROCKWALL, TX 75032

JAY & MALISHA LLC
1260 HERON LAKES CIR
MOBILE, AL 36693

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

HERNANDEZ ERIKA
127 MULBERRY LN
ROCKWALL, TX 75032

HERNANDEZ SESAR M & MARTA P
127 PERCH RD
ROCKWALL, TX 75032

RESIDENT
128 BASS RD
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ
128 ALTHEA RD
ROCKWALL, TX 75032

WHITE DOVE CAPITAL LLC
12953 TRINITY BLVD STE 125
EULESS, TX 76040

RESIDENT
130 PERCH RD
ROCKWALL, TX 75032

RESIDENT
1301 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
1306 SUMMER LEE
ROCKWALL, TX 75032

RESIDENT
131 MULBERRY LN
ROCKWALL, TX 75032

SALAZAR JOSE & MARIA E
132 ALTHEA RD
ROCKWALL, TX 75032

HALL & LEE LAND COMPANY LLC
1320 SUMMER LEE DR
ROCKWALL, TX 75032

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

LOWDENT LLC
1350 SUMMER LEE DR
ROCKWALL, TX 75032

NATIONAL TRANSFER SERVICES, LLC
1360 POST OAK BLVD STE 100 # 16-2
HOUSTON, TX 77056

RESIDENT
139 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
140 TROUT RD
ROCKWALL, TX 75032

ROCKWALL RETAIL CENTER LLC
1401 LAVACA STREET UNIT 42704
AUSTIN, TX 78701

TUTTLE LEON & BILLIE JEAN
1408 DHAKA DR
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
LORENA ALVARADO
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
1489 SHADY GROVE CIR
ROCKWALL, TX 75032

RESIDENT
149 LAKESIDE DR
ROCKWALL, TX 75032

FW 1508 LLC
14951 DALLAS PARKWAY SUITE 400
DALLAS, TX 75254

STOKES AARON
15 KERIMORE COURT
HEATH, TX 75032

DRAKE CARLA DEE & DENNIS HARTLINE
1501 SHADY GROVE CIR
ROCKWALL, TX 75032

WECHES LAND LTD
1505 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75032

WILSON FAMILY TRUST
15297 BOHLMAN RD
SARATOGA, CA 95070

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

KUTI EMMANUEL AND ESE
157 LAKESIDE DRIVE
ROCKWALL, TX 75032

SFR JV-1 2019-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SFR JV-1-202-1 BORROWER LLC
15771 RED HILL AVE
TUSTIN, CA 92780

SC ROCKWALL LLC
16 VILLAGE LN STE 250
COLLEYVILLE, TX 76034

TNT INVESTEMENT LIMITED
1606 HIDDEN CREEK DR
ROYSE CITY, TX 75189

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75032

BENT TREE REALTY CO
16475 DALLAS PKWY STE 880
ADDISON, TX 75001

RESIDENT
165 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
166 TROUT RD
ROCKWALL, TX 75032

BALLARD STEVE & ANNABETH
17 SHADYDALE LANE
ROCKWALL, TX 75032

YU JINWEN
1701 PAYNE ST APT 2006
DALLAS, TX 75201

ARISTA OFFICE LP
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

RESIDENT
174 TROUT DR
ROCKWALL, TX 75032

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

LEMMOND BRENTON
175 E INTERSTATE 30
GARLAND, TX 75043

MCCREARY LARRY &
SHIRLEY WINGO
176 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
177 ALTHEA RD
ROCKWALL, TX 75032

MAKARA MICHAEL AND LYNN
179 LAKESIDE DR
ROCKWALL, TX 75032

CROCHERON AVENUE LLC
18 BEVERLY ROAD
DOUGLASTON, NY 11363

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75032

PARIS BRIAN I AND LINDSEY
189 LAKESIDE DR
ROCKWALL, TX 75032

DOSKOCIL PATRICK AND GLINDA
19 SHADYDALE LN
ROCKWALL, TX 75032

FAEC HOLDINGS (ROCKWALL) LLC
C/O HCP INC
1920 MAIN ST SUITE 1200
IRVINE, CA 92614

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 LAKESIDE DR
ROCKWALL, TX 75032

BROWN WALTER R & MARJORIE C
196 WILLOW OAK WAY
PALM COAST, FL 32137

RESIDENT
199 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
199 LAKESIDE DR
ROCKWALL, TX 75032

BYBEE TERRY DON & CATHERINE DENISE
2 SHADYDALE LANE
ROCKWALL, TX 75032

MASSEY WAYNE O ETUX
200 MAPLERIDGE DR
ROCKWALL, TX 75032

WHITNEY SARDIS LLC
2001 MARCUS AVENUE SUITE N118
LAKE SUCCESS, NY 11042

COMMUNITY BANK OF ROCKWALL
201 E KAUFMAN ST
ROCKWALL, TX 75087

COLLINS MARIANNE R
201 MAPLERIDGE DR
ROCKWALL, TX 75032

REED BRANDON
201 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ST JOSEPH'S RENTALS LLC
2012 BEDFORD RD
BEDFORD, TX 76021

GUO ZHENJING AND
FANRUI MENG
2017 RUMSON DRIVE
ARLINGTON, TX 76006

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
202 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
202 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
203 MAPLERIDGE DR
ROCKWALL, TX 75032

HENDERSON JORDAN
203 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
204 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
205 MAPLERIDGE DR
ROCKWALL, TX 75032

RODRIGUEZ JOSE L JR
205 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
206 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LARUE PATRICIA
207 MAPLERIDGE DR
ROCKWALL, TX 75023

MENDOZA-GARCIA FAVIOLA RUBI
207 WINDMILL RIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
208 MAPLERIDGE DR
ROCKWALL, TX 75032

CULEBRO EDGAR HAMED AND
CLAUDIA ELVIRA JUAREZ VALDEZ
208 ALTHEA RD

GONZALEZ MARIA A
208 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
209 LAKESIDE DR
ROCKWALL, TX 75032

RESIDENT
209 WINDMILL RIDGE DR
ROCKWALL, TX 75032

ARCILA MARIA GABRIELA MORALES AND
JOSE R MORALES ANGULO
209 MAPLERIDGE DRIVE
ROCKWALL, TX 75032

RESIDENT
21 SHADYDALE LN
ROCKWALL, TX 75032

RODRIGUEZ ALICIA
210 MAPLERIDGE DR
ROCKWALL, TX 75032

NIEMEYER RYAN
210 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
211 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RAMSAY ROSS
211 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
212 MAPLERIDGE DR
ROCKWALL, TX 75032

ROSSMAN CONNIE
212 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HERNANDEZ JOSE
213 MAPLERIDGE DR
ROCKWALL, TX 75032

CLEM CHRISTOPHER AND NANCY AND
HOLLY CLEM
213 WINDMILL RIDGE
ROCKWALL, TX 75032

RESIDENT
214 MAPLERIDGE DR
ROCKWALL, TX 75032

RESIDENT
214 WINDMILL RIDGE DR
ROCKWALL, TX 75032

YOUNG DANIEL JOSEPH
214 STANFORD CT
HEATH, TX 75032

PS5 PROPERTIES LLC
2144 CORDERO RD
DEL MAR, CA 92014

MORRIS KATE E
215 MAPLERIDGE DR
ROCKWALL, TX 75032

SMITH JACOB
215 WINDMILL RIDGE
ROCKWALL, TX 75032

RODRIGUEZ SUZANNA
216 WINDMILL RIDGE DR
ROCKWALL, TX 75032

HALL TIMOTHY D & BRENDA K
217 MAPLERIDGE DR
ROCKWALL, TX 75032

TURNER CYNTHIA J
217 WINDMILL RIDGE
ROCKWALL, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
EMMA HERRERA LUNA
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

REYNA FRANCISCO & DOLORES
218 WINDMILL RIDGE DR
ROCKWALL, TX 75032

BROWN REBECCA H &
ELMER E HILL
219 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
220 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
221 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
222 WINDMILL RIDGE DR
ROCKWALL, TX 75032

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
223 WINDMILL RIDGE DR
ROCKWALL, TX 75032

LUU NGHIA H AND
JULIE THURSTON
224 WINDMILL RIDGE DR
ROCKWALL, TX 75032

TURNER RICHARD D AND JANET L TURNER AND
ANDREW M TURNER
226 ROCKWALL PARKWAY
ROCKWALL, TX 75032

RIPP THOMAS V DR & HAZEL T
2266 LAFAYETTE LNDG
HEATH, TX 75032

YV ROCKWALL REALTY HOLDINGS LLC
2266 LAFAYETTE LNDG
ROCKWALL, TX 75032

RESIDENT
228 ROCKWALL PKWY
ROCKWALL, TX 75032

REIMER TROY A & LISA C
23 KESWICK CT
HEATH, TX 75032

HWANG SEUNG RYONG &
EUN SUN KIM HWANG
23 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75032

SHIPMAN KATHLEEN (MERRI)
230 ROCKWALL PKWY
ROCKWALL, TX 75032

DICKINSON JIMMY AND BARBARA
2317 FAIRWAY CIR
ROCKWALL, TX 75032

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75032

KELLY EDDY DELMAR AND
REX ALLEN KELLY AND RUSSELL GENE KELLY
2324 E I-30
ROYSE CITY, TX 75189

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75032

B R DALLAS PROPERTIES LLC
23801 CALABASAS RD STE 1036
CALABASAS, CA 91302

LEMUS MIGUEL
2381 FIELDCREST DRIVE
ROCKWALL, TX 75032

WILLIS GEORGE V & KAREN
24 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75032

1306 SUMMER LEE LLC
244 HARVEST RIDGE DR
ROCKWALL, TX 75032

SERIES 305 WINTER PARK, A PROTECTED SERIES
WITHIN
DFRW INVESTMENT HOLDING LLC
2443 FILLMORE ST #380-3288
SAN FRANCISCO, CA 94115

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
SIDNEY S NOE- TRUSTEE
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

SNIDER VICTOR BRUCE & JUDY LYNNE
25 SHADY DALE LN
ROCKWALL, TX 75032

ASTUMIAN SARA LYNN
250 COUNTY ROAD 2504
MINEOLA, TX 75773

RESIDENT
2500 SUMMER LEE DR
ROCKWALL, TX 75032

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

NEW BLB CORPORATION
2501 HORIZON RD
ROCKWALL, TX 75032

CONFIDENTIAL
25014 KIOWA CRK
SAN ANTONIO, TX 78255

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75032

RESIDENT
2525 HORIZON RD
ROCKWALL, TX 75032

C M GUIDRY REVOCABLE TRUST
CHRISTOPHER MARK GUIDRY- TRUSTEE
2540 WINCREST DRIVE
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

RESIDENT
2581 HORIZON RD
ROCKWALL, TX 75032

SUDELA THOMAS S AND KAREN C
26 SHADY DALE LN
ROCKWALL, TX 75032

HIMMELREICH STEVEN D & NANCY L
2620 WHITE RD
ROCKWALL, TX 75032

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75032

DUHON CRAIG R & DONNA L
2640 WHITE RD
ROCKWALL, TX 75032

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75032

PARVIN RHONDA
27 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2700 SUMMER LEE
ROCKWALL, TX 75032

TRAN JAY
2701 CEDAR COURT
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HARBOR LAKE POINTE INVESTORS LLC
2701 SUNSET RIDGE DR SUITE 607
ROCKWALL, TX 75032

HERRIAGE JENNIFER RANEY & TIMOTHY
2701 WHISPERING OAKS
ROCKWALL, TX 75087

MUMPHREY SCHEDRICK RANDTEZ AND
MELODY HOSKINS
2702 FOXCHASE LANE
ROCKWALL, TX 75032

ESTES JACK D & DELORES E
2703 CEDAR CT
ROCKWALL, TX 75032

HOWELL BRIAN AND KATHRYN
2704 FOXCHASE LN
ROCKWALL, TX 75032

DANZEISEN AMANDA WEST & LLOYD ROSS
2705 CEDAR CT
ROCKWALL, TX 75032

NIXON KENNETH G & MARY H
2707 CEDAR CT
ROCKWALL, TX 75032

ALBRECHT LAWRENCE & LINDA
2709 CEDAR CT
ROCKWALL, TX 75032

VENTAS AH ROCKWALL LLC
27101 PUERTA REAL, SUITE 450
MISSION VIEJO, CA 92691

LUO JIAN AND KUN
2711 CEDAR CT
ROCKWALL, TX 75032

ARMSTRONG MARY B
2713 CEDAR CT
ROCKWALL, TX 75032

KRUSZ WILLIAM C & EVELYN KAY
2715 CEDAR CT
ROCKWALL, TX 75032

WEINTRAUB DONALD AND KATHLEEN
28 SHADY DALE LANE
ROCKWALL, TX 75032

RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

TAGGART MICHAEL AND KELLY
2843 MIRA VISTA LN
ROCKWALL, TX 75032

RESIDENT
2850 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

HUFFMAN JAMES D & STEPHANIE L
29 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

TOVAR LAURA
2916 TANGLEGLEN DR
ROCKWALL, TX 75032

RESIDENT
2918 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2931 RIDGE RD
ROCKWALL, TX 75032

BAKER DON
2931 RIDGE RD STE 101-220
ROCKWALL, TX 75032

RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2945 LAGO VISTA LN
ROCKWALL, TX 75032

PRINCE BARRY J
2945 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2951 RIDGE RD
ROCKWALL, TX 75032

STOKES LEVIN E & MISUZU
2951 RISING TIDE DR
FRISCO, TX 75034

PATEL HIMANSHU S AND NIKITA H
2952 OAK DR
ROCKWALL, TX 75032

STORBAKKEN JESSICA & NICHOLAS
2953 LAGO VISTA LANE
ROCKWALL, TX 75032

CONFIDENTIAL
2954 OAK DR
ROCKWALL, TX 75032

WHISMAN RAYMOND V & KATHY M
2956 LAGO VISTA LANE
ROCKWALL, TX 75032

BRELAND JUNIOR L & SERENIAH K
2956 OAK DR
ROCKWALL, TX 75032

JORDAN WILLIAM
2958 OAK DR
ROCKWALL, TX 75032

BURBULYS PAUL D
2959 OAK DR
ROCKWALL, TX 75032

FRIZZELL BARBARA
2960 OAK DRIVE
ROCKWALL, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM
2961 HUNTERS GLN N
ROCKWALL, TX 75032

LAMBOURNE STEPHEN C & KELLY J
2961 OAK DR
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER POWELL
2962 HUNTERS GLEN N
ROCKWALL, TX 75032

KEVIN T MONK AND LISA M MONK REVOCABLE LIVING TRUST
KEVIN T AND LISA M MONK TRUSTEES
2962 OAK DR
ROCKWALL, TX 75032

SERCY NORMAN W & MARSHA M
2963 LAGO VISTA LN
ROCKWALL, TX 75032

WOOD DANNY A & CHERYL
2963 OAK DR
ROCKWALL, TX 75032

RESIDENT
2969 N HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

BEKKA MUSTAPHA & JACQUELINE A
2970 N HUNTERS GLEN
ROCKWALL, TX 75032

PREWITT CARROLL O JR AND MARY E
2970 OAK DR
ROCKWALL, TX 75032

LANE RICHARD ALLAN
2971 OAK DRIVE
ROCKWALL, TX 75032

VARNER GLENN MERRILL & CARRIE G
2972 OAK DR
ROCKWALL, TX 75032

BOURQUIN LAUREN
2973 OAK DRIVE
ROCKWALL, TX 75032

BOWERMAN FAMILY TRUST
JACK E AND HELEN R BOWERMAN TRUSTEES
2974 OAK DR
ROCKWALL, TX 75032

CHANCELLOR CINDY R
2975 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

EVANS JENNIFER BEARD
2975 OAK DR
ROCKWALL, TX 75032

MORGAN DALE S & KAY C
2976 HUNTERS GLN N
ROCKWALL, TX 75032

RAMOS EMILIO & MARIA C
2976 OAK DR
ROCKWALL, TX 75032

KARLEN FRANK W & CHANDRA J
2977 OAK DR
ROCKWALL, TX 75032

FOSTER DONNA JO
2978 OAK DRIVE
ROCKWALL, TX 75032

SEXTON CHRISTOPHER
2979 OAK DR
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA
2980 OAK DR
ROCKWALL, TX 75032

DUNAWAY STEVEN FRANKLIN
2981 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
2981 OAK DRIVE
ROCKWALL, TX 75032

RESIDENT
2982 OAK DR
ROCKWALL, TX 75032

ELWONGER MARLENA JOY AND JASON COLEMAN
2983 OAK DR
ROCKWALL, TX 75032

BLACK SHERYL NKA SHERYL L COMPTON AND WILLIAM D COMPTON
2984 HUNTERS GLEN NORTH
ROCKWALL, TX 75032

QUALLS CHARLES S & MARY K
2985 OAK DR
ROCKWALL, TX 75032

ANDERSON WILLIAM D & KRISTIN R
2987 HUNTERS GLN N
ROCKWALL, TX 75032

HENDRICKS MILLIE E
2990 HUNTERS GLEN
ROCKWALL, TX 75032

CONNET STEPHEN R AND DONNA JEAN
2990 OAK DRIVE
ROCKWALL, TX 75032

CHOATE RANDELL G & CAROLYN J
2993 OAK DR
ROCKWALL, TX 75032

RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

THORNLEY JILL E & GERALD R
2996 HUNTERS GLN N
ROCKWALL, TX 75032

BORGES DEAN A AND VALARIE D
2998 OAK DRIVE
ROCKWALL, TX 75032

COUGHLIN BRIAN & KAREN
2999 OAK DR
ROCKWALL, TX 75032

MITCHELL RYAN PATTON & AMANDA NICOLE
3 SHADYDALE LANE
ROCKWALL, TX 75032

BESS JULIE M AND JOHN HAGAMAN
30 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
3000 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
3001 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3003 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANGELIC LUTHERAN CHURCH OF ROCKWALL
C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

HOYA CHARLOTTE G
3006 OAK DR
ROCKWALL, TX 75032

RESIDENT
3007 OAK DR
ROCKWALL, TX 75032

EEEM ENTERPRISES LLC
3009 N SPRING CT
GARLAND, TX 75044

FAULKNER SCOTT
301 WINTER PARK
ROCKWALL, TX 75032

SEALOCK MICHAEL C & SONIA KAY
3010 RIDGE RD
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

JBE RIDGE LLC
3012 RIDGE RD STE 204
ROCKWALL, TX 75032

RESIDENT
3013 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3014 RIDGE RD
ROCKWALL, TX 75032

GROSS STEPHEN R & MICHELLE L
3014 OAK DR
ROCKWALL, TX 75032

RESIDENT
3015 OAK DR
ROCKWALL, TX 75032

RESIDENT
3016 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3020 RIDGE RD
ROCKWALL, TX 75032

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

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

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

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

CONFIDENTIAL
3021 RIDGE RD DR #198
ROCKWALL, TX 75032

RIDGE ROAD PROPERTIES LLC
3021 RIDGE RD PMB 144
ROCKWALL, TX 75032

OSBORN DAVID R & DELL A
3021 RIDGE RD SUITE A PMB #131
ROCKWALL, TX 75032

VANHORN WILLIAM & PENNI
JOSEPH HENRY & KRISTINE ELIZABETH ZYLKA
3021 RIDGE RD SUITE A-66
ROCKWALL, TX 75032

FOLKS ARCHIE PATRICK & JANETTE E
3022 OAK DR
ROCKWALL, TX 75032

PETROCELLY JUNE LIVING TRUST
JUNE PETROCELLY TRUSTEE
3023 OAK DRIVE
ROCKWALL, TX 75087

COOKS LESTER L
3026 ANDREW DR
FARMERSVILLE, TX 75442

WHEELER KEITH P AND TINA KAREN MCMILLAN
303 FEATHERSTONE
ROCKWALL, TX 75087

2024 G S SLOAN REVOCABLE TRUST
GARY DEAN & STEPHANIE ANN SLOAN - TRUSTEE
3030 OAK DR
ROCKWALL, TX 75032

CLARK ROGER AND VICKIE LYNN
3033 OAK DRIVE
ROCKWALL, TX 75032

RESIDENT
3035 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
305 WINTER PARK
ROCKWALL, TX 75032

RESIDENT
3060 RIDGE RD
ROCKWALL, TX 75032

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

BARTELL RICKY J
307 ROCKBROOK DR
ROCKWALL, TX 75087

RESIDENT
3085 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
309 WINTER PARK
ROCKWALL, TX 75032

HORIZON RIDGE PROFFESSIONAL CNTR LTD
309 ROOKERY CT
MARCO ISLAND, FL 34145

GILLEAN AND POTTER REAL ESTATE LLC
3090 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3100 RIDGE RD
ROCKWALL, TX 75032

VEAL JEREMY
3101 BOURBON ST
ROCKWALL, TX 75032

PATTERSON BRANDY & RYAN LOCKWOOD
3103 BOURBON STREET CIR
ROCKWALL, TX 75032

BELL WILLIAM B AND KRISTA D
3104 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LYNN KELSIE
3105 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

LIEBSCH MICHAEL JR
3107 BOURBON STREET CIR
ROCKWALL, TX 75032

NANCE CARLTON ERIC & RHONDA D
3107 OAK DR
ROCKWALL, TX 75032

GREEN DAVID D JR AND JESSICA L
3108 BOURBON STREET CIR
ROCKWALL, TX 75032

BOWERS DENNIS & COLLEEN
3108 OAK DR
ROCKWALL, TX 75032

SORRELL PATRICIA A AND
MARK ANDREWS
3109 BOURBON STREET CIR
ROCKWALL, TX 75032

LONG SHAWN
3110 BOURBON STREET CIR
ROCKWALL, TX 75032

RESIDENT
3111 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3112 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3113 BOURBON ST. CIR
ROCKWALL, TX 75032

RESIDENT
3114 BOURBON ST CIR
ROCKWALL, TX 75032

RESIDENT
3115 RIDGE RD
ROCKWALL, TX 75032

BILLY AND VICKIE COLEMAN REVOCABLE TRUST
BILLY C COLEMAN AND VICKIE D COLEMAN - TRUSTEES
3115 BOURBON ST CIR
ROCKWALL, TX 75032

MCMAHON SANDRA
3115 OAK DR
ROCKWALL, TX 75032

BEVAN MARILYN
3116 OAK DR
ROCKWALL, TX 75032

ANDERSON CLAUDIA
3117 BOURBON STREET CIR
ROCKWALL, TX 75032

KELBERT ERIC R
3119 BOURBON STREET CIR
ROCKWALL, TX 75032

IMAN SUE ROFFEE LIVING TRUST
IMAN SUE ROFFEE AND JOSEPH MICHAEL AL-KIRWI
3121 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

RESIDENT
3123 BOURBON ST CIR
ROCKWALL, TX 75032

KUBIAK NICHOLAS E AND JENNIFER L
3123 OAK DR
ROCKWALL, TX 75032

CHILDRESS SHERRY L
3124 OAK DR
ROCKWALL, TX 75032

RESIDENT
3125 RIDGE RD
ROCKWALL, TX 75032

YORK MICHELLE
3125 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

SLAUGHTER CATHY
3127 BOURBON STREET CIR
ROCKWALL, TX 75032

HOUSE CHRISTOPHER W
3129 BOURBON STREET CIR
ROCKWALL, TX 75032

MORTON JONNA
313 ROCKBROOK
ROCKWALL, TX 75087

MILLS JASON E & SARAH C
313 WINTER PARK
ROCKWALL, TX 75032

HOVAGUIMIAN MICHAEL GREGORY AND LARA
3131 BOURBON ST CR
ROCKWALL, TX 75032

MISHLER JEREMY & CHRISTI
3131 OAK DR
ROCKWALL, TX 75032

HALL KEVIN A & MICHELLE D
3133 BOURBON STREET CIR
ROCKWALL, TX 75032

MANNO SHARON &
PAUL FULLINGTON
3134 OAK DR
ROCKWALL, TX 75032

RESIDENT
3136 HORIZON RD
ROCKWALL, TX 75032

DODSON GERELDENE
3139 OAK DR
ROCKWALL, TX 75032

RESIDENT
3140 HORIZON RD
ROCKWALL, TX 75032

GARZA ERIC ISAAC AND KARINA RUBIO
3140 BOURBON STREET CIR
ROCKWALL, TX 75032

CROWELL SHANNON P
3142 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

HOWARD WILLIAM ARTHUR AND DEBORAH
3144 BOURBON STREET CIR
ROCKWALL, TX 75032

DICKINSON JONATHAN PAUL & THERESA MICHELLE
3144 OAK DRIVE
ROCKWALL, TX 75032

SALITURE CODY AND BRITTANY
3146 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

STANLEY RONALD ALAN & JENNIFER J
3147 OAK DR
ROCKWALL, TX 75032

RESIDENT
3150 HORIZON RD
ROCKWALL, TX 75032

LEVINE ERIC HARRIS & MARIO MONZON CUELLAR
3155 BOURBON STREET CIRCLE
ROCKWALL, TX 75032

HOWELL RANDALL R & DANA L
3155 OAK DR
ROCKWALL, TX 75032

DIESSONGO THIERRY AND
MARIAME DIESSONGO
3163 OAK DR
ROCKWALL, TX 75032

RESIDENT
3164 HORIZON RD
ROCKWALL, TX 75032

BELL CAROLYN
317 WINTER PARK
ROCKWALL, TX 75032

PIKE MARTIN E & JANET L
3171 OAK DRIVE
ROCKWALL, TX 75032

WEICHEL JAMES D & KRISTEN E
3182 OAK DR
ROCKWALL, TX 75032

RESIDENT
3185 S RIDGE RD
ROCKWALL, TX 75032

LEWELLYN DARYL G & SARAH
3187 RIDGE RD
ROCKWALL, TX 75032

BALLI NOE III & LYNN E
3190 OAK DR
ROCKWALL, TX 75032

CULLISON LLOYD AND REBECCA
3198 OAK DR
ROCKWALL, TX 75032

KASIRI SAHBA AND SARA SADEGHI
32 SHADY DALE LN
ROCKWALL, TX 75032

JANKE JOEL & HALEY BETHEL
3200 OAK DR
ROCKWALL, TX 75032

ST CLAIR PAUL M & GENEVIEVE J
3201 RIDGE RD
ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE
321 WINTER PARK
ROCKWALL, TX 75032

KIYA ENTERPRISES INC OF ROCKWALL
3312 HAYLEY COURT
RICHARDSON, TX 75082

SOUTHTRUST BANK
C/O WELLS FARGO
333 MARKET ST 10TH FLOOR 10TH
FLMACA0109-101
SAN FRANCISCO, CA 94105

TINDALL CINDY P
34 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
3520 HORIZON
ROCKWALL, TX 75032

DRIBBEN FAMILY TRUST
RONALD MARTIN DRIBBEN AND DOLLY MARNA
DRIBBEN- COTRUSTEES
357 MARIAH BAY DR
HEATH, TX 75032

HAYWOOD CHARLES E AND LISA K
36 IONA DRIVE RD3 TAURANGA
NEW ZEALAND 3173,

WATSON BRANDON AND VALERIE
36 SHADY DALE LN
ROCKWALL, TX 75032

PARKER SLURPEE 2 LLC
3600 POTOMAC AVENUE
HIGHLAND PARK, TX 75205

RESIDENT
3615 FM3097
ROCKWALL, TX 75032

RESIDENT
3775 FM3097
ROCKWALL, TX 75032

RESIDENT
38 SHADYDALE LN
ROCKWALL, TX 75032

MMAC 300 ROCKWALL TX LLC
C/O MONTECITO MEDICAL REAL ESTATE, ATTN
BRIAN MAAS
3807 CLEGHORN AVENUE SUITE 903
NASHVILLE, TN 37215

RESIDENT
3835 FM3097
ROCKWALL, TX 75032

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

RESIDENT
3885 FM3097
ROCKWALL, TX 75032

KELLY REX ALLEN
3919 BETTY ST
ROCKWALL, TX 75087

RHUDY FAMILY REVOCABLE LIVING TRUST
RHUDY THOMAS RICHARD AND LAURA MARIE-
TRUSTEES
3923 POSTRIDGE TRAIL
MELBOURNE, FL 32934

RESIDENT
3935 FM3097
ROCKWALL, TX 75032

KELBERT ERIC R
3939 E ALLIN ST UNIT 322
LONG BEACH, CA 90803

RESIDENT
3985 FM3097
ROCKWALL, TX 75032

TASSET AUSTIN & KENNEDY
4 SHADY DALE LANE
ROCKWALL, TX 75032

JETER PATRICK ALAN AND NATALIE F
40 SHADY DALE LANE
ROCKWALL, TX 75032

KRUGER KARIN
400 CHAPARRAL LN
ROCKWALL, TX 75032

NERITA LLC
4001 MCEWEN RD SUITE 408
FARMERS BRANCH, TX 75244

RESIDENT
4065 FM3097
ROCKWALL, TX 75032

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75032

PITTMAN JAMES CHRISTOPHER AND AMY
42 SHADY DALE LANE
ROCKWALL, TX 75032

RESIDENT
4215 FM3097
ROCKWALL, TX 75032

RESIDENT
4275 FM3097
ROCKWALL, TX 75032

RESIDENT
4325 FM3097
ROCKWALL, TX 75032

RESIDENT
4375 FM3097
ROCKWALL, TX 75032

BREWER ELIZABETH CAITLIN AND
NICOLAS LUKASHEVICH
44 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
4425 FM3097
ROCKWALL, TX 75032

LAKESIDE SURGERY LAND HOLDINGS LLC
4450 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75032

HERNANDEZ ANDRES & MISTY
4550 STEEPLE CHASE LN
ROCKWALL, TX 75032

HARRIS GERALD T & SHERRI K
4558 STEEPLE CHASE LN
ROCKWALL, TX 75032

KIRK MARGIE
4566 STEEPLE CHASE LN
ROCKWALL, TX 75032

KEITH LARRY J & CAROLYN K
4574 STEEPLE CHASE LN
ROCKWALL, TX 75032

GAGNON STEVEN C ETUX SUZANNE
459 WINDING RIDGE LN
ROCKWALL, TX 75032

HARGETT STEPHEN WAYNE
46 SHADYDALE LN
ROCKWALL TX, 75032

ARNDT GARY & DIANNE
4608 STEEPLE CHASE LN
ROCKWALL, TX 75032

POWELL ALEAH D
4609 STEEPLE CHASE LN
ROCKWALL, TX 75032

BRANNING BARRY S & LINDA R
4616 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4617 STEEPLE CHASE LN
ROCKWALL, TX 75032

WATSON MATTHEW WAYNE
4625 STEEPLE CHASE
ROCKWALL, TX 75087

KHODAPARAST RAHIM & ROYA
4630 PARKWOOD DR
ROCKWALL, TX 75087

VEST DONALD R
4633 PARKWOOD DR
ROCKWALL, TX 75032

FLORANCE WILLIAM C & KATHRYN E
4633 STEEPLE CHASE LANE
ROCKWALL, TX 75032

CARNEVALE EDWARD A JR AND PAMELA D
4648 PARKWOOD DRIVE
ROCKWALL, TX 75032

LEONARD N AND LINDA L SPINELLI TRUST
LEONARD N AND LINDA L SPINELLI- TRUSTEES
4648 STEEPLE CHASE
ROCKWALL, TX 75032

RESIDENT
4649 PARKWOOD DR
ROCKWALL, TX 75032

FREEMAN DENWARD LEE & ELIZABETH ANN
4660 GREENBRIAR CT
ROCKWALL, TX 75032

KUBIN CHRISTOPHER J AND ABIGAIL
4670 PARKWOOD DR
ROCKWALL, TX 75032

LIGHT LEIGH ANN AND JEFF
4671 GREENBRIAR CT
ROCKWALL, TX 75032

ZEHR JACK L & EDITH L
4671 PARKWOOD DR
ROCKWALL, TX 75032

MONGER JUSTIN C AND EVA
4684 GREENBRIAR CT
ROCKWALL, TX 75032

HAIN MARGARET GUNTHER AND
STEPHANIE HAIN TORRES
4685 GREENBRIAR CT
HEATH, TX 75032

RICHARDSON JIM & CAROL
4690 PARKWOOD DR
ROCKWALL, TX 75032

PARENT RICHARD DAVID & MARIE L
4691 PARKWOOD DR
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

BICKLEY AMANDA
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PAUL AMANDA K & SEAN K
4702 STEEPLE CHASE LN
ROCKWALL, TX 75032

PARKS TODD L AND RHONDA DENISE
4704 GREENBRIAR CT
ROCKWALL, TX 75032

ENOCH PRESTON
4705 GREENBRIAR CIR
ROCKWALL, TX 75032

CARPENTER CRAIG S & EVE E
4710 PARKWOOD DR
ROCKWALL, TX 75032

WOLOV MATTHEW BLAKE & KRISTINA MARIE,
TRUSTEES
MATTHEW & KRISTINA WOLOV LIVING TRUST
4710 PIN OAKS CIR
ROCKWALL, TX 75032

BRACE CALVIN & CAROLYN
4710 STEEPLE CHASE LN
ROCKWALL, TX 75032

COLONNA DANIEL AND SANDRA
4711 PARKWOOD DR
ROCKWALL, TX 75032

WILLIAMS FAMILY LIVING TRUST
4718 STEEPLE CHASE LN
ROCKWALL, TX 75032

RESIDENT
4725 BENTON CT
ROCKWALL, TX 75032

RESIDENT
4726 STEEPLE CHASE LN
ROCKWALL, TX 75032

BELZOWSKI JOSEPH II & LAURA
4734 STEEPLECHASE LN
ROCKWALL, TX 75032

HARRIS JUANITA AND JUREL F SMITH JR
4740 PARKWOOD DR
ROCKWALL, TX 75032

HUGHES THOMAS DANIEL AND MADISON
ELIZABETH
4741 PARKWOOD DRIVE
ROCKWALL, TX 75032

JENNINGS CHARLES R & NITA MARIE
4741 SECRET CV
ROCKWALL, TX 75032

DORINSKI FAMILY LIVING TRUST
DAVID ALLEN DORINSKI AND TAMMY LYNN
DORINSKI - CO-TRUSTEES
4745 SECRET COVE LN
ROCKWALL, TX 75032

LULE STEVEN & LEANNA
4748 SECRET CV
ROCKWALL, TX 75032

JOHNSON SCOTT BRADLEY & JULIE
4749 SECRET CV
ROCKWALL, TX 75032

WALLER BENJAMIN E IV
4752 SECRET CV
ROCKWALL, TX 75032

MILLS MICHAEL D & MINA R MILLS
4754 PARKWOOD DR
ROCKWALL, TX 75032

YOUNES ERIC A & CECILEE M
4755 PARKWOOD DR
ROCKWALL, TX 75032

CHRYSSICAS NICOLE AND JOHN
4756 SECRET CV
ROCKWALL, TX 75032

WADE KENNETH M & DEBRA L
4760 SECRET COVE
ROCKWALL, TX 75032

MCVANEY JEFFREY AND MORGAN
4761 SECRET COVE
ROCKWALL, TX 75032

DAVIS JAMES B AND JULIE A
4764 SECRET COVE
ROCKWALL, TX 75032

BENNINGFIELD WILLIAM D
4765 SECRET CV
HEATH, TX 75032

LONG JOY
4768 PARKWOOD DR
ROCKWALL, TX 75032

GALLOWAY JONATHAN
4768 SECRET COVE
ROCKWALL, TX 75032

MEEK CHARMA
4769 SECRET CV
ROCKWALL, TX 75032

BRITT PAUL D AND HOLLY
4772 SECRET CV
ROCKWALL, TX 75474

THOMAS SIMI JOJI AND JOJIMON
4773 SECRET COVE
ROCKWALL, TX 75032

WATERS JOHN TAYLOR AND
DAVID JOSHUA REYES
4776 SECRET COVE
ROCKWALL, TX 75032

MASTROGIANNOPOULOS EMMANUEL AND
RUBY
4777 SECRET COVE
ROCKWALL, TX 75032

LEE LARRY EDWARD
4780 SECRET COVE
ROCKWALL, TX 75032

JOHNSON MATTHEW
4781 SECRET COVE
ROCKWALL, TX 75032

FIELDING JEREMY & LAURA S
4784 SECRET COVE LN
ROCKWALL, TX 75032

FOLZ GILBERT FRANK JR & MARY TERESA
4785 SECRET CV
ROCKWALL, TX 75032

BELL ADAM & JANETTE
4788 SECRET COVE LANE
ROCKWALL, TX 75032

MITCHELL CHARLES F AND PATSY
4789 SECRET COVE
ROCKWALL, TX 75032

SARAZEN RAECHELLA AND JOHN
4792 SECRET COVE
ROCKWALL, TX 75032

RESIDENT
4793 SECRET COVE LN
ROCKWALL, TX 75032

SMITH HUGH CLARK AND NATALIE ANN
4796 SECRET COVE LANE
ROCKWALL, TX 75032

ROTE MATTHEW J AND LAURA WRIGHT
4797 SECRET COVE
ROCKWALL, TX 75032

HANSON TYLER & SUMMER HANSON
48 SHADY DALE LN
ROCKWALL, TX 75032

RESIDENT
4850 TUBBS RD
ROCKWALL, TX 75032

RESIDENT
4920 HORIZON RD
ROCKWALL, TX 75032

VANDERGRIFFT IRA E & MARY L
4975 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
5 SHADYDALE LN
ROCKWALL, TX 75032

BLPT LLC
5 BROCKFIELD CT
HEATH, TX 75032

C. REAL ESTATE, LLC
5 TERRABELLA LANE
HEATH, TX 75032

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

SLABAS KAREN AND JEFFREY
50 SHADY DALE LN
ROCKWALL, TX 75032

ARMM ASSET COMPANY 2, LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

WEBSTER DAVID L
501 E OLD GREENVILLE RD
ROYSE CITY, TX 75189

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

KENYON REAL PROPERTY LLC
5093 TEN OAKS RD
CLARKSVILLE, MD 21029

BUCHANAN DANIEL K AND MINDY M
510 CHAPS DR
HEATH, TX 75032

HONEYCUTT WELDON & LINDA
5102 YACHT CLUB DR
ROCKWALL, TX 75032

BOUGHTON JANENE
MARK STUERTZ
5104 YACHT CLUB DR
ROCKWALL, TX 75032

SOUTHAM THOMAS & MELISSA
5106 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5108 YACHT CLUB DR
ROCKWALL, TX 75032

LOPEZ RICARDO C
519 E I 30 #306
ROCKWALL, TX 75087

RESIDENT
52 SHADYDALE LN
ROCKWALL, TX 75032

THOMAS JERRY & MARSHA
5202 YACHT CLUB DR
ROCKWALL, TX 75032

MERKEL STEPHANIE L
5204 YACHT CLUB DR
ROCKWALL, TX 75032

RESIDENT
5206 YACHT CLUB DR
ROCKWALL, TX 75032

METRY GREGORY K
5208 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RESIDENT
5242 MEDICAL DR
ROCKWALL, TX 75032

RESIDENT
5250 MEDICAL DR
ROCKWALL, TX 75032

DAVIES DAVID B & HELEN J
5302 YACHT CLUB DR
ROCKWALL, TX 75032

NORTON JO ANN
5303 YACHT CLUB DR
ROCKWALL, TX 75032

RANSOM DEBRA POOVEY
5304 YACHT CLUB DR
ROCKWALL, TX 75032

MARTIN CAREN
5305 YACHT CLUB DR
ROCKWALL, TX 75032

ADRIAN AMANDA C AND MICHAEL S
5306 YACHT CLUB DR
ROCKWALL, TX 75032

ADDISON MARAVIN G AND FAYE
5308 YACHT CLUB DR.
ROCKWALL, TX 75033

RESIDENT
5335 FM3097
ROCKWALL, TX 75032

LEATHERS TIMOTHY
5335 COUNTY ROAD 597
FARMERSVILLE, TX 75442

ATTICUS SUMMER LEE TOWNHOMES LLC
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240

RESIDENT
5399 FM3097
ROCKWALL, TX 75032

RESIDENT
54 SHADY DALE LN
ROCKWALL, TX 75032

FEKADU HENOK
5402 ONSET BAY DR
ROWLETT, TX 75089

ODOM JOSHUA D-WAYNE AND LACEY
ALEXANDRA
5402 YACHT CLUB DRIVE
ROCKWALL, TX 75032

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

HASTINGS CLAIMS SERVICE INC
5532 HUFFINES BLVD
ROYSE CITY, TX 75189

MATTHEWS GERALD W & DONNA C
5550 HORIZON RD
ROCKWALL, TX 75032

M & M ROCKWALL PROPERTIES LLC
5601 RANGER DR
ROCKWALL, TX 75032

STEGER TOWNE CROSSING LP
580 DECKER DR STE 203
IRVING, TX 75062

STEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

SPT IVEY ROCKWALL MOB II LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

SPT IVEY ROCKWALL MOB LLC
C/O STARWOOD PROPERTY TRUST INC
591 WEST PUTNAM AVENUE
GREENWICH, CT 6830

CARTER SHARON R
BLANKENSHIP DON L & AUDREY LIFE ESTATE
6 SHADY DALE LN
ROCKWALL, TX 75032

28 PLAZA LTD
601 KILLARNEY
RICHARDSON, TX 75201

BALDERAS VICTORIO AND
SUSAN GAMEZ
602 LAWRENCE
HEATH, TX 75032

CHEN XIANSONG
609 BELLHAVEN DR
ALLEN, TX 75013

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD STE 100
ARLINGTON, TX 76011

ROCKWALL REGIONAL HOSPITAL LLP
612 E LAMAR BLVD STE 100
ARLINGTON, TX 76011

BAILEY BLAKE C & LAINE E
613 DOVE HILL CIRCLE
HEATH, TX 75032

RIDGE ROAD REAL ESTATE LLC
6245 RYEWORTH DR
FRISCO, TX 75035

AKP REALTY-DALROCK LLC
6411 ORCHID LN
DALLAS, TX 75230

SAUDER WILLIAM MICHAEL TRAN
646 FREED DR
ROCKWALL, TX 75087

LEAL ROLAND RYAN AND ERIN TAYLOR
654 SHARPLEY
FATE, TX 75087

EMERIROCK LLC
DBA EMERITUS SENIOR LIVING
6737 W WASHINGTON ST STE 2300
MILWAUKEE, WI 53214

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

RESIDENT
7 SHADYDALE LN
ROCKWALL, TX 75032

CASTRO RENE AND BETSY
700 WINDSONG LN
ROCKWALL, TX 75032

DOTSON DANIEL A & KARA
704 WINDSONG LANE
ROCKWALL, TX 75032

R. C. AND I. K. ANDERSON LIVING TRUST
R.C. AND INA KAY ANDERSON
708 WINDSONG LANE
ROCKWALL, TX 75032

ADAMS RAYMOND J JR & CINDI F
712 WINDSONG LN
ROCKWALL, TX 75032

BIG H REVOCABLE TRUST
JOHN S HOHENSHELT & KELLI JENKINS
HOHENSHELT - CO-TRUSTEES
716 WINDSONG LN
ROCKWALL, TX 75032

MANN DAVID & EVELYN
717 WINDSONG LANE
ROCKWALL, TX 75032

ROELOFS ALBERT & KAREN K
720 WINDSONG LN
ROCKWALL, TX 75032

DAVIS BENJAMIN C & TRACY R
721 WINDSONG LN
ROCKWALL, TX 75032

AYRES DAVID L AND ELAINE F SULLIVAN
724 WINDSONG LN
ROCKWALL, TX 75032

RESIDENT
728 WINDSONG LN
ROCKWALL, TX 75032

PATRICK REGGIE AND BARBARA L
732 WINDSONG LANE
ROCKWALL, TX 75032

VAVRIK LUCIA E & ROBERT A
735 MICAH DR
ROCKWALL, TX 75032

SANDRA J SHURLEFF MARITAL TRUST
SANDRA J SHURLEFF - TRUSTEE
736 WINDSONG LN
ROCKWALL, TX 75032

CHM REAL ESTATE LLC
740 WILFORD WAY
HEATH, TX 75032

MCKNIGHT BYRON M & CAROLINE
740 WINDSONG LN
ROCKWALL, TX 75032

WATSON BARBARA
743 MICAH DR
ROCKWALL, TX 75032

REICHARDT LARRY W & JENNIFER L
743 WINDSONG LN
ROCKWALL, TX 75032

JOSEPH P AGOSTINI AND DEBRA R AGOSTINI
FAMILY TRUST
JOSEPH P AGOSTINI AND DEBRA R AGOSTINI-
COTRUSTEES
744 WINDSONG LANE
ROCKWALL, TX 75032

MEDINA DAVID JR & JERE
747 WINDSONG LANE
ROCKWALL, TX 75032

HILL VAN D & ANNE B
748 WINDSONG LANE
ROCKWALL, TX 75032

RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

SWART TAGGART TRUST
JAMES STEPHEN SWART AND ANNETTE M
TAGGART CO TRUSTEES
751 MICAH DR
ROCKWALL, TX 75032

KOHAN FERNANDO AND
FLAVIA BELPOLITI
751 WINDSONG LN
ROCKWALL, TX 75032

MATA JAIME & TRINA T
752 WINDSONG LN
ROCKWALL, TX 75032

BENNETT FAMILY LIVING TRUST
WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

MARKS DONALD W
PAMELA A MARKS
755 HUNTERS GLN
ROCKWALL, TX 75032

KEYES JOANN
755 WINDSONG LN
ROCKWALL, TX 75087

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
7557 RAMBLER ROAD, SUITE 980
DALLAS, TX 75231

ROCK SOUTH INVESTMENTS LTD. A TEXAS LIMITED PARTNERSHIP
756 RIDGE HOLLOW RD
ROCKWALL, TX 75032

SCHWERTNER RAY AND SHEILA
756 WINDSONG LANE
ROCKWALL, TX 75032

BROWN TOMMY & AMANDA
757 VENUS CT
ROCKWALL, TX 75032

ALFINITO JOSEPH J & KAREN D
759 WINDSONG LN
ROCKWALL, TX 75032

RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

WASHBURN COBY J & MARCA M
760 VENUS COURT
ROCKWALL, TX 75032

MAXWELL CARL T & LISA G
760 WINDSONG LANE
ROCKWALL, TX 75032

SAVAGE CLIFFORD & JEANA
761 HUNTERS GLN
ROCKWALL, TX 75032

KUEHL FAMILY LIVING TRUST
LESLIE L KUEHL AND SUSAN B KUEHL- TRUSTEES
762 HUNTERS GLEN
ROCKWALL, TX 75032

GILLIGAN JASON & KIM
763 WINDSONG LANE
ROCKWALL, TX 75032

CROSS MARK F AND LORI E
764 WINDSONG LANE
ROCKWALL, TX 75032

LEVINTON ETHAN AND HALEY
765 VENUS COURT
ROCKWALL, TX 75032

JENKINS SHEILA KAREN REVOCABLE LIVING TRUST
SHEILA KAREN JENKINS TRUSTEE
767 HUNTERS GLEN
ROCKWALL, TX 75032

HOGGAN JARED M & ELISE D
767 WINDSONG LN
ROCKWALL, TX 75032

KEMP KENNETH W & BARBARA J
768 VENUS CT
ROCKWALL, TX 75032

CUNNINGHAM RONNIE & NANCY
768 WINDSONG LANE
ROCKWALL, TX 75032

BROWN SANDRA MARIE
770 HUNTERS GLEN
ROCKWALL, TX 75032

GADSDEN CURTIS & MARSHA
771 HUNTERS GLN
ROCKWALL, TX 75032

FISHER DANA
771 WINDSONG LANE
ROCKWALL, TX 75032

PIRRONE GEORGE & LISA
772 WINDSONG LANE
ROCKWALL, TX 75032

NOWAKOWSKI RICHARD T AND DEBORAH T
775 HUNTERS GLEN
ROCKWALL, TX 75032

PYTER EDWARD AND KAZIMIERA
775 WINDSONG LN
ROCKWALL, TX 75032

CHARLES W CLEMENTS REVOCABLE TRUST
CHARLES W CLEMENTS JR AND VICKI GARRETT-TRUSTEES
776 WINDSONG LANE
ROCKWALL, TX 75032

SHERROD ROBERT T & AMY
778 HUNTERS GLN
ROCKWALL, TX 75032

HOVENDEN DANETTE & DAVID
779 HUNTERS GLEN
ROCKWALL, TX 75032

ARKELL STEVEN A AND SHELLEY L
780 WINDSONG LN
ROCKWALL, TX 75032

GARCIA FAMILY REVOCABLE LIVING TRUST
784 WINDSONG LN
ROCKWALL, TX 75032

JOHNSTON BRENT ALAN AND DALLAS
785 HUNTER GLEN
ROCKWALL, TX 75032

ROMER FRANK L & MARCY L AND MARISSA P
786 HUNTERS GLEN
ROCKWALL, TX 75032

SMITH LYLE AND IMELDA
788 WINDSONG LN
ROCKWALL, TX 75032

QUAN KRIS GENNIFER
791 HUNTERS GLEN
ROCKWALL, TX 75032

SIKES CAMERON & MEGAN
791 WINDSONG LN
ROCKWALL, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

KEYES CHRISTINA R
792 WINDSONG LN
ROCKWALL, TX 75032

HONG TAE SU & SUNSIL
794 HUNTERS GLN
ROCKWALL, TX 75032

CASTEEL GERALD & CATHERINE
797 HUNTERS GLEN
ROCKWALL, TX 75032

LANG WILLIAM ALLYN & MELANIE L
800 TRUMPETER WAY
ROCKWALL, TX 75032

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

STANFORD STEVEN R AND KIRSTEN L
802 HUNTERS GLEN
ROCKWALL, TX 75032

KAMPER JENNIFER E & ROBERT
804 TRUMPETER WAY
ROCKWALL, TX 75032

MOORE ROBERT W & DIANE B
805 HUNTERS GLN
ROCKWALL, TX 75032

CARSE JOHN DANIEL
808 TRUMPETER WAY
ROCKWALL, TX 75032

GARY DENNIS & DIANNE
809 COUNTY CLUB DRIVE
HEATH, TX 75032

CHRISTENSEN BRIAN & JENNIFER
810 HUNTERS GLN
ROCKWALL, TX 75032

HOLLY FISHER BRITT INVESTMENTS LLC
810 ROCKWALL PKWY SUITE 2020
ROCKWALL, TX 75032

LD2020 LLC
8111 PRESTON ROAD SUITE 225
DALLAS, TX 75225

WILSON GLENN & ALLISON
812 TRUMPETER WAY
ROCKWALL, TX 75032

WARD ANNE AND EDWARD
813 HUNTERS GLEN
ROCKWALL, TX 75032

FORTUNE DEAN WARREN AND LAURA THOMAS
816 TRUMPETER WAY
ROCKWALL, TX 75032

SOLARES MARIA E
817 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
818 HUNTERS GLEN
ROCKWALL, TX 75032

CFT NV DEVELOPMENTS LLC
CT CORPORATION SYSTEM
818 WEST 7TH STREET 2ND FLOOR
LOS ANGELES, CA 90017

JOSEPH MATHEW CORBETE AND SARAH KATHRYN
819 HUNTERS GLEN
ROCKWALL, TX 75032

BUTLER CLAYTON E
820 TRUMPETER WAY
ROCKWALL, TX 75032

CHRISTIAN ALBERT C AND JIMNETA R
821 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
824 TRUMPETER WAY
ROCKWALL, TX 75032

HANIE BRIAN K & CONNI C
825 HUNTERS GLEN
ROCKWALL, TX 75032

GILLEAN JULIA REBECCA
825 TRUMPETER WAY
ROCKWALL, TX 75032

BRADY LISA AND RALPH
826 HUNTERS GLEN
ROCKWALL, TX 75032

HAMMER MICHAEL AND AMANDA
827 CANTERBURY DRIVE
ROCKWALL, TX 75032

METSKER JUSTIN LEE AND TARA LYNN
827 TURQUOISE POINT
ROCKWALL, TX 75032

HASENYAGER MARCIA A AND MELVIN K
828 TRUMPETER
ROCKWALL, TX 75032

WILSON ROBERT & CAROLE RUTH
829 TRUMPETER WAY
ROCKWALL, TX 75032

ESQUIVEL MARIA GARCIA & JAVIER A
830 ELGIN COURT
ROCKWALL, TX 75032

MILLER FRANCIS EDWARD AND NATALIE
831 ELGIN CT
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE
831 HUNTERS GLEN
ROCKWALL, TX 75032

LOAFMAN MELISSA & THOMAS
831 TURQUOISE PT
ROCKWALL, TX 75032

CARTER JEANNE
832 TRUMPETER WAY
ROCKWALL, TX 75032

WATKINS SPENCER P & JENNIFER A
833 TRUMPETER WAY
ROCKWALL, TX 75032

EASON GEORGE ALLAN AND MARTHA
834 CANTERBURY DR
ROCKWALL, TX 75032

SCOTT MARY ELIZABETH
834 HUNTERS GLEN
ROCKWALL, TX 75032

HELTON SHARMON BRAD AND SHIRLEY H
834 TURQUOISE PT
ROCKWALL, TX 75032

KERN JEFFREY
835 CANTERBURY DR
ROCKWALL, TX 75032

BEASLEY MARSHA G
835 TURQUOISE POINT
ROCKWALL, TX 75032

JACKSON WILLIAM HARRISON & KATHRYN GRACE
836 TRUMPETER WAY
ROCKWALL, TX 75032

RESIDENT
837 ELGIN CT
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL
837 HUNTERS GLEN
ROCKWALL, TX 75032

REULER MARIA M
837 TRUMPETER WAY
ROCKWALL, TX 75032

CONAWAY TIMOTHY E AND ELIZABETH A
838 ELGIN COURT
ROCKWALL, TX 75032

LOWRY PAUL E & PENNY G
838 TURQUOISE PT
ROCKWALL, TX 75032

BAXTER DOUGLAS & CINDY
839 TURQUOISE PT
ROCKWALL, TX 75032

DE LA PENA ENRIQUE & WENDY J
840 TRUMPETER WAY
ROCKWALL, TX 75032

FINLEY MATTHEW AND CHARITY
841 TRUMPETER WAY
ROCKWALL, TX 75032

HAYDEN VICKY
842 CANTERBURY DRIVE
ROCKWALL, TX 75032

BRISCOE JULIE
842 HUNTERS GLEN
ROCKWALL, TX 75032

LADD HARVEY S & RILA B
842 TURQUOISE PT
ROCKWALL, TX 75032

REDDEN DARREN LEE AND SHERRY ANN
843 CANTERBURY DRIVE
ROCKWALL, TX 75032

KRAUS MARY E AND ROBERT G
843 ELGIN CT
ROCKWALL, TX 75032

STROTHER PHILLIP S
843 TURQUOISE PT
ROCKWALL, TX 75032

MAHMOUD HASSAN
844 ELGIN COURT
ROCKWALL, TX 75032

PERRY CHRISTOPHER AND JENNA L
844 TRUMPETER WAY
ROCKWALL, TX 75032

DIETERICH GEORGE D & JOHANNA
846 STEEPLE CHASE CT
ROCKWALL, TX 75032

RICH TRAVIS AND ANGELA L
846 TURQUOISE POINT
ROCKWALL, TX 75032

STEPHENS ROBERT M JR AND LIBBY D
847 TURQUOISE POINT
ROCKWALL, TX 75032

BRUMMETT JOHN OSCAR AND GAYLE KATE
849 ELGIN COURT
ROCKWALL, TX 75032

KELLY WILLIS G AND GENEVA
850 CANTERBURY DRIVE
ROCKWALL, TX 75032

BRODNAX JOE B & CINDY L
850 ELGIN CT
ROCKWALL, TX 75032

CARNES LINDA M
850 HUNTERS GLN
ROCKWALL, TX 75032

HESKETT RHEA
850 STEEPLE CHASE COURT
ROCKWALL, TX 75032

FOX WILLIAM BENJAMIN & MEREDITH PAIGE
850 TURQUOISE POINT
ROCKWALL, TX 75032

RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

ANDERSON LAWRENCE C & JANICE L
851 CANTERBURY DR
ROCKWALL, TX 75032

ANDERSON LARY & LAURIE
854 STEEPLE CHASE CT
ROCKWALL, TX 75032

RESIDENT
856 ELGIN CT
ROCKWALL, TX 75032

KRAFT RHONDA N AND KEVIN
858 CANTERBURY DRIVE
ROCKWALL, TX 75032

LEONARD SCOTT E AND CATHERINE W
858 STEEPLE CHASE CT
ROCKWALL, TX 75032

MCGUIRE JOHN L & LISA L
862 STEEPLE CHASE CT
ROCKWALL, TX 75032

BEST JAMES AND KIMBERLY
870 W INTERSTATE SUITE 100
GARLAND, TX 75043

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

RESIDENT
890 ROCKWALL PKWY
ROCKWALL, TX 75032

HSU TAI-YI
8F,-1, NO 7., LN. 173 SHANG'AN RD
TAICHUNG CITY, TAIWAN 407,

RESIDENT
901 ROCKWALL PKWY
ROCKWALL, TX 75032

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

CTR PARTNERSHIP LP
905 CALLE AMANACER SUITE 300
SAN CLEMENTE, CA 92673

MILLER JAYME AND JASON T
905 HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
906 ROCKWALL PKWY
ROCKWALL, TX 75032

ERICKSON MARIUM E LIVING TRUST
906 HUNTERS GLEN
ROCKWALL, TX 75032

NELSON SANDRA
908 BRIDLE PATH CT
HEATH, TX 75032

RESIDENT
909 ROCKWALL PKWY
ROCKWALL, TX 75032

LANCE A HOLLAND FAMILY TRUST
SAUNDRA G HOLLAND TRUSTEE
909 CULLINS ROAD
ROCKWALL, TX 75032

RESIDENT
913 N HUNTERS GLEN
ROCKWALL, TX 75032

MONK JEFFREY CHAD REVOCABLE LIVING TRUST
JEFFREY CHAD MONK TRUSTEE
914 HUNTERS GLEN
ROCKWALL, TX 75032

RESIDENT
920 ROCKWALL PKWY
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN
921 HUNTERS GLEN
ROCKWALL, TX 75032

TEAFF DAVID J & KAREN L
922 HUNTERS GLN
ROCKWALL, TX 75032

B AND V SMITH LIVING TRUST
VONDA K SMITH - TRUSTEE
922 KEY COLONY DR
GARLAND, TX 75043

LEAL JAIME & LORI DEANN GILLILAN
929 HUNTERS GLEN
ROCKWALL, TX 75032

CLARKE VANCE M & PAMELA L
930 HUNTERS GLN
ROCKWALL, TX 75032

RESIDENT
930 W RALPH HALL PKWY
ROCKWALL, TX 75032

RESIDENT
935 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
935 W RALPH HALL
ROCKWALL, TX 75032

RESIDENT
938 HUNTERS GLEN
ROCKWALL, TX 75032

ALLECO LLC
941 W RALPH HALL PARKWAY SUITE 101
ROCKWALL, TX 75032

RESIDENT
947 W RALPH HALL
ROCKWALL, TX 75032

RH REALTY HOLDINGS LLC
947 W RALPH HALL PKWY SUITE 103
ROCKWALL, TX 75032

GAIL HERVEY FAMILY TRUST
GAIL H HERVEY - TRUSTEE
948 HUNTERS GLN
ROCKWALL, TX 75032

RESIDENT
955 W RALPH HALL
ROCKWALL, TX 75032

M&K REAL ESTATE DEV LLC
959 W RALPH HALL PKWY STE 101
ROCKWALL, TX 75032

CHRISMER LANE LTD
960 W RALPH HALL PKWY
ROCKWALL, TX 75032

SCRITCHFIELD RICHARD AND JANE
9605 WATERVIEW PKWY
ROWLETT, TX 75089

RESIDENT
965 W RALPH HALL
ROCKWALL, TX 75032

965 RHP 103 LLC
ATTN: GARON R HORTON
965 W RALPH HALL PKWY SUITE 103
ROCKWALL, TX 75032

H4HIM LEGACY LLC-SUITE 105 SERIES
965 W RALPH HALL PKWY
ROCKWALL, TX 75032

SIMPSON BLAKE JORDAN AND JESSICA MARIE
973 BENTON WOODS DRIVE
ROCKWALL, TX 75032

RESIDENT
990 W RALPH HALL PKWY
ROCKWALL, TX 75032

HUDSON SFR PROPERTY HOLDINGS II LLC
C/O HUDSON HOME MANAGEMENT LLC
ATTN: HEATHER HAWKINS 2711 N HASKELL, SUITE 2100
DALLAS, TX 75204

TENET EQUITY FUNDING SPE I, LLC
ATTN: MIKE ZIEG 7332 E BUTHERUS DRIVE, SUITE 100
SCOTTSDALE, AZ 85260

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975 PARK SORRENTO , SUITE 300
CALABASAS, CA 91302

GLEN HILLS CEMETERY
C/O INEZ GIBSON 512 COOL MEADOW COURT
DESOTO, TX 75115

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY PO BOX 52427
ATLANTA, GA 30355

FHS ROCKWALL, L.P.
C/O MGR ASSETS INC 3160 CROW CANYON PLACE, SUITE 135
SAN RAMON, CA 94583

2021 B N CARROLL REVOCABLE TRUST
BENJAMIN THOMAS CARROLL AND
NICOLE CAMILLE (LIUDAHL) CARROL- TRUSTEES
1169 SKYLAR DRIVE
ROCKWALL, TX 75087

ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

HIGGINS DELANNE M
P O BOX 1784
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
P O BOX 2408
WYLIE, TX 75098

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

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

PARKHILL GAIL C &
PHILIP W CLIFFORD & ROY MCGAHEE
PO BOX 100
PARIS, TX 75461

GIST JESSE JR AND
JANAE E BARNES
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

ZOBECK TED M AND VIRGINIA F
PO BOX 2045
ROCKWALL, TX 75087

NORTH TEXAS MUNICIPAL WATER DIST
PO BOX 2408
WYLIE, TX 75098

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

FOX CHASE DEVELOPMENT CORP
PO BOX 369
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

PROGRESS RESIDENTIAL BORROWER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YAMASA CO LTD., A JAPANESE CORPORATION
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BORROWER 3, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

YANDELL TRUE & DAVID
PO BOX 477
ROCKWALL, TX 75087

W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142

HOUZZ ROCK, LLC
PO BOX 670
ROCKWALL, TX 75087

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

2930 S RIDGE ROAD ROCKWALL, LLC
PO BOX 741209
HOUSTON, TX 77274

STOKES RICHARD & JULIE
PO BOX 8
ROCKWALL, TX 75087

HAMILTON DIRECT LLC
PO BOX 849
ROCKWALL, TX 75087

GRUBBS DAVID G
PO BOX 852
ROCKWALL, TX 75087

WAGON RANCH LLC
1010 W RALPH HALL PKWY STE 100
ROCKWALL, TX 75032

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:

Z2024-054: Zoning Change Amending PD-9

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a *Zoning Change* amending Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] for the purpose of consolidating the regulating ordinances for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall, 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, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 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, December 16, 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. Z2024-054: Zoning Change Amending PD-9

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

November 18, 2024

TO: The Property Owners and/or Residents Located within Planned Development District 9 (PD-9)

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-054; *Amendment to Planned Development District 9 (PD-9)*

Property Owners and/or Residents Located within Planned Development District 9 (PD-9),

The City of Rockwall has initiated an amendment to Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 9 (PD-9) -- *which regulates the Fox Chase Subdivision, the Shadydale Estates Subdivision, -the Rainbow Lake Estates Subdivision, and various other commercial and residential properties* -- consists of over 65 pages of regulations within ten (10) regulating ordinances, and over 205 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents, developers, and contractors looking to do work on properties situated within this area, and for City staff when reviewing permits.

WHY AM I GETTING THIS NOTICE?
The Local Government Code for the State of Texas requires notices to be sent to all property owners and occupants effected by a zoning change. The City of Rockwall establishes a 500-foot notification buffer around the subject property as the notice area. This means that you are receiving this notice because you either live within the boundaries of Planned Development District 9 (PD-9) or within 500-feet of its boundaries. The attached map is a visual representation of the subject property and the 500-foot notification buffer surrounding the zoning area.

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 9 (PD-9) will *not* change your zoning or any development requirements associated with your property or any other properties located within the subject property. It will *only* make it easier to find the development requirements associated with property for property owners, developers, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within Planned Development District 9 (PD-9)* -- will *not* be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, *December 10, 2024* at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Monday, *December 16, 2024* at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6488 or email planning@rockwall.com.

Sincerely,

Bethany Ross
Planner
City of Rockwall Planning and Zoning Department

Case No. Z2024-054: Zoning Change Amending PD-9

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.

I do not have in-depth information as to what this zoning change would entail, and what the benefits would be to me as a home owner.

Name: Albert Christian

Address: 821 Trumpeter Way, Rockwall, Texas 75032-5857

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
INFORMATION FORM

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

CASE NUMBER Z2024-054

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Justin Holland

ADDRESS 3125 Ridge Rd, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The purpose of making this change is to make the document (PD-9) easier to read and understand for residents, developers and contractors looking to do work on properties situated within this area, and for City staff when reviewing permits.

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.
- ☐ 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:

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:

Z2024-054: Zoning Change Amending PD-9

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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, December 16, 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. Z2024-054: Zoning Change Amending PD-9

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.

I am opposed to the request until the Consolidated ordinances are detailed and home owners rights are explained with respect to the proposed changes.

Name: Kevin T. Mark

Address: 2962 Oak Drive 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

PD-9

ORDINANCE NO. 73-49

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND SHOPPING CENTER USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 9, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be, and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to give the following-described property the zoning classification hereinafter set out, to-wit:

SECTION 2. The granting of the Planned Development District Number 9 to the above-described property is subject to the following Special Conditions:

(1) Planned Development District Number 9 shall be developed generally in accordance with the site plan for said area, which is attached to and made a part hereof as Exhibit "A."

(2) That all development of property covered by this ordinance shall be in accordance with the approved site plan, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for change and amendments to the Comprehensive Zoning Ordinance.

(3) Prior to the issuance of any building permit in Planned Development District Number 9, a Comprehensive Site Plan of the Development shall be filed with the City Council of the City and shall be approved by them and filed as a part of this ordinance. Such required detailed plan shall set forth the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council to create a reasonable transition to and protection of the adjacent property. Such approval by the City Council of the detailed site plan shall be considered as an amendment to this ordinance and shall be applicable to the property involved.

TRACT I.

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207 and being a part of a tract of land conveyed to Kirby Albright from J. L. Parker by Deed, dated August 11, 1967, and recorded in Vol. 80, Pg. 7, Rockwall County Deed Records and further being part of a tract of land conveyed to Kirby Albright, et al by Deed recorded in Vol. 81, Pg. 33, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Point of Intersection of the present Southeast City Limit Line with the South R.O.W. line of F.M. Road 3097;
THENCE: Following said South R.O.W. line South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet to the Westerly line of a County road;
THENCE: Following said Westerly line South 46° 19' 31" West, 1525.63 feet; South 65° 38' 39" West, 76.35 feet; South 40° 53' 25" West, 100.9 feet; South 30° 48' 15" West, 125.28 feet and South 32° 49' 05" West a distance of 900 feet more or less to the present North City Limit Line of the City of Heath;
THENCE: Following said North City Limit Line, West a distance of 445 feet to a point for corner;
THENCE: North 01° 40' 02" East a distance of 1560 feet more or less to the South line of a 50' wide access road easement (known as Shadydale Lane);
THENCE: With said South line, North 84° 32' 49" West a distance of 642.85 feet to a point for a corner;
THENCE: Crossing said easement, North 06° 00' 11" East 50 feet to a point for a corner on the North line of said easement;
THENCE: With said North line, North 84° 32' 49" West a distance of 526.33 feet to a point for a corner, same being the Southwest corner of Lot 1, Block "B" of Highland Acres Addition;
THENCE: Following said addition line North 7° 24' West a distance of 678.54 feet to a point for a corner at the Southeast corner of Lot 5, Block B of said addition;
THENCE: South 82° 36' West along the lot line between Lots 4 and 5 of said addition a distance of 350 feet to a point for a corner in the Easterly R.O.W. line of F.M. Road 740;
THENCE: Following said Easterly R.O.W. line, North 7° 24' West a distance of 319.06 feet, along a curve to the left an arc distance of 40 feet more or less to the present City Limit Line of the City of Rockwall;
THENCE: Following said existing City Limit Line, South 80° 20' East a distance of 918 feet and North 32° 30' East a distance of 1680 feet more or less to the PLACE OF BEGINNING and containing 138.5 acres of land more or less.

TRACT II.

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207, and being a part of a tract of land conveyed to Ralph M. Hall by Mrs. J. A. Wilkerson, et al, by Deed, dated December 24, 1964, and recorded in Vol. 71, Pg. 474, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South R.O.W. line of F.M. 3097, said point being located South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: Along said South R.O.W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;
THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner;
THENCE: In a Southerly direction along the meanders of Buffalo Creek as follows:
South 13° 22' 03" East 116.17 feet;
South 18° 26' 06" East 47.43 feet;
South 14° 02' 10" West 123.69 feet;
South 20° 13' 29" East 101.24 feet;
South 10° 18' 17" East 55.90 feet;
South 36° 26' 40" East 404.01 feet;
South 42° 42' 34" West 176.91 feet;
South 33° 41' 24" West 108.16 feet;
North 77° 54' 19" West 71.58 feet;
South 61° 41' 57" West 73.82 feet;
South 84° 17' 22" West 50.24 feet;
South 62° 06' 10" West 96.17 feet; and South 60 feet more or less to the existing North City Limits of the City of Heath;
THENCE: West along said existing North City Limit Line 960 feet more or less to a point in Rainbow Lake;
THENCE: North 44° 45' East 224.00 feet;
North 09° 30' East 87.00 feet;
North 52° 15' West 130.00 feet;
South 32° 05' West 126.00 feet;
South 09° 00' East 109.00 feet;
South 76° 00' West 59.00 feet;
North 23° 45' West 125.00 feet;
North 53° 45' West 107.00 feet;
North 00° 15' West 107.00 feet;
North 72° 45' East 88.00 feet;
North 06° 45' West 218.00 feet;
North 89° 45' East 126.00 feet;
North 06° 30' East 43.00 feet;
North 47° 00' West 92.00 feet;
North 43° 00' East 180.00 feet;
North 07° 30' West 118.00 feet;
North 75° 30' West 250.00 feet;
North 19° 15' West 103.00 feet;
North 75° 00' East 211.00 feet;
North 43° 00' West 146.00 feet;
North 04° 45' East 195.00 feet;
North 70° 00' West 122.00 feet;
North 01° 30' East 220.00 feet to a point in the Westerly line of a public road;
THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

(4) Planned Development District Number 9 shall be limited to the following uses, with acreage of each, number of dwelling units and density as noted:

	AREA	PERCENTAGE OF ACREAGE	DWELLING UNITS	DWELLING UNITS PER ACRE
Shopping Center Uses - Under General Retail Zoning	26.5±*	10.2%	-0-	-0-
Garden Apartments Under Multiple-Family Zoning	25.7±*	9.8 %	360	14.0
Town Homes - Under Multiple-Family Zoning	47.6±*	17.9 %	381	8.0
Cluster Homes - Under Multiple-Family Zoning	42.0±*	15.8 %	168	4.0
Single-Family Units - Under Single-Family Zoning	95.7±*	36.0 %	163	1.5
TOTAL DWELLING UNITS:			1,072	
TOTAL NUMBER OF DWELLING UNITS PER ACRE:				4.0
TOTAL ACREAGE:	265.7±*			

(* plus or minus, more or less)

SECTION 3. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above-described tract of land shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, by the granting of this zoning change.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. Whereas, it appears that the above-described property requires classification as a Planned Development District in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, such requirement creates an urgency and an emergency in the preservation of the public welfare and requires that this ordinance take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

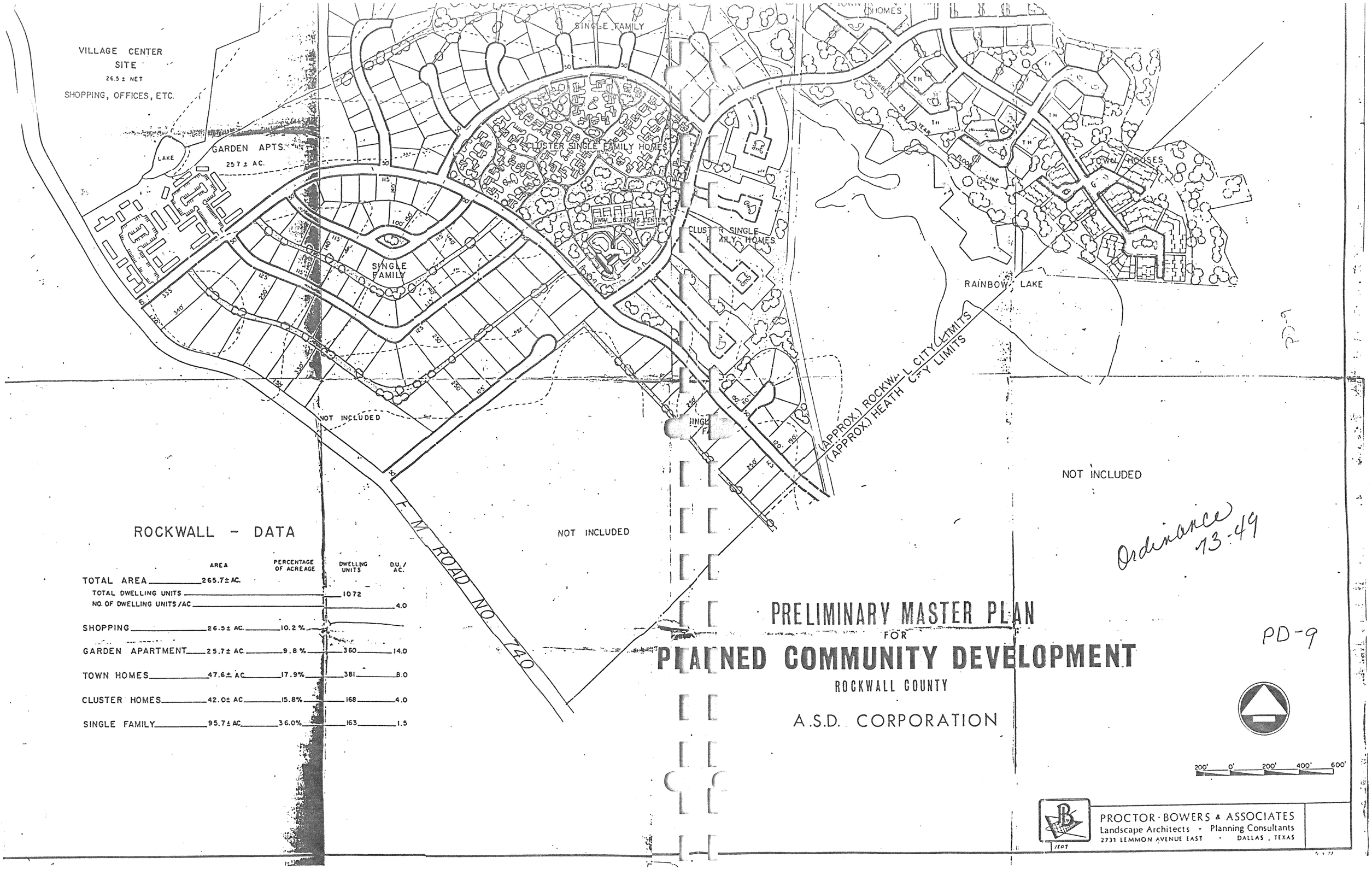
Harry S. Myers
MAYOR

ATTEST:

Dawn C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Williamson
CITY ATTORNEY



ROCKWALL - DATA

	AREA	PERCENTAGE OF ACREAGE	DWELLING UNITS	D.U. / AC.
TOTAL AREA	265.7± AC.			
TOTAL DWELLING UNITS			1072	
NO. OF DWELLING UNITS / AC				4.0
SHOPPING	26.5± AC.	10.2 %		
GARDEN APARTMENT	25.7± AC.	9.8 %	360	14.0
TOWN HOMES	47.6± AC.	17.9%	381	8.0
CLUSTER HOMES	42.0± AC.	15.8%	168	4.0
SINGLE FAMILY	95.7± AC.	36.0%	163	1.5

PRELIMINARY MASTER PLAN
FOR
PLANNED COMMUNITY DEVELOPMENT
ROCKWALL COUNTY

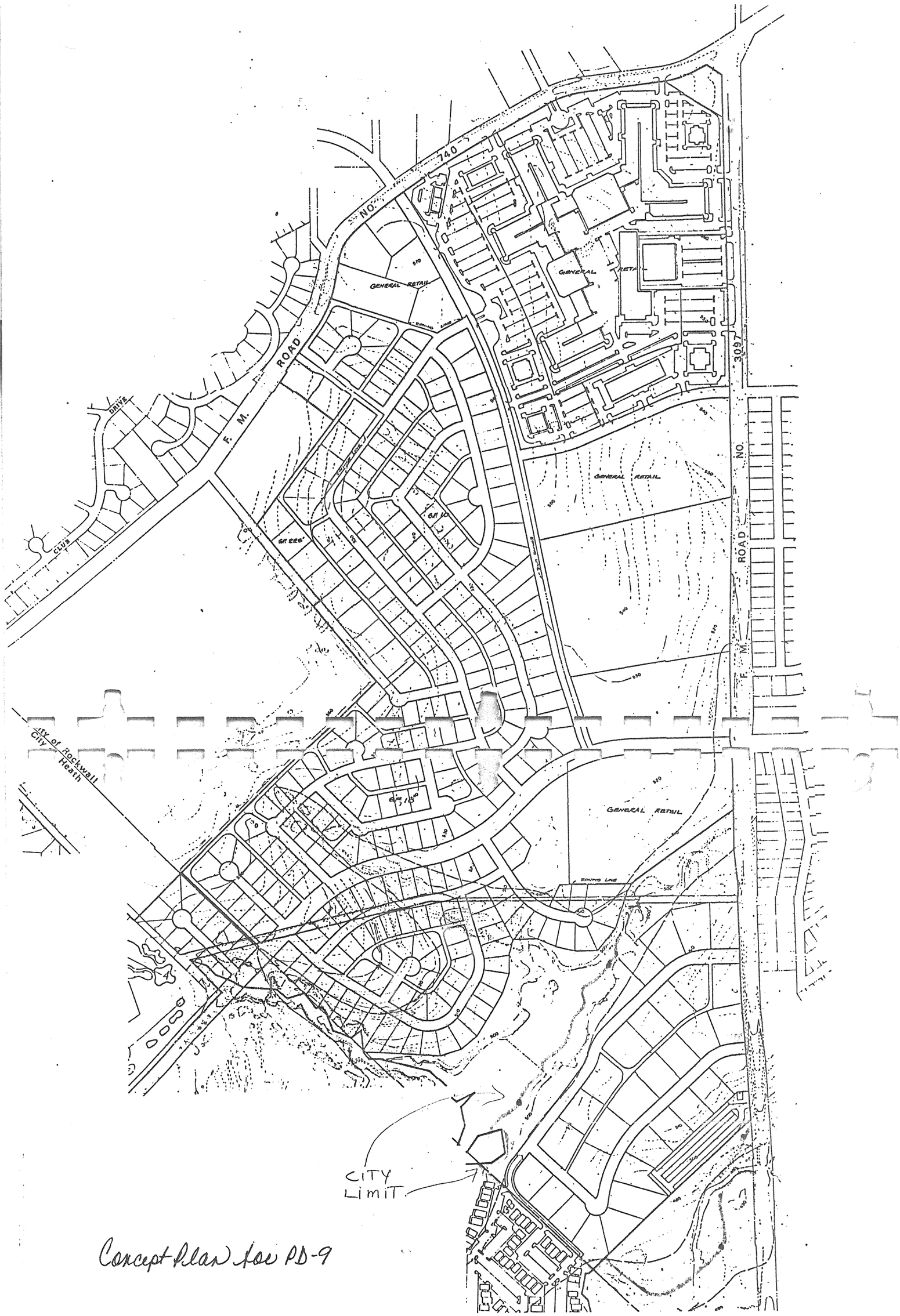
A.S.D. CORPORATION

Ordinance 13-49

PD-9

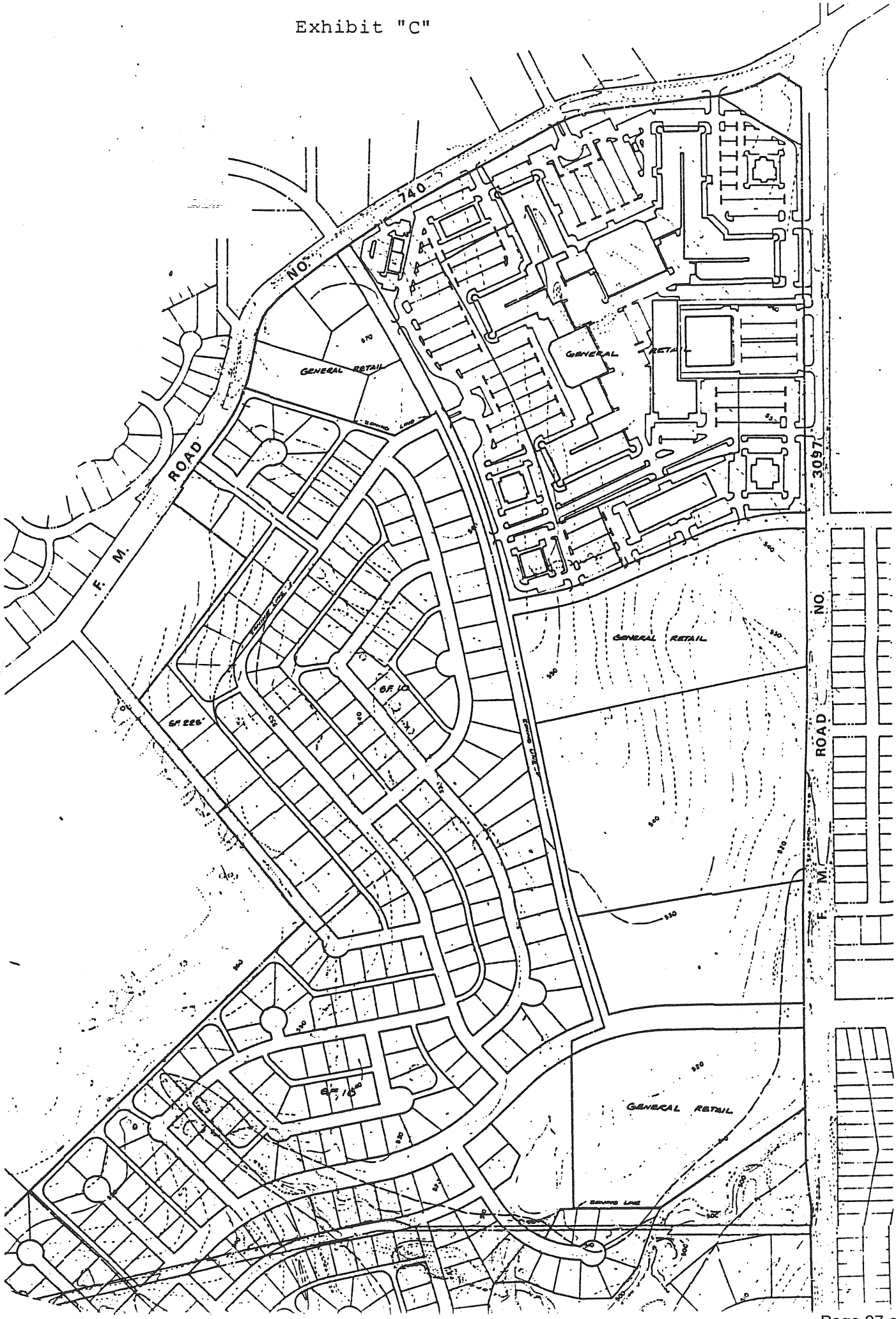
200' 0' 200' 400' 600'

PROCTOR · BOWERS & ASSOCIATES
Landscape Architects - Planning Consultants
2731 LEMMON AVENUE EAST · DALLAS, TEXAS



Concept Plan for PD-9

Exhibit "C"


740
NO.
F. M.
ROAD
3097
NO.
ROAD
F. M.
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
EXISTING LINE
EXISTING LINE
EXISTING LINE

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NUMBER 73-49

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, AS HERETOFORE AMENDED, SO AS TO GIVE THE FOLLOWING-DESCRIBED TRACTS OF LAND A "PD" PLANNED DEVELOPMENT DISTRICT CLASSIFICATION ZONING FOR A COMBINATION OF SINGLE-FAMILY, MULTIPLE-FAMILY AND SHOPPING CENTER USES, TO BE DESIGNATED AS PLANNED DEVELOPMENT DISTRICT NUMBER 9, SAID PLANNED DEVELOPMENT DISTRICT BEING DESCRIBED ON THE PLAT ATTACHED HERETO, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207 and being a part of a tract of land conveyed to Kirby Albright from J. L. Parker by Deed, dated August 11, 1967, and recorded in Vol. 80, Pg. 7, Rockwall County Deed Records and further being part of a tract of land conveyed to Kirby Albright, et al by Deed recorded in Vol. 81, Pg. 33, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the Point of Intersection of the present Southeast City Limit Line with the South R.O.W. line of F.M. Road 3097;
THENCE: Follow[illegible]aid South R.O.W. line So[illegible]44° 37' East, 467.6 feet; South 43° [illegible]
THENCE: South 82° 36' West along the lot line between Lots 4 and 5 of said addition a distance of 350 feet to a point for a corner in the Easterly R.O.W. line of F.M. Road 740;
THENCE: Following said Easterly R.O.W. line, North 7° 24' West a distance of 319.06 feet, along a curve to the left an arc distance of 40 feet more or less to the present City Limit Line of the City of Rockwall;
THENCE: Following said existing City Limit Line, South 80° 20' East a distance of 918 feet and North 32° 30' East a distance of 1680 feet more or less to the PLACE OF BEGINNING and containing 138.5 acres of land more or less.

TRACT II

BEING a tract or parcel of land situated in Rockwall County, Texas, out of the E. Teal Survey, Abstract No. 207, and being a part of a tract of land conveyed to Ralph M. Hall by Mrs. J.A. Wilkerson, et al by Deed, dated December 24, 1964, and recorded in Vol. 71, Pg. 474, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the South R.O.W. line of F.M. 3097, said point being located South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;
THENCE: Along said South R.O.W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;
THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner;
THENCE: In a Southerly direction along the meanders of Buffalo Creek as follows:
South 13° 22' 03" East 116.17 feet;
South 18° 26' 06" East 47.43 feet;
South 14° 02' 10" West 123.69 feet;
South 20° 13' 29" East 101.24 feet;
South 10° 18' 17" East 55.90 feet;
South 36° 26' 40" East 404.01 feet;
South 42° 42' 34" West 176.91 feet;
South 33° 41' 24" West 108.16 feet;
North 77° 54' 19" West 71.58 feet;
South 61° 41' 57" West 73.82 feet;
South 84° 17' 22" West 50.24 feet;
South 62° 06' 10" West 96.17 feet; and South 60 feet more or less to the existing North City Limits of the City of Heath:
THENCE: West along said existing North City Limit Line 960 feet more or less to a point in Rainbow Lake;
THENCE: North 44° 45' East 224.00 feet;
North 09° 30' East 87.00 feet;
North 52° 15' West 130.00 feet;
South 32° 05' West 126.00 feet;
South 09° 00' East 109.00 feet;
South 76° 00' West 59.00 feet;
North 23° 45' West 125.00 feet;
North 53° 45' West 107.00 feet;
North 00° 15' West 107.00 feet;
North 72° 45' East 88.00 feet;
North 06° 45' West 218.00 feet;
North 89° 45' East 126.00 feet;
North 06° 30' East 43.00 feet;
North 47° 00' West 92.00 feet;
North 43° 00' East 180.00 feet;
North 07° 30' West 118.00 feet;
North 75° 30' West 250.00 feet;
North 19° 15' West 103.00 feet;
North 75° 00' East 211.00 feet;
North 43° 00' West 146.00 feet;
North 04° 45' East 195.00 feet;
North 70° 00' West 122.00 feet;
North 01° 30' East 220.00 feet to a point in the Westerly line of a public road;
THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

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

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 12th day of November, 1973.

APPROVED:

Harry F. Myers, Mayor

ATTEST:

Galen Williams, City Secretary

(1TC)

East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet to the Westerly line of a County road;
THENCE: Following said Westerly line South 46° 19' 31" West, 1525.63 feet; South 65° 38' 39" West, 76.35 feet; South 40° 53' 25" West, 100.9 feet; South 30° 48' 15" West, 125.28 feet and South 32° 49' 05" West a distance of 900 feet more or less to the present North City Limit Line of the City of Heath;
THENCE: Following said North City Limit Line, West a distance of 445 feet to a point for corner;
THENCE: North 01° 40' 02" East a distance of 1560 feet more or less to the South line of a 50' wide access road easement (known as Shadydale Lane);
THENCE: With said South line, North 84° 32' 49" West a distance of 642.85 feet to a point for a corner;
THENCE: Crossing said easement, North 06° 00' 11" East 50 feet to a point for a corner on the North line of said easement;
THENCE: With said North line, North 84° 32' 49" West a distance of 526.33 feet to a point for a corner, same being the Southwest corner of Lot 1, Block "B" of Highland Acres Addition;
THENCE: Following said addition line North 7° 24' West a distance of 678.54 feet to a point for a corner at the Southeast corner of Lot 5, Block B of said addition;

ORDINANCE NO. 86-55

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND THE PRELIMINARY PLAN FOR "PD-9" MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; REPEALING ORDINANCE NO. 73-49; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 9 on the property described in Exhibit "A".

Section 2. That Planned Development District Number 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended

and as amended hereby, provided that the granting of Planned Development District No. 9 to the above described tract of land is subject to the following special conditions:

A. Prior to issuance of any building permit in Planned Development District No. 9 a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No. 9 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

C. Development of Planned Development No. 9 shall be in conformance with the approved preliminary plan shown on Exhibit "B" and shall be regulated by the area requirements in Exhibit "C". Area requirements not specifically addressed in this ordinance shall be regulated by the requirements set forth in the "GR", "SF-10", and "O" classifications as applicable to the land uses approved under this ordinance.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance

or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That ordinance No. 73-49 and all other ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 16th day of June, 1986.

APPROVED:

Mayor

ATTEST:

BY: Jennifer F Garrett

1st reading 6-9-86

2nd reading 6-16-86

EXHIBIT "A"

SINGLE FAMILY

SF-10

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, and being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 45° 31' 22" East a distance of 196.87 feet to a point for a corner; and South 52° 42' 43" East a distance of 134.10 feet to a point for a corner;
THENCE: South 6° 24' 04" West a distance of 1811.29 feet to a point for a corner in a branch and on the Southerly line of Tract 7;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: South 18° 44' West a distance of 170.0 feet; South 89° 43' West a distance of 208.3 feet; South 59° 32' West a distance of 274.4 feet; and South 45° 25' West a distance of 32.8 feet to said City Limits line;
THENCE: Westerly a distance of 71.3 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 50° 49' West a distance of 102.5 feet; South 7° 11' West a distance of 63.9 feet; and South 67° 56' West a distance of 5.4 feet to said City Limits line;
THENCE: Westerly a distance of 172.0 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 65° 38' West a distance of 27.6 feet; South 81° 29' West a distance of 37.9 feet; South 10° 13' West a distance of 6.2 feet to said City Limits line;
THENCE: Westerly a distance of 96.5 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 82° 45' West a distance of 7.5 feet; and South 28° 34' West a distance of 1.1 feet to said City Limits line;
THENCE: Westerly a distance of 912.5 feet along said City Limits line to a point for a corner on the West line of said Tract 6;
THENCE: North 0° 41' 42" East a distance of 1482.21 feet along said West line to a point for a corner;
THENCE: Traversing said Tract 5 & 6 as follows: South 85° 31' 09" East a distance of 50.00 feet to a point for a corner; North 4° 28' 51" East a distance of 220.00 feet to a point for a corner; North 85° 31' 09" West a distance of 787.79 feet to the point of curvature of a circular curve to the right having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; North 8° 22' 20" West a distance of 604.10 feet to a point for a corner; and South 81° 37' 40" West a distance of 546.19 feet to a point for a corner on the Easterly line of F.M. 740;
THENCE: Along the Easterly line of F.M. 740 as follows: North 8° 22' 20" West a distance of 119.80 feet to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet; and Along said curve an arc distance of 203.95 feet;
THENCE: Traversing said tracts as follows: North 62° 35' 43" East a distance of 588.16 feet to a point for a corner; North 18° 25' 30" East a distance of 10.00 feet to the point of curvature of a circular curve to the right having a central angle of 15° 09' 27", a radius of 2614.27 feet, and a chord that bears South 63° 59' 47" East a distance of 689.59 feet; Along said curve an arc distance of 691.60 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; South 62° 35' 20" East a distance of 296.89 feet to a point for a corner; South 77° 45' 55" East a distance of 173.73 feet to a point for a corner; South 45° 31' 22" East a distance of 638.11 feet to a point for a corner; North 44° 24' 40" East a distance of 334.49 feet to a point for a corner; and North 10° 28' 38" East a distance of 662.77 feet to the Point of Beginning and Containing 112.786 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

SINGLE FAMILY

SF-12.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tract 5 as follows: North 62° 35' 43" East a distance of 588.16 feet; and North 18° 25' 30" East a distance of 10.00 feet to the Point of Beginning;
THENCE: Continuing to traverse said Tract 5 as follows: North 18° 25' 30" East a distance of 180.00 feet to a point for a corner on a circular curve to the right having a central angle of 15° 09' 27", a radius of 2794.27 feet, and a chord that bears South 63° 59' 47" East a distance of 737.07 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17", and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; South 62° 35' 20" East a distance of 453.91 feet to a point for a corner on a circular curve to the left having a central angle of 9° 03' 08", a radius of 855.00 feet, and a chord that bears South 22° 53' 06" West a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 77° 45' 55" West a distance of 173.73 feet to a point for a corner; North 62° 35' 20" West a distance of 296.89 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2614.27 feet; Along said curve an arc distance of 691.60 feet to the Point of Beginning and Containing 9.935 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

SINGLE FAMILY

SF-22.5

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 195.00 feet to a point for a corner;
THENCE: Leaving said Easterly line and traversing said Tracts 5 and 6 as follows: North 81° 37' 40" East a distance of 546.19 feet to a point for a corner; South 8° 22' 20" East a distance of 604.10 feet to the point of curvature of a circular curve to the left having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; South 85° 31' 09" East a distance of 787.79 feet to a point for a corner; South 4° 28' 51" West a distance of 220.00 feet to a point for a corner; and North 85° 31' 09" West a distance of 50.00 feet to a point for a corner at the North corner of Tract 6 as described in the above mentioned deed;
THENCE: Along the Southerly lines and Westerly lines of said Tract 5 as follows: North 85° 31' 09" West a distance of 515.68 feet to a point for a corner; North 5° 01' 51" East a distance of 50.00 feet to a point for a corner; North 85° 31' 09" West a distance of 523.38 feet to a point for a corner; and North 8° 22' 20" West a distance of 678.54 feet to a point for a corner; and South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 9.862 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

GENERAL RETAIL

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, said being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly right-of-way of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;
THENCE: Leaving said line of F.M. 3097 and traversing said tract as follows: South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; South 44° 24' 40" West a distance of 334.49 feet to a point for a corner; South 45° 31' 22" West a distance of 638.11 feet to the point of curvature of a circular curve to the right having a central angle of 9° 03' 08", a radius of 855.00 feet and a chord that bears North 22° 53' 06" East a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 62° 35' 20" West a distance of 453.91 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2794.27 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 18° 25' 30" West a distance of 190.00 feet to a point for a corner; and South 62° 35' 43" West a distance of 588.16 feet to a point for a corner on the Easterly line of F.M. 740, said point being on a circular curve to the left having a central angle of 5° 09' 03", a radius of 613.99 feet, and a chord that bears North 29° 58' 48" West a distance of 55.18 feet;
THENCE: Along the Easterly line of F.M. 740 as follows: Along said curve an arc distance of 55.20 feet to a point for a corner; North 32° 33' 20" West a distance of 165.29 feet to the point of curvature of a circular curve to the right having a central angle of 38° 47' 00" and a radius of 247.93 feet; Along said curve an arc distance of 167.82 feet to a point for a corner; North 6° 13' 40" East a distance of 199.88 feet to the point of curvature of a circular curve to the right having a central angle of 9° 33' 00" and a radius of 3780.17 feet; Along said curve an arc distance of 630.07 feet to a point for a corner; North 15° 46' 40" East a distance of 394.23 feet to the point of curvature of a circular curve to the right having a central angle of 21° 50' 00" and a radius of 533.69 feet; Along said curve an arc distance of 203.37 feet to a point for a corner; North 37° 36' 40" East a distance of 408.71 feet to the point of curvature of a circular curve to the left having a central angle of 19° 16' 00" and a radius of 613.69 feet; Along said curve an arc distance of 206.36 feet to a point for a corner; North 18° 20' 40" East a distance of 69.72 feet to a point for a corner; and North 74° 40' 57" East a distance of 103.42 feet to the Point of Beginning and Containing 115.228 Acres of Land.

Harold L. Evans, Consulting Engineer
February 24, 1986

EXHIBIT "A"

OFFICE/WAREHOUSE

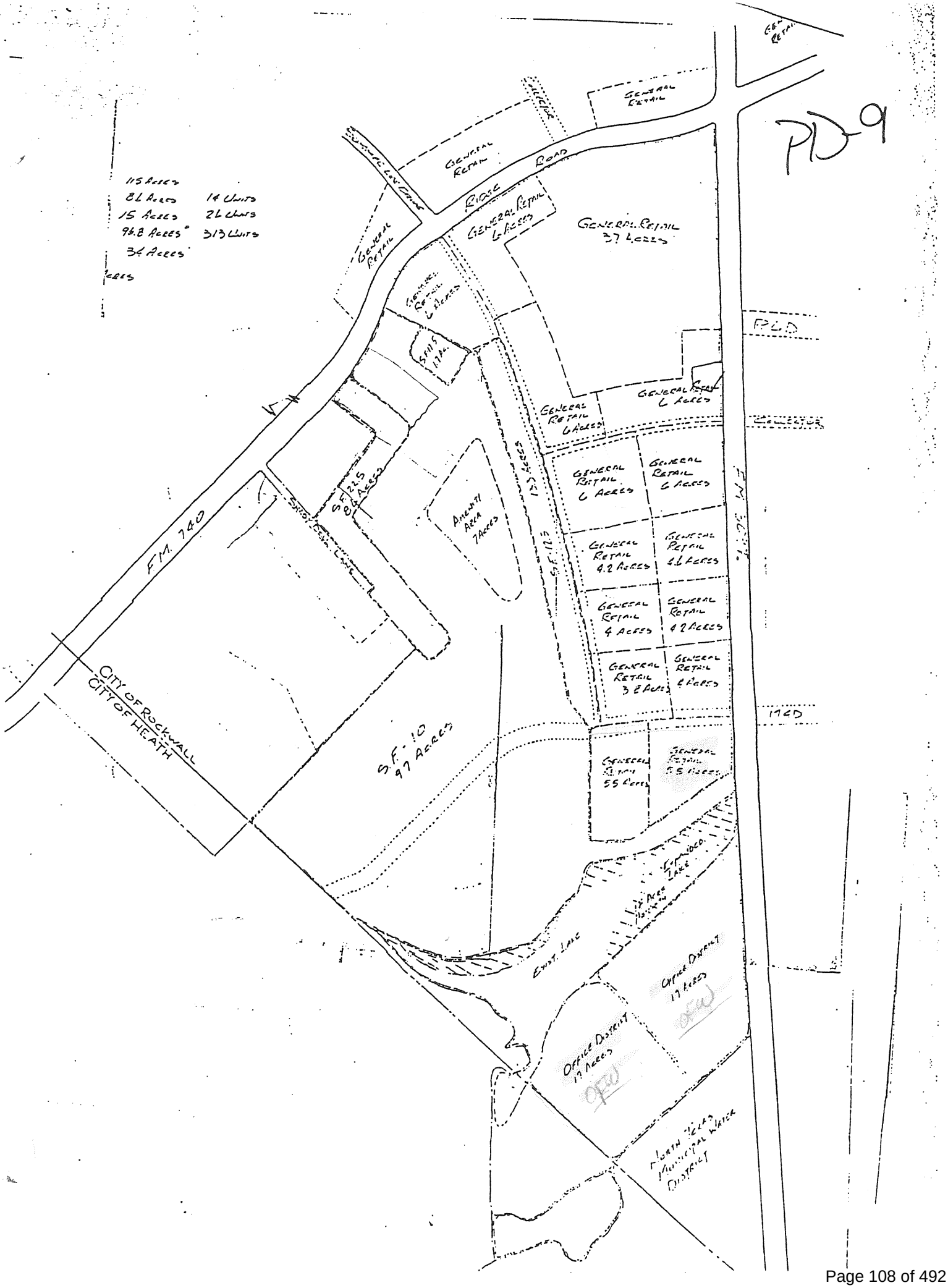
STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

Harold L. Evans, Consulting Engineer

February 24, 1986


PD-9
11.5 Acres
8L Acres 14 Units
15 Acres 2L Units
96.8 Acres* 313 Units
36 Acres
Acres
General Retail
Ridge Road
General Retail 15 Acres
General Retail 37 Acres
General Retail 6 Acres
S.F. 12.5 17 Ac.
General Retail 6 Acres
General Retail 6 Acres
General Retail 6 Acres
Amenity Area 7 Acres
S.F. 12.5 8.4 Acres
General Retail 4.2 Acres
General Retail 6.6 Acres
General Retail 4 Acres
General Retail 4.2 Acres
General Retail 3.8 Acres
General Retail 6 Acres
General Retail 5.5 Acres
PLD
Collector
1460
FM. 740
City of Rockwall
City of Heath
S.F. 10 9.7 Acres
Existing Lake
Office District 19 Acres
Office District 19 Acres
North Texas Municipal Water District

EXHITIB "C"

Permitted Uses:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16, 1983.

2. In addition to those defined, include the following:

   a) Light Assembly with or without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 10,000 square feet.

   b) Furniture Store with front showroom and warehouse storage within the same building or similar business.

   c) Hardware Store with showroom and warehouse storage within the same building or similar business.

   d) Pastery Shop with cooking facilities within the same building or similar business.

   e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.

   f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.

   g) Small Business Office with or without showroom, with or without warehouse storage within the same building.

3. Other uses similar related to any within item 1 or 2 and those which may be included in special use permit.

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-10) Single Family Residential District
Minimum 10,000 Square Feet.

1. Minimum lot area - 10,000 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 6 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. - 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area - 12,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 6 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F.-22.5) Single Family Residential District
Minimum 22,500 Square Feet.

1. Minimum lot area - 22,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot frontage on a public street - 80 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 25 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
   a) Internal lot - 8 feet
   b) Side yard abutting street - 15 feet
   c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from public right-of-way for rear and side yard - 20 feet
11. Maximum building coverage as a percentage of area - 35 percent
12. Maximum height of structures - 36 feet
13. Maximum number of paved off-street parking spaces (excluding garage) - 2 each

EXHIBIT "C"

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: General Retail District

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 20 feet
5. Minimum width of side setback -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
   c) Abutting residential - 20 feet
   d) Abutting an arterial - 20 feet
   e) Abutting other streets - 15 feet
6. Minimum depth of rear setback -
   a) Abutting non-residential with fire wall - 0 feet
   b) Abutting residential without fire wall - 20 feet
7. Minimum distance between detached buildings on same parcel of land or lot -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
   a) Structures - non-combustible - 100 percent
   b) Exterior building facing masonry - 90 percent
9. Maximum building coverage percent of lot - 40 percent
10. Maximum amount of impervious coverage - 90 percent
11. Minimum amount of landscape by lot area - 10 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 120 feet
14. Maximum number of entrances -
   a) Arterial - 1 per 200 feet
   b) Collector - 1 per 100 feet
   c) Local - 1 per 50 feet

P.D. 9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

Product: Office Warehouse (OFW) - (39.555 Acres)

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 50 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet
5. Minimum width of side setback -
   a) Without fire retardant wall - 6 feet
   b) With fire retardant wall - 0 feet
   c) Abutting residential zoned property - 20 feet
   d) Abutting arterial from right-of-way - 25 feet
   e) Abutting other streets - 20 feet
6. Minimum depth of rear setback -
   a) Abutting non-residential property with fire wall - 0 feet
   b) Without fire retardant wall - 20 feet
7. Minimum distance between detached buildings on the same parcel of land or lot -
   a) Without fire wall - 15 feet
   b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
   a) Structures - non-combustible - 100 feet %
   b) Exterior buildings facing masonry - 90 percent
10. Maximum amount of impervious coverage - 80 percent
11. Minimum amount of landscaping - 20 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet
14. Maximum number of entrances -
   a) On arterial (street frontage) - 1 per 200 feet
   b) On collector (street frontage) - 1 per 100 feet
   c) On local street frontage - 1 per 50 feet

ORDINANCE NO 87-30

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 86-55, SO AS TO AMEND THE LAND USES AND AREA REQUIREMENTS APPROVED IN THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; ATTACHING THE APPROVED REVISIONS AS EXHIBIT "B"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and Ordinance 86-55 as heretofore amended, be, and the same is hereby amended by amending the approved land uses and approved development criteria for the Office/Warehouse tract as described in Exhibit "A". That said amended land uses and development criteria are attached hereto as Exhibit "B" and made a part hereof for all purposes.

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

SECTION 3. That Planned Development District No. 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved preliminary plan for Planned Development District No. 9 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and

other requirements set forth thereon, subject to the following special conditions:

a. That the amended and approved land uses and development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 9 and any and all such development shall be in strict accordance with such development criteria.

b. No substantial change in development of "PD-9" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 9 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered in the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of One Thousand Dollars ($1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 1st day of June, 1987.

ATTEST: APPROVED

Mayor

1st reading 5/18/87
2nd reading 6/1/87

EXHIBIT "B" ORDINANCE NO._____

PERMITTED USES:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16,1983.

2. In addition to those defined, include the following:

   a) Light Assembly with without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 30,000 square feet.

   b) Furniture Store with front showroom and warehouse storage within the same building or similar business.

   c) Hardware Store with showroom and warehouse storage within the same building or similar business.

   d) Pastery Shop with cooking facilities within the same building or similar business.

   e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.

   f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.

   g) Small Business Office with or without showroom, with or without warehouse storage within the same building.

   h) Manufacturer and assembly of electrical wiring harnesses for irrigation systems with or without accessory warehouse storage.

3. Other uses similarly related to any within item 1 or 2 and those which may be included in special use permit.

TODAY NO OFFICE = GR

EXHIBIT "A" Ordinance No._____

OFFICE/WAREHOUSE

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1011.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

ATTACHMENT "A" Ordinance No._____

TRACT A
(Shall include the following described property less the acreage described in tract B)

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 00" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 30' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 40' 43" East a distance of 643.15 feet to the East corner of said Tract 3;
THENCE: South 2° 10' 48" West a distance of 1150.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;
THENCE: North 6° 24' 04" East a distance of 1011.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

TRACT B

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that certain tract of land described as Tract 3 in deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southeast line of a County Road with the Southwest line of F.M. 3097, a variable width right-of-way, and at the North corner of said Tract 3;
THENCE: South 45° 38' 43" East a distance of 111.49 feet with the Southwest line of F.M. 3097 to an iron rod set at the Point of Beginning;
THENCE: South 45° 38' 43" East a distance of 188.14 feet continuing with said Southwest line to an iron rod set at the point of curvature of a circular curve to the left having a central angle of 0° 36' 48", a radius of 5779.58 feet, and a chord that bears South 45° 57' 07" East a distance of 61.86 feet;
THENCE: Along said curve and continuing with said Southwest line an arc distance of 61.86 feet to an iron rod set for a corner on an intersecting circular curve to the left having a central angle of 52° 49' 33", a radius of 250.00 feet, and a chord that bears South 18° 01' 04" West a distance of 222.82 feet;
THENCE: Along said curve an arc distance of 230.50 feet to an iron rod set for a corner;
THENCE: South 8° 23' 43" East a distance of 525.93 feet to an iron rod set for a corner;
THENCE: South 81° 36' 17" West a distance of 250.00 feet to an iron rod set for a corner;
THENCE: North 8° 23' 43" West a distance of 525.93 feet to an iron rod set for a corner at the point of curvature of a circular curve to the right having a central angle of 52° 45' 00", a radius of 500.00 feet, and a chord that bears North 17° 58' 47" East a distance of 444.24 feet;
THENCE: Along said curve an arc distance of 460.33 feet to the Point of Beginning and Containing 217,800 Square Feet or 5.0000 Acres of Land.

EXHIBIT "B" ORDINANCE NO._____

PD-9 - WHITTLE DEVELOPMENT
AREA REQUIREMENTS

PRODUCT: OFFICE WAREHOUSE (OFW) - 39.555 Acres

1. Minimum site size - 6,000 square feet

2. Minimum site frontage - 50 feet

3. Minimum site depth - 100 feet

4. Minimum depth of front setback - 25 feet

5. Minimum width of side setback -

   a) without fire retardant wall - 6 feet
   b) with fire retardant wall - 0 feet
   c) abutting residential zoned property - 20 feet
   d) abutting arterial from right-of-way - 25 feet
   e) abutting other streets - 20 feet

6. Minimum depth of rear setback -

   a) abutting non residential property with fire wall - 0 feet
   b) without fire retardant wall - 20 feet

7. Minimum distance between detached buildings on the same parcel of land or lot -

   a) without fire wall - 15 feet
   b) with fire wall - 0 feet

8. Minimum requirement for construction materials -
   a) structures - non-combustible - 100%
   b) exterior buildings facing masonry - 90%

9. Maximum amount of impervious coverage - 95%

10. Minimum amount of landscaping - TRACT A- (Described in attachment A-20%
    TRACT B- (Described in Attachment A-12.9%
    In Addition to the minimum % required in tract B, all adjacent street parkway shall be permanently landscaped.

11. Maximum floor area ratio - 2:1

12. Maximum height of structures - 60 feet

13. Maximum number of entrances -

   a) on arterial (street frontage) - 1 per 200 feet
   b) on collector (street frontage) - 1 per 100 feet
   c) on local street frontage - 1 per 50 feet

ORDINANCE NO. 88-13

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO INCLUDE GARDEN CENTERS AS APPROVED USES UNDER "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; 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; AND PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending Exhibit "C" of Ordinance 86-55 as follows: (wording in " " indicates additions):

Exhibit "C"

Product: General Retail District "<u>including garden centers as approved uses</u>".

Section 2. That the above described tract of land shall be used only in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, by including garden center uses as approved uses under "PD-9" Planned Development District No. 9.

Section 3. Any person, firm, or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication

shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance shall remain in full force and effect.

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

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

Jack R Miller
Mayor

ATTEST:

By

1st Reading 4/18/88
2nd Reading 5/2/88

ORDINANCE NO. 88-20

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS , AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO AMEND THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO.9; 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 A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a change in the preliminary plan for "PD-9" has been requested by Whittle Development to change the land use from "SF-12.5" TO "SF-10" on the property described in Exhibit "A" and relocate the amenities from the property described in Exhibit "B" to the property described in Exhibit "D"attached hereto; and

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended,, be and the same is hereby amended by amending Exhibit "B" of Ordinance 86-55 as follows:

a. Changing the zoning designation from "SF-12.5" to "SF-10" on the 1.7 acre tract of land as shown on Exhibit "B" and further described in Exhibit "A"

b. Removing the 7 acre amenities area as shown on Exhibit "B", and

c. Locating a 3.5 acre public park as shown on the revised concept plan attached hereto as Exhibit "C" and as further described on Exhibit "D"

Section 2. That the above described tracts of land shall be used on in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, by relocating the amenities area and changing the zoning designation from "SF-12.5" to "SF-10" on the tract of land described in Exhibit "A".

Section 3. Any person, firm, or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the

Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,,000) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance shall remain in full force and effect.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed,, and all other ordinances of the City of Rockwall no in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED THIS 6th DAY OF June, 1988

APPROVED;

Jack R Miller
Mayor

ATTEST;

By Julie Coll

1st reading 5/16/88
2nd reading 6/6/88

STATE OF TEXAS
COUNTY OF ROCKWALL

EXHIBIT "A"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the beginning of a circular curve to the left;
THENCE: Along said curve having a central angle of 19° 01' 57", a radius of 613.99 feet, a tangent length of 102.93 feet, for an arc length of 203.95 feet;
THENCE: North 62° 35' 43" East a distance of 300.00 feet to the Point of Beginning;
THENCE: North 62° 35' 43" East a distance of 299.60 feet to a point for a corner;
THENCE: South 27° 24' 17" East a distance of 247.17 feet to a point for a corner;
THENCE: South 62° 35' 43" West a distance of 299.60 feet to a point for a corner;
THENCE: North 27° 24' 17" West a distance of 247.17 feet to the Point of Beginning and Containing 1.700 Acres of Land.

area designated as SF-12.5 to be amended to SF-10

Harold L. Evans & Associates
March 29, 1988

EXHIBIT "B"

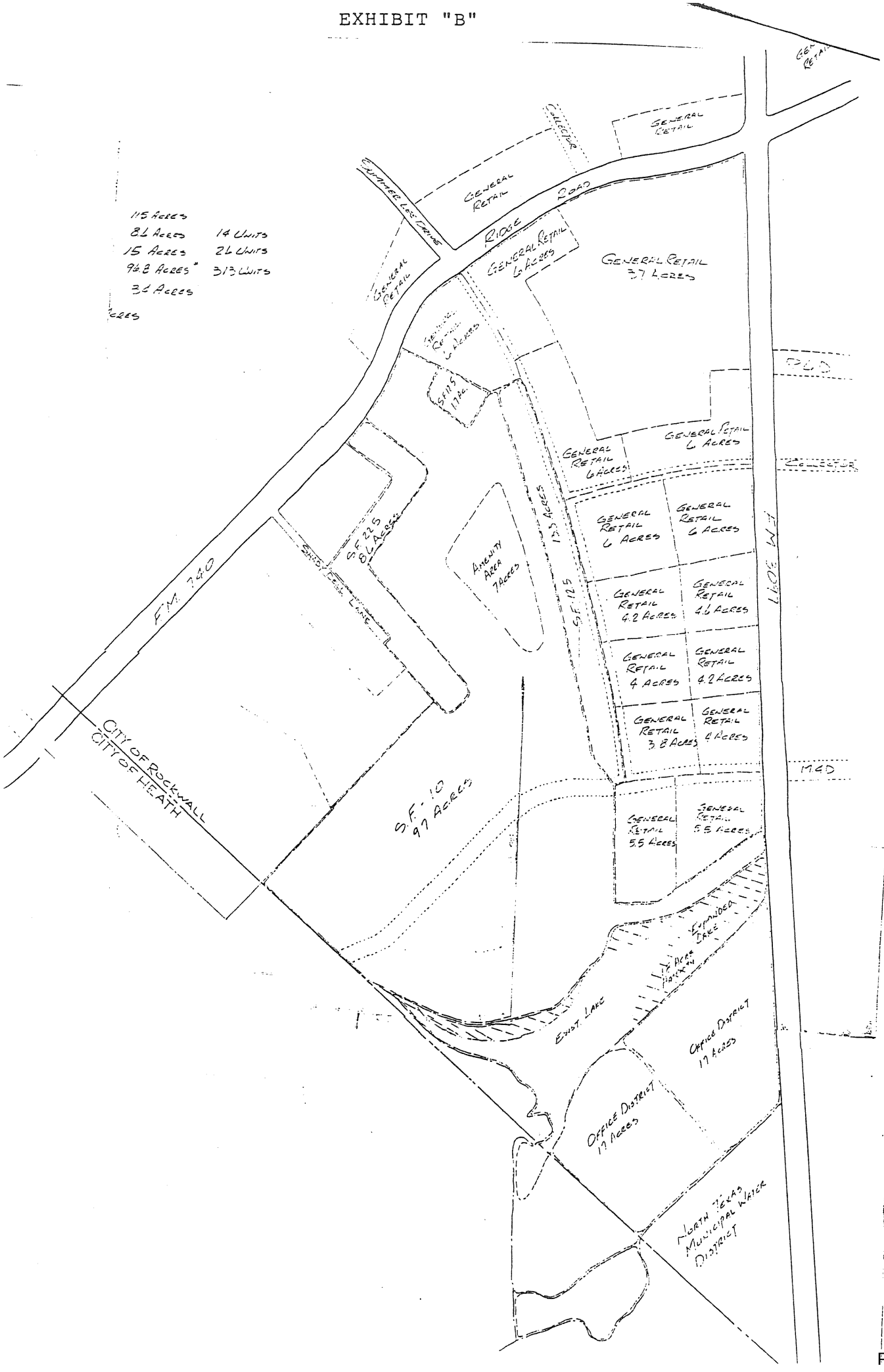
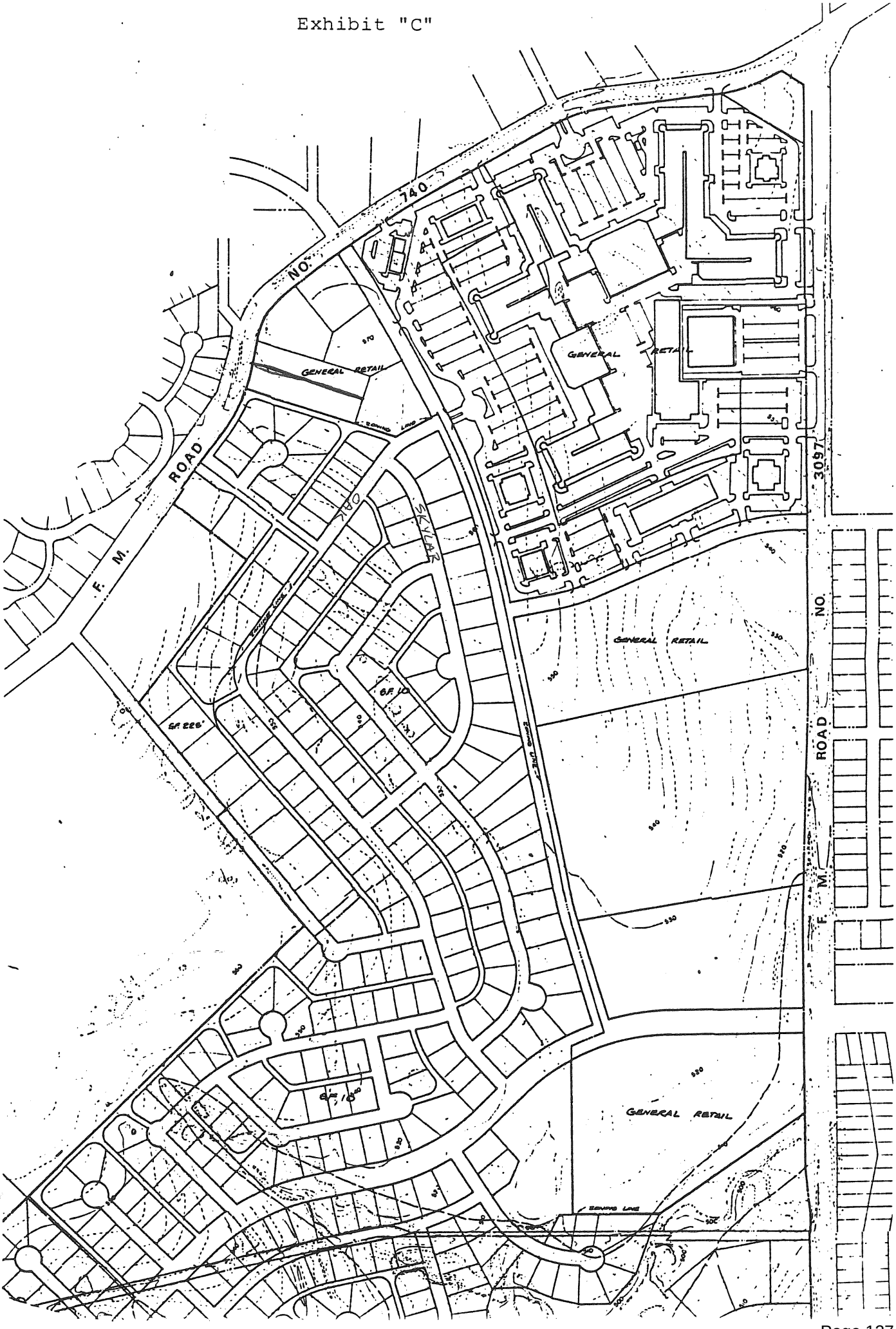

11.5 Acres
8.4 Acres 14 Units
15 Acres 26 Units
96.8 Acres* 313 Units
3.4 Acres
Acres
Summer Lee Drive
Ridge Road
Collector
General Retail
General Retail 6 Acres
General Retail 37 Acres
General Retail 3.4 Acres
S.F. 17 Ac.
S.F. 225 8.4 Acres
Amenity Area 7 Acres
S.F. 12.5 13.5 Acres
General Retail 6 Acres
General Retail 4.2 Acres
General Retail 4 Acres
General Retail 3.8 Acres
General Retail 5.5 Acres
M.F.D
F.M. 740
City of Rockwall
City of Heath
S.F. 10 97 Acres
Lake Ray Hubbard
Expanded Lake
Exist. Lake
Office District 17 Acres
Office District 17 Acres
North Texas Municipal Water District

Exhibit "C"


740
NO.
F. M.
ROAD
3097
NO.
ROAD
F. M.
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
GENERAL RETAIL
OAK
SKYLAR
ZONING LINE
ZONING LINE
ZONING LINE
SF. 226'
SF. 10
SF. 18'

PARK

STATE OF TEXAS
COUNTY OF ROCKWALL

EXHIBIT "D"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:
South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;
South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;
South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;
THENCE: Leaving said Southwesterly line as follows:
South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; and
South 44° 24' 40" West a distance of 334.49 feet to the Point of Beginning;
THENCE: South 44° 24' 40" West a distance of 47.00 feet to a point for a corner;
THENCE: South 20° 02' 12" East a distance of 126.71 feet to the point of curvature of a circular curve to the right having a central angle of 32° 17' 34", a radius of 375.00 feet, and a chord that bears South 84° 30' 18" West a distance of 208.57 feet;
THENCE: Along said curve an arc distance of 211.36 feet to a point for a corner;
THENCE: North 79° 20' 55" West a distance of 264.95 feet to the point of curvature of a circular curve to the left having a central angle of 6° 24' 51", a radius of 955.00 feet, and a chord that bears North 4° 37' 05" East a distance of 106.85 feet;
THENCE: Along said curve an arc distance of 106.91 feet to a point for a corner;
THENCE: North 1° 24' 40" East a distance of 214.65 feet to the point of curvature of a circular curve to the right having a central angle of 15° 00' 00", a radius of 800.00 feet, and a chord that bears North 8° 54' 40" East a distance of 208.84 feet;
THENCE: Along said curve an arc distance of 209.44 feet to a point for a corner;
THENCE: South 45° 31' 22" East a distance of 576.34 feet to the Point of Beginning and Containing 164,371 Square Feet or 3.7734 Acres of Land.

area to be designated as park

Harold L. Evans & Associates
March 29, 1988

ORDINANCE NO. 95-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 86-55 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE THE AREA REQUIREMENTS IN PLANNED DEVELOPMENT 9, SHOWN AS PART OF EXHIBIT "C", ; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance 86-55 of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance No. 86-55 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve an amendment to the area requirements of PD-9 Exhibit "C" as follows:

8. Minimum requirements for construction materials

   a. All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.

   b. All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors and ceilings.

c. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined in the comprehensive zoning ordinance.

Section 2. That Planned Development District No. 9, shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of these changes to Planned Development District No. 9 and are subject to the following special conditions:

A. All development of property covered by Planned Development District No. 9, shall be in accordance with the provisions of this ordinance and the finally approved site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

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

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 5th day of June, 1995.

APPROVED:

Mayor

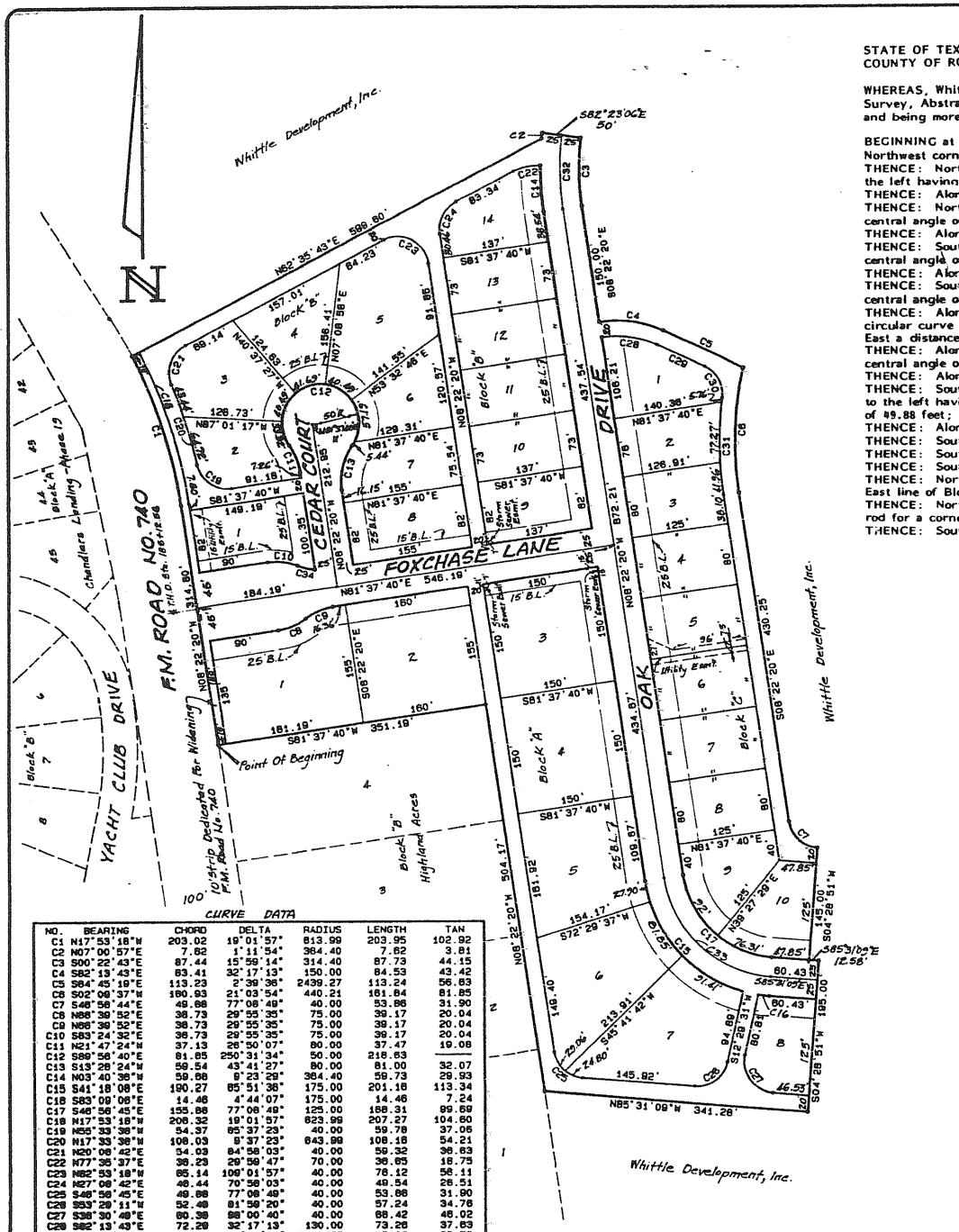
George R. Hatfield

ATTEST:

By:
Stacey Robbins, City Secretary

1st reading 5/15/95

2nd reading 6/5/95



CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	N17°53'18"W	203.02	19°01'57"	613.99	203.95	102.92
C2	N07°00'57"E	7.82	1°11'54"	364.40	7.82	3.81
C3	S00°22'43"E	87.44	15°59'14"	314.40	87.73	44.15
C4	S82°13'43"E	83.41	32°17'13"	150.00	84.53	43.42
C5	S84°45'19"E	113.23	2°39'36"	2439.27	113.24	56.63
C6	S02°00'37"W	180.93	21°03'54"	440.21	181.84	81.85
C7	S46°56'44"E	49.68	77°08'49"	40.00	53.86	31.90
C8	N88°39'52"E	38.73	29°55'35"	75.00	39.17	20.04
C9	N88°39'52"E	38.73	29°55'35"	75.00	39.17	20.04
C10	S83°24'32"E	38.73	29°55'35"	75.00	39.17	20.04
C11	N21°47'24"W	37.13	26°50'07"	80.00	37.47	19.08
C12	S89°56'40"E	81.65	250°31'34"	50.00	218.63	
C13	S13°28'24"W	59.54	43°41'27"	80.00	81.00	32.07
C14	N03°40'36"W	59.68	8°23'29"	364.40	59.73	29.93
C15	S41°18'08"E	190.27	65°51'38"	175.00	201.18	113.34
C16	S83°06'06"E	14.48	4°44'07"	175.00	14.48	7.24
C17	S48°38'45"E	155.98	77°08'49"	125.00	168.31	99.69
C18	N17°53'18"W	206.32	19°01'57"	623.99	207.27	104.60
C19	N55°33'38"W	54.37	85°37'23"	40.00	59.78	37.06
C20	N17°33'38"W	108.03	9°37'23"	643.99	108.18	54.21
C21	N20°08'42"E	54.03	84°58'03"	40.00	59.32	36.63
C22	N77°35'37"E	38.23	29°59'47"	70.00	36.65	18.73
C23	N82°33'18"W	85.14	109°01'57"	40.00	76.12	58.11
C24	N27°08'42"E	48.44	70°58'03"	40.00	49.54	28.51
C25	S48°38'45"E	49.68	77°08'49"	40.00	53.86	31.90
C26	S33°29'11"W	52.48	81°59'20"	40.00	57.24	34.78
C27	S38°30'40"E	60.38	88°00'40"	40.00	68.62	46.02
C28	S82°13'43"E	72.28	32°17'13"	130.00	73.28	37.83
C29	S85°17'29"E	87.08	1°35'18"	2419.27	87.08	43.59
C30	S29°38'14"E	46.85	71°41'09"	40.00	50.05	28.89
C31	S00°35'30"E	124.81	15°33'41"	460.21	124.88	62.68
C32	N00°22'43"W	84.38	15°59'14"	338.40	84.70	47.68
C33	S48°38'	187.08	77°08'49"	150.00	201.87	118.83
C34	S77°23	23.32	17°53'12"	75.00	23.41	11.80

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNERS CERTIFICATE

WHEREAS, Whittle Development, Inc., is the owner of a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5 and at the Northwest corner of Lot 4, Block B of Highland Acres as recorded in Slide A, Page 91, Plat Records, Rockwall County, Texas;
THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;
THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to an iron rod for a corner;
THENCE: North 62° 35' 43" East a distance of 599.60 feet to an iron rod for a corner on a circular curve to the right having a central angle of 1° 11' 54", a radius of 364.40 feet and a chord that bears North 7° 00' 57" East a distance of 7.62 feet;
THENCE: Along said curve an arc distance of 7.62 feet to an iron rod for a corner;
THENCE: South 82° 23' 06" East a distance of 50.00 feet to an iron rod for a corner on a circular curve to the left having a central angle of 15° 59' 14", a radius of 314.40 feet, and a chord that bears South 0° 22' 43" East a distance of 87.44 feet;
THENCE: Along said curve an arc distance of 87.73 feet to an iron rod for a corner;
THENCE: South 8° 22' 20" East a distance of 150.00 feet to an iron rod for a corner on a circular curve to the right having a central angle of 32° 17' 13", a radius of 150.00 feet, and a chord that bears South 82° 13' 43" East a distance of 83.41 feet;
THENCE: Along said curve an arc distance of 84.53 feet to an iron rod for a corner at the point of compound curvature of a circular curve to the right having a central angle of 2° 39' 36", a radius of 2439.27 feet, and a chord that bears South 64° 45' 19" East a distance of 113.23 feet;
THENCE: Along said curve an arc distance of 113.24 feet to an iron rod for a corner on a circular curve to the left having a central angle of 21° 03' 54", a radius of 440.21 feet, and a chord that bears South 2° 09' 37" West a distance of 160.93 feet;
THENCE: Along said curve an arc distance of 161.84 feet to an iron rod for a corner;
THENCE: South 8° 22' 20" East a distance of 430.25 feet to an iron rod for a corner at the point of curvature of a circular curve to the left having a central angle of 77° 08' 49", a radius of 40.00 feet, and a chord that bears South 46° 56' 44" East a distance of 49.68 feet;
THENCE: Along said curve an arc distance of 53.86 feet to an iron rod for a corner;
THENCE: South 4° 28' 51" West a distance of 145.00 feet to an iron rod for a corner;
THENCE: South 85° 31' 09" East a distance of 12.58 feet to an iron rod for a corner;
THENCE: South 4° 28' 51" West a distance of 195.00 feet to an iron rod for a corner;
THENCE: North 85° 31' 09" West a distance of 341.28 feet to an iron rod for a corner on the West line of said Tract 5 and on the East line of Block B of the previously mentioned Highland Acres;
THENCE: North 8° 22' 20" West a distance of 504.17 feet with the West line of Tract 5 and the East line of Block B to an iron rod for a corner at the Northeast corner of Lot 4 of said Block B;
THENCE: South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 14.356 Acres of Land.

LOT AREAS

BLOCK A		BLOCK B				BLOCK C	
Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.
1	25,536	1	12,678	7	11,228	1	11,430
2	24,800	2	10,701	8	12,710	2	10,073
3-5	22,500	3	14,182	9	11,234	3	10,027
6	22,501	4	12,303	10-13	10,001	4-8	10,000
7	22,598	5	20,998	14	11,187	9	10,750
8	10,000	6	10,725			10	10,751

1/2

HAROLD L. EVANS CONSULTING ENGINEER		
2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133		
SCALE	DATE	JOB NO.
1"=100'	7-6-88	87201

FOXCHASE - PHASE ONE

EDWARD TEAL SURVEY, ABSTRACT NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

WHITTLE DEVELOPMENT, INC.
100 COUNTRY CLUB DRIVE, HEATH, TEXAS 75087 — 771-5238

ORDINANCE NO. 01-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE (ORD. NO. 83-23) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE NO. 86-55, TO PERMIT A FOUR-PUMP GASOLINE CONVENIENCE STORE AS AN ACCESSORY TO A RETAIL GROCERY FACILITY AS AN APPROVED USE UNDER "PD-9", PLANNED DEVELOPMENT DISTRICT NO. 9; 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, an amendment to the City of Rockwall Comprehensive Zoning Ordinance has been requested by the Regency Realty Corporation to provide for the general provision and requirements for an amendment to Ordinance No. 86-55 so as to approve the use of a four-pump gasoline convenience store as an accessory to a retail grocery facility on property described on Exhibit A attached hereto and made a part hereof; and

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

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

Section 1. That the Comprehensive Zoning Ordinance, as heretofore amended, be and the same is hereby amended by the approval of an amendment to the planned development to allow a four-pump gasoline convenience store as an accessory to a retail grocery facility in the "PD-9", Planned Development District, on property as described on Exhibit A attached hereto and made a part hereof.

Section 2. That the tract of land described on Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall has herefore amended, as amended herein by granting of this approval shall affect only the property as heretofore described and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development on property described on Exhibit "A" shall include the use

of a four-pump gasoline convenience store as an accessory to a grocery retail facility with the following conditions:

1. That the area requirements conform to the PD-9, Planned Development District (Ordinance No. 86-55).

2. That the fuel center be limited to four pumps.

3. That no free standing pole sign be allowed.

4. That no incidental display be allowed, including vending machines.

5. That the building materials conform to Exhibit "B".

6. That the fuel center be manned at all times during operating hours. The fuel center shall not operate unmanned.

7. Additional road work to be performed on FM 3097 and FM 740 to conform to Exhibit "C". Construction for road work will start within 45 days after the following conditions have been met:

    a. Filing of the plat.
    b. Relocation of utilities by the local provider.
    c. Approval of construction drawings by TXDOT and other governmental authorities.
    d. Issuance of TXDOT permit for construction of the roadwork.

Section 4. 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 5. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 17th day of September, 2001.

Terry Raulston
APPROVED
Terry Raulston, Mayor Pro Tem

Cheryl Austin
ATTEST, Cheryl Austin
City Secretary

1st Reading 9/4/01

2nd Reading 9/17/01

CITY OF ROCKWALL TEXAS
SEAL

2001-12-Z/PD Gasoline sales facility
FM 740 and FM 3097

EXHIBIT "A"

ZONING EXHIBIT
0.861ACRE TRACT
ROCKWALL, TEXAS

Being a 0.861acre tract situated in the City of Rockwall, Rockwall County, Texas, being out of the E. Teal Survey, Abstract No. 207, said tract being more particularly described as follows:

COMMENCING at a ½-inch iron road found for corner of the southwest line of said F.M. Road No. 3097, a 100 foot right-of-way at this point, said point being at the southeasterly corner of a 7.5 foot strip of land dedicated for widening of said F.M. Road No. 3097 as shown by plat of Lot 1, Block A, of Mr. M. Addition, an addition of the City of Rockwall, according to the map thereof dated October 9, 1987 and recorded in Cabinet C, Page 24, of the Plat Records of Rockwall County, Texas;

THENCE along the southwest line of said F.M. Road 3097 the following:

South 45°37'17" East, a distance of 374.66 feet to a point found for corner, same point being the ***POINT OF BEGINNING***;

South 45°37'17" East, a distance of 268.00 feet to a point found for corner;

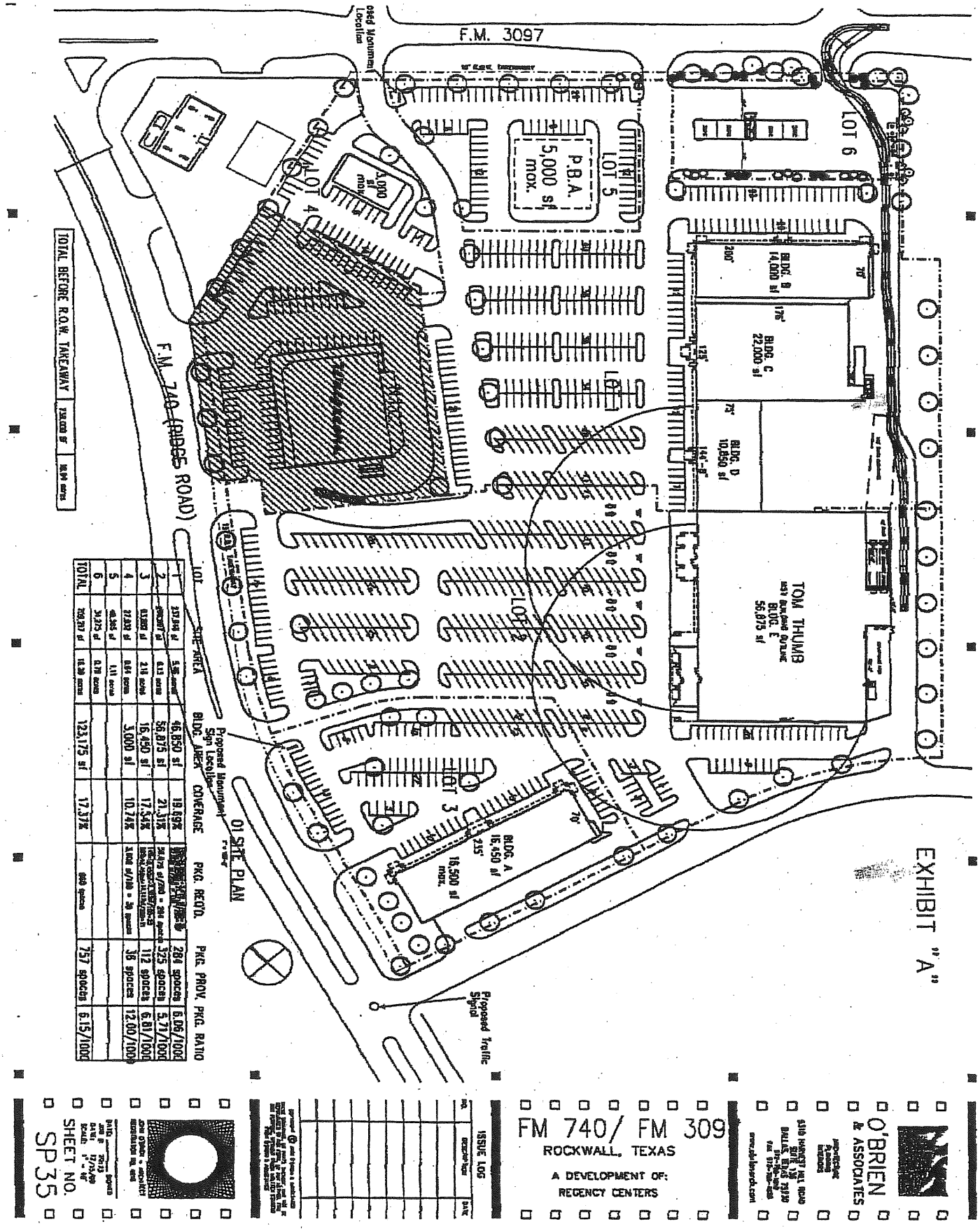
THENCE South 44°22'43" West, a distance of 140.00 feet to a point found for corner;

THENCE North 45°37'17" West, a distance of 268.00 feet to a point found for corner;

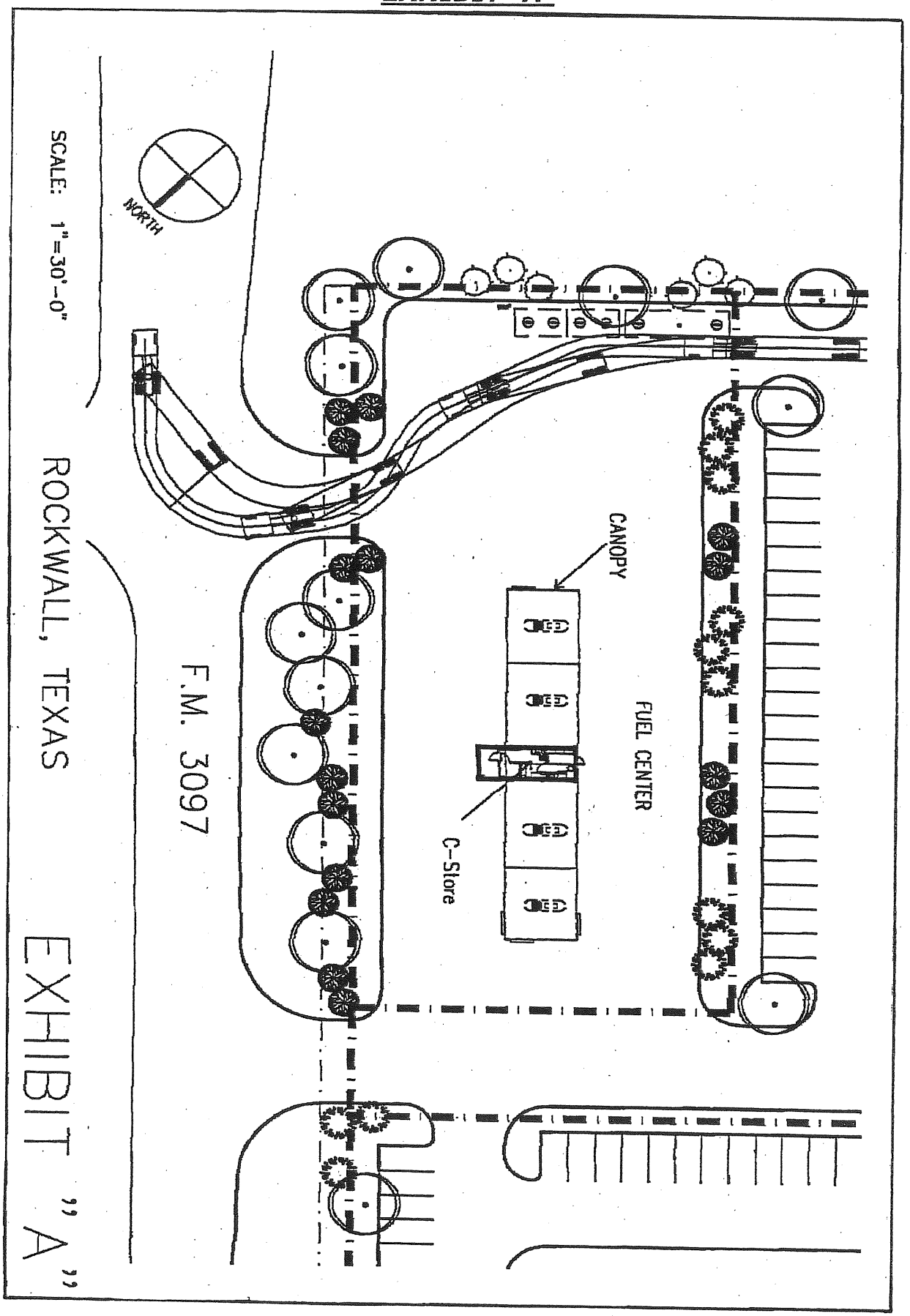
THENCE North 44°22'43" East, a distance of 140.00 feet to the ***POINT OF BEGINNING***;

CONTAINING a computed are of 37,520 square feet or 0.861 acres of land.

EXHIBIT "A"



	LOT	SITE AREA	BLDG. AREA	COVERAGE	PKG. REQ'D.	PKG. PROV.	PKG. RATIO
1		237,994 sf	46,850 sf	19.69%	284 spaces	284 spaces	6.06/1000
2		amount sf	56,875 sf	21.31%	325 spaces	325 spaces	5.71/1000
3		83,993 sf	16,450 sf	17.54%	112 spaces	112 spaces	6.81/1000
4		212,833 sf	3,000 sf	10.74%	38 spaces	38 spaces	12.00/1000
5		40,366 sf					
6		39,275 sf					
TOTAL		703,207 sf	123,175 sf	17.37%	759 spaces	757 spaces	6.15/1000


SCALE: 1"=30'-0"
NORTH
ROCKWALL, TEXAS
F.M. 3097
CANOPY
FUEL CENTER
C-Store
EXHIBIT "A"

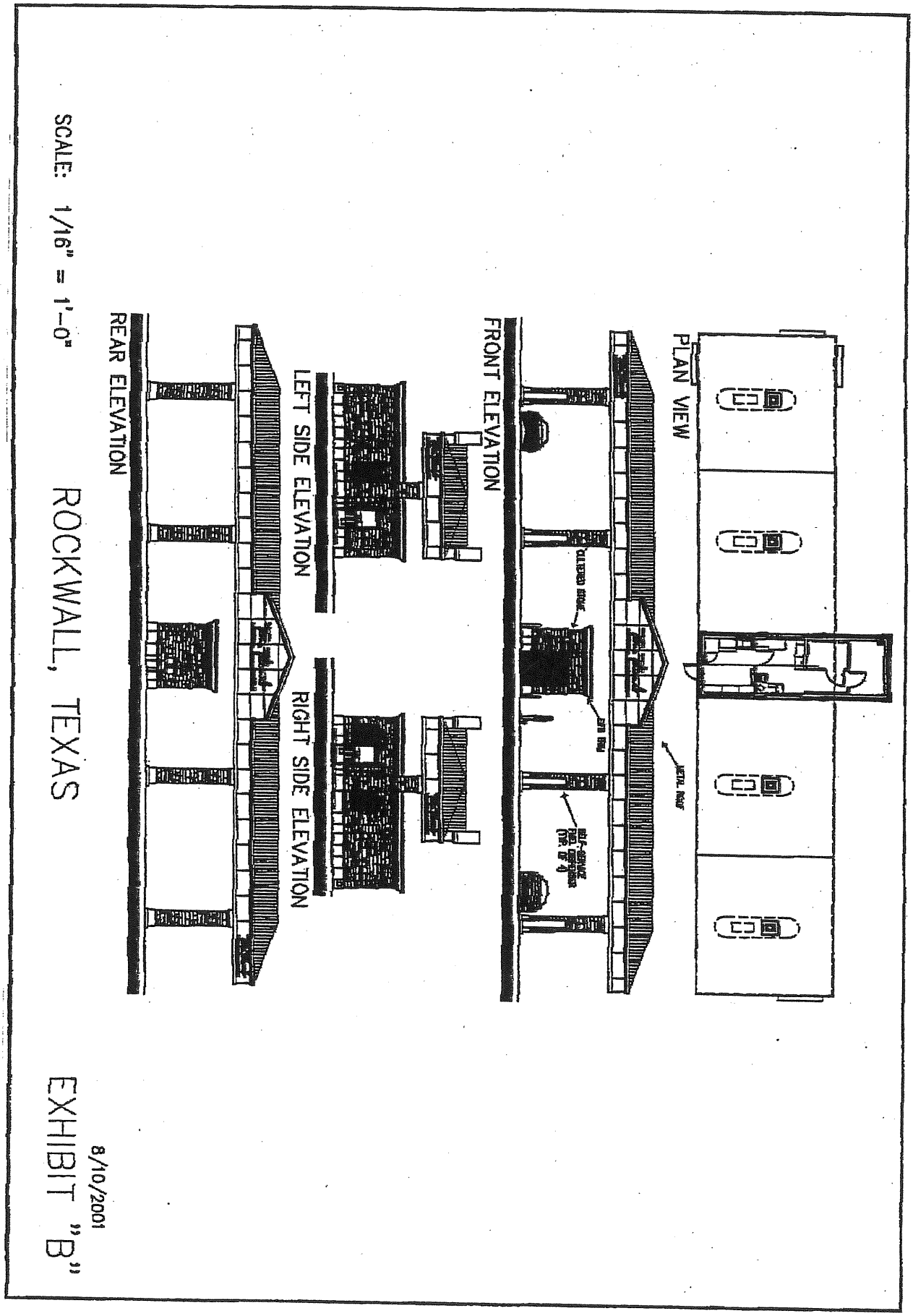
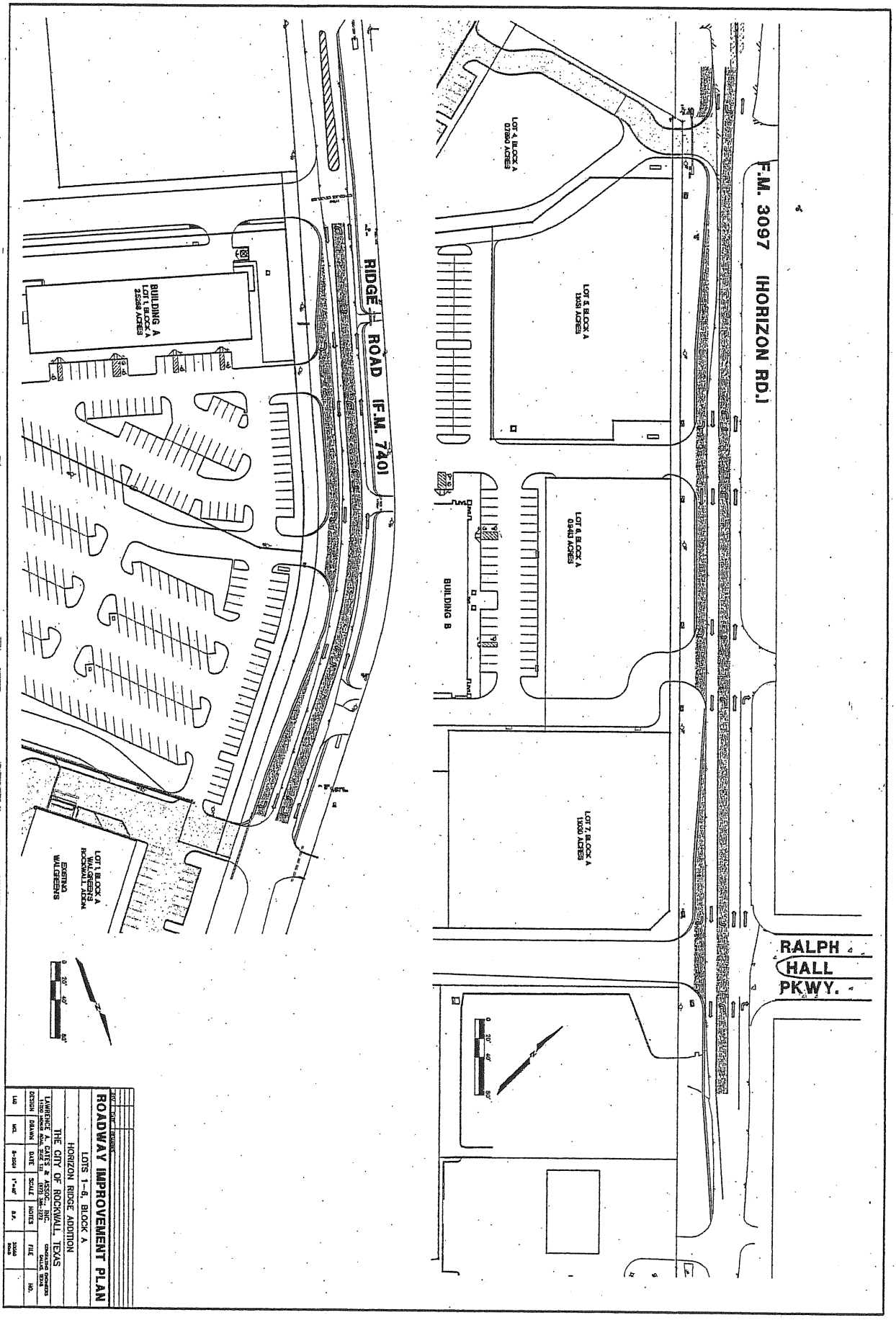

PLAN VIEW
FRONT ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
REAR ELEVATION
SCALE: 1/16" = 1'-0"
ROCKWALL, TEXAS
8/10/2001
EXHIBIT "B"

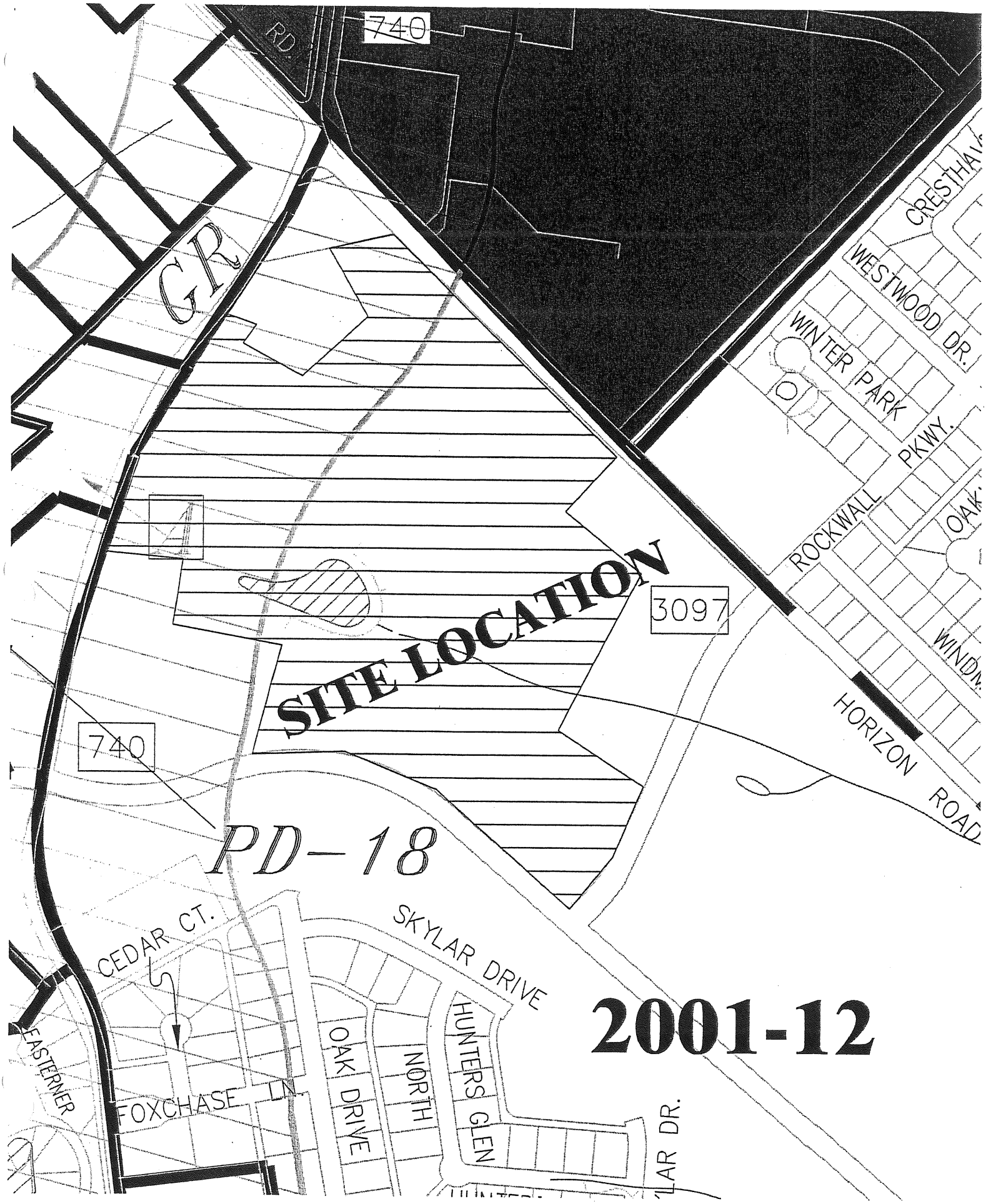
EXHIBIT "C"



01-12- PD-9 – Amendment to allow gas station

(1 of 1)

EXHIBIT "C"


740
RD.
GR
CRESTHAVEN
WESTWOOD DR.
WINTER PARK PKWY.
ROCKWALL
OAK
WINDM
HORIZON ROAD
3097
SITE LOCATION
740
PD-18
CEDAR CT.
SKYLAR DRIVE
EASTERNER
FOXCHASE LN.
OAK DRIVE
NORTH
HUNTERS GLEN
LAR DR.
2001-12

CITY OF ROCKWALL

ORDINANCE NO. 04-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM "A", AGRICULTURAL TO "PD-9", PLANNED DEVELOPMENT NO. 9 DISTRICT, FOR A 36.5427-ACRE TRACT BEING A PORTION OF THE RAINBOW LAKE ESTATES ADDITION AND ALL OF TRACTS 4-1 AND 4-3, ABSTRACT 207, AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning for a tract of land containing 36.5427-acres being a portion of the Rainbow Lake Estates Addition and Tracts 4-1 and 4-3 of the E. Teal Survey, Abstract 207, and more fully described herein as Exhibit "A", City of Rockwall, Rockwall County, Texas, from "A", Agricultural District to "PD-9", Planned Development No. 9 District, and;

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in ***§2.3 – (SF-10) SINGLE FAMILY RESIDENTIAL DISTRICT*** of the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and the following conditions shall apply:

1. Development of vacant land south of Foxchase Phase 6 and Rainbow Lake Estates shall include a 5-ft landscape buffer and screening element along the Tubbs Road extension and White Road.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. 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 5. 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 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of January, 2004.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

Pete Eckert, City Attorney

CITY OF ROCKWALL TEXAS
SEAL

1st Reading: December 15, 2003

2nd Reading: January 5, 2004

Exhibit "A"
Legal Description

STATE OF TEXAS
COUNTY OF ROCKWALL

Being a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, including a part of an addition known as Rainbow Lake Estates recorded in Cabinet D, Slide 344; a part of Tract 7, as described in Deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas; and a 1.8652 acre tract described in Deed to Whittle Development, recorded in Volume 269, Page 45; and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of Rainbow Road, a County road, at a corner of the City Limits of the City of Rockwall and at the North corner of said Tract 7;

THENCE, With the meanders of Brockway Branch a tributary of Buffalo Creek), the East lines of said Tract 7, and said City Limits line as follows:
South 00°06' 21" East a distance of 183.00 feet;
South 71°36' 01" East a distance of 122.00 feet;
South 03°08' 59" West a distance of 195.00 feet;
South 44°36' 01" East a distance of 146.00 feet;
South 73°23' 59" West a distance of 211.00 feet;
South 20°51' 01" East a distance of 103.00 feet;
South 77°06' 01" East a distance of 250.00 feet;
South 9°06' 01" East a distance of 118.00 feet;
South 41°23' 59" West a distance of 180.00 feet;
South 48°36' 01" East a distance of 92.00 feet;
South 04°53' 59" West a distance of 43.00 feet;
South 88°08' 59" West a distance of 126.00 feet;
South 08°21' 01" East a distance of 218.00 feet; and
South 71°08' 59" West a distance of 87.98 feet to the North corner of a tract of land conveyed to Thomas W. Jones et al by Deed recorded in Volume 166, Page 410, Deed Records, Rockwall County, Texas;

THENCE, Along the Northeast lines of said Jones Tract and continuing along said City Limits Line as follows:
South 01°25' 42" East a distance of 107.53 feet;
South 54°55' 42" East a distance of 106.99 feet; and
South 24°55' 42" East a distance of 100.58 feet to a point on the common City Limits line of the City of Rockwall and the City of Heath;

THENCE, South 89°25' 57" West a distance of 634.45 feet along said Heath City Limit line to a point in a dry wash and on the Southerly lines of said Tract 7;

THENCE, In a Westerly direction with the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 45°15' 18" West a distance of 22.28 feet;
North 83°12' 42" West a distance of 43.70 feet; and
North 50°58' 42" West a distance of 15.58 feet to a point on the previously mentioned Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 92.46 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limits line to a point in said dry wash and said southerly lines;

Exhibit "A"
Legal Description

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 67°46' 18" West a distance of 99.50 feet; and
North 65°47' 42" West a distance of 87.65 feet to a point on said Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 63.51 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point in said dry wash and said Southerly Lines;

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:
South 10°03' 18" West a distance of 12.88 feet; and
North 82°54' 42" West a distance of 94.99 feet to a point on said Heath City Limits Line;

THENCE, South 89°25' 57" West a distance of 325.59 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point on the projected line of the original West line of White Road;

THENCE, South 00°22' 56" East a distance of 353.97 feet along said projected line of the original White Road to a point at the Eastward projection of the South right-of-way line of White Road;

THENCE, North 89°33' 15" West a distance of 583.26 feet along the south right-of-way line of White Road, to a point being a projection of the west line of said Whittle Development tract;

THENCE, North 00°02' 30" West a distance of 343.69 feet to a point being the southwest corner of an addition known as Foxchase Phase Six recorded in Cabinet D, Slides 335-336;

THENCE, North 89°25' 57" East a distance of 525.72 feet to a point within the right-of-way of Tubbs Road, also being a point on the existing Rockwall City Limits line and within the original Rainbow Road;

THENCE, North 31°41' 03" East a distance of 955.02 feet, along Rockwall City Limits line within the said Rainbow Lake Estates Addition to a point for a corner;

THENCE, North 45°08' 44" East a distance of 1131.97 feet continuing with said Rockwall City Limits line to the Point of Beginning and containing approximately 36.5427 acres (1,591,800.58 sf) of land.

CITY OF ROCKWALL

ORDINANCE NO. 11- 31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT, SPECIFICALLY TO ALLOW FOR A PROPOSED FUEL CENTER IN CONJUNCTION WITH THE EXISTING KROGER STORE LOCATED ON LOT 18, BLOCK A, HORIZON RIDGE ADDITION, BEING 7.1779-ACRES AND LOCATED AT 2935 RIDGE ROAD, AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to (PD-9) Planned Development No. 9 District has been requested by Christina Konrad of Kroger Texas LP, specifically to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; 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 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the conditions set forth in (PD-9) Planned Development No. 9 District, as heretofore amended, and as amended herein by granting of this approval, and shall be subject to the following conditions:

1. The development shall strictly adhere to the approved concept plan (Exhibit A), landscape plan (Exhibit B) and building elevations (Exhibit C).
2. The construction of the "Right-in/Right-out" raised median as shown on concept plan (Exhibit A) shall commence within twelve (12) months of the issuance of building permit for the fuel center.

3. No outside display of merchandise shall be permitted within or around the proposed fuel center, except for the ice machine as shown on the concept plan and elevations, which shall be painted to match the exterior materials of the adjacent kiosk. However, the grocery store shall continue to display merchandise as permitted under the City's "incidental display" requirements of the Unified Development Code.
4. No seasonal sales of merchandise or other special event (e.g. Christmas tree sales, Valentine's Day tent sale) that would result in a further reduction of the required parking spaces shall be allowed on the property, unless specifically permitted on a case-by-case basis by the City Council.

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, 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 No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5th day of July, 2011.

Paul Sweet

David Sweet, Mayor

ATTEST:

Kristy Ashberry

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS SEAL

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: 06-20-11
2nd Reading: 07-05-11

Exhibit "A"
Kroger Fuel (PD-9 Amendment)

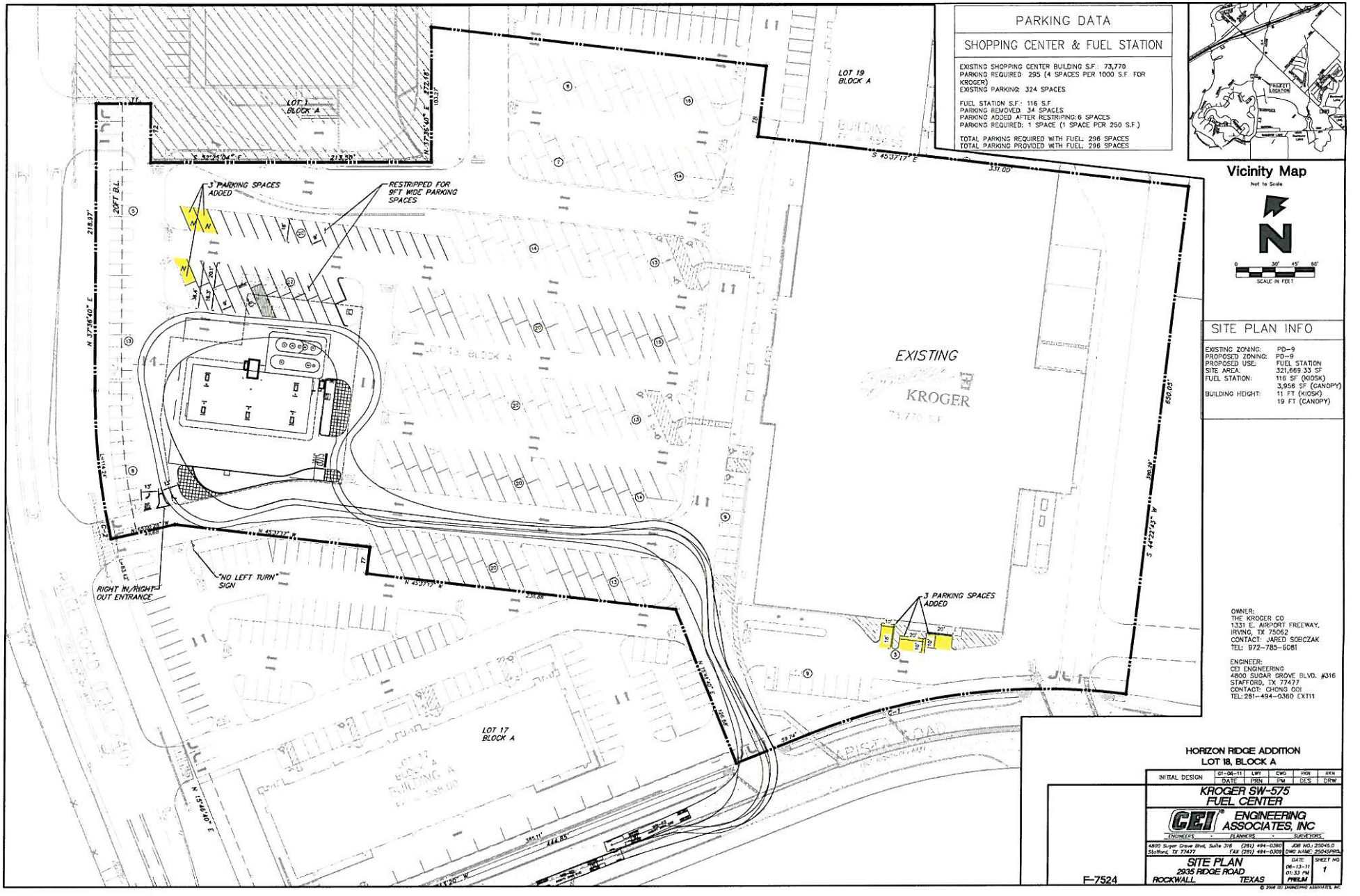
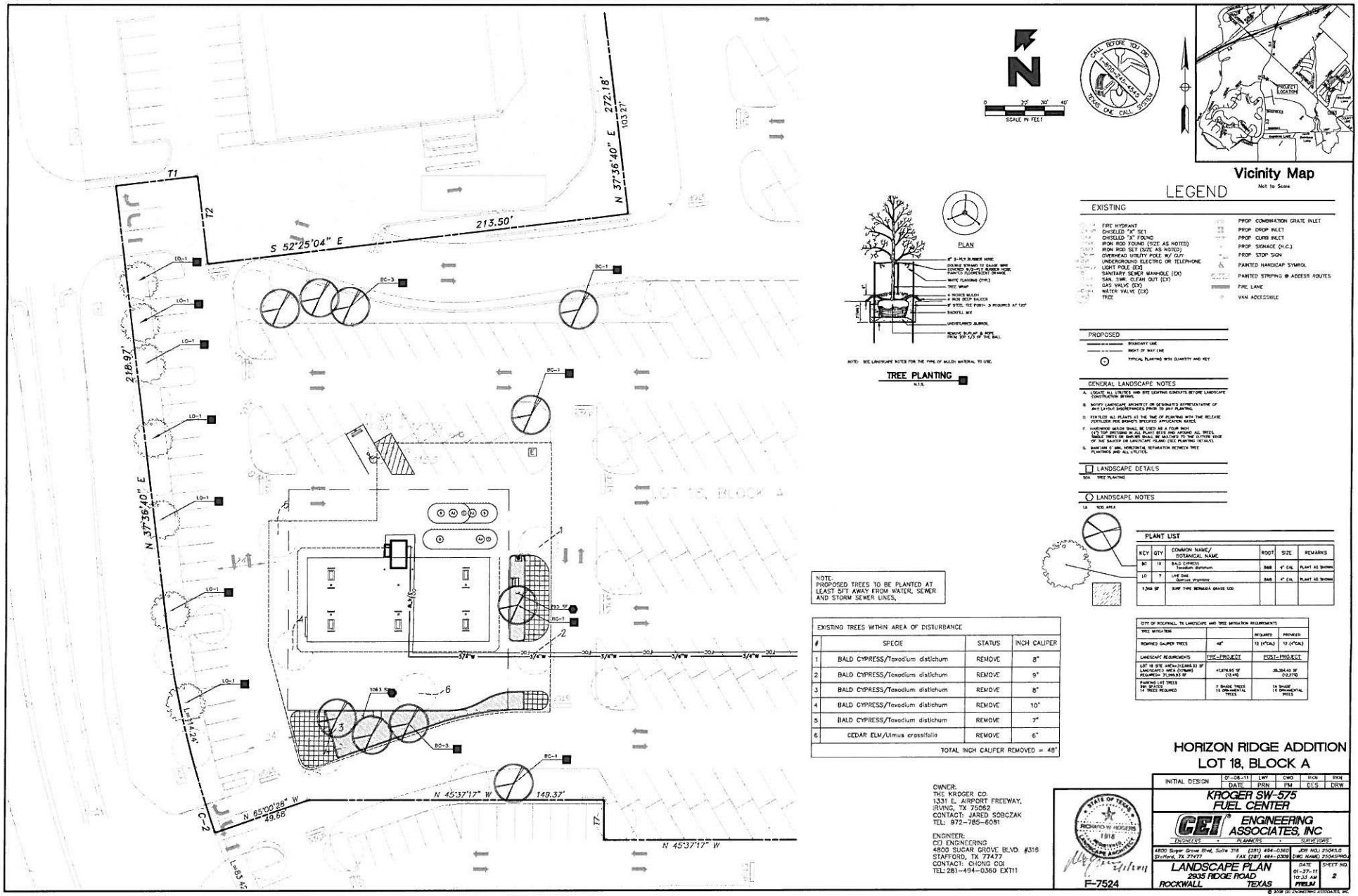


Exhibit "B"
Kroger Fuel (PD-9 Amendment)



NOTE: PROPOSED TREES TO BE PLANTED AT LEAST 5FT. AWAY FROM WATER, SEWER AND STORM SEWER LINES.

EXISTING TREES WITHIN AREA OF DISTURBANCE

#	SPECIE	STATUS	INCH CALIPER
1	BALD CYPRESS/Taxodium distichum	REMOVE	8"
2	BALD CYPRESS/Taxodium distichum	REMOVE	9"
3	BALD CYPRESS/Taxodium distichum	REMOVE	8"
4	BALD CYPRESS/Taxodium distichum	REMOVE	10"
5	BALD CYPRESS/Taxodium distichum	REMOVE	7"
6	CEDAR ELM/Ulmus crassifolia	REMOVE	6"
	TOTAL INCH CALIPER REMOVED = 48"		

Vicinity Map
Not to Scale

LEGEND

EXISTING

- FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "X" FOUND
- IRON ROD FOUND (SIZE AS NOTED)
- IRON ROD SET (SIZE AS NOTED)
- OVERHEAD UTILITY POLE W/ GUY
- UNDERGROUND ELECTRIC OR TELEPHONE
- LIGHT POLE (EX)
- SANITARY SEWER MANHOLE (EX)
- SAN. SWR. CLEAN OUT (EX)
- GAS VALVE (EX)
- WATER VALVE (EX)
- TREE

- PROP COMBINATION GRATE INLET
- PROP DROP INLET
- PROP CURB INLET
- PROP SIGNAGE (H.C.)
- PROP STOP SIGN
- PAINTED HANDICAP SYMBOL
- PAINTED STRIPING @ ACCESS ROUTES
- FIRE LANE
- VAN ACCESSIBLE

PROPOSED

- BOUNDARY LINE
- RIGHT OF WAY LINE
- TYPICAL PLANTING WITH QUANTITY AND KEY

GENERAL LANDSCAPE NOTES

A. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.

B. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.

D. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH THE RELEASE FERTILIZER PER BRANDS SPECIFIED APPLICATION RATES.

F. HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

G. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES.

LANDSCAPE DETAILS

50A TREE PLANTING

LANDSCAPE NOTES

1.B SOD AREA

PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
BC	10	BALD CYPRESS Taxodium distichum	B&B	4" CAL	PLANT AS SHOWN
LO	7	LIVE OAK Quercus virginiana	B&B	4" CAL	PLANT AS SHOWN
1,748 SF		SUN TYPE BERMUDA GRASS SOD			

CITY OF ROCKWALL, TX LANDSCAPE AND TREE MITIGATION REQUIREMENTS

TREE MITIGATION		REQUIRED	PROVIDED
REMOVED CALIPER TREES	48"	12 (4"CAL)	12 (4"CAL)
LANDSCAPE REQUIREMENTS	PRE-PROJECT	POST-PROJECT	
LOT 18 SITE AREA=313,648.33 SF LANDSCAPED AREA (STRUCK) REQUIRED= 31,364.83 SF	41,876.95 SF (13.4%)	38,364.83 SF (12.2%)	
PARKING LOT TREES PARKING SPACES 19 TREES REQUIRED	7 SHADE TREES 14 ORNAMENTAL TREES	19 SHADE 14 ORNAMENTAL TREES	

OWNER:
THE KROGER CO.
1331 E. AIRPORT FREEWAY,
IRVING, TX 75062
CONTACT: JARED SOBCZAK
TEL: 972-785-6081

ENGINEER:
CEI ENGINEERING
4800 SUGAR GROVE BLVD. #316
STAFFORD, TX 77477
CONTACT: CHONG COI
TEL: 281-494-0360 EXT11

HORIZON RIDGE ADDITION
LOT 18, BLOCK A

INITIAL DESIGN	01-06-11	LWY	CWO	RKN	RKN
	DATE	PRN	PM	DES	DRW

KROGER SW-575
FUEL CENTER

CEI ENGINEERING ASSOCIATES, INC
ENGINEERS • PLANNERS • SURVEYORS

4800 Sugar Grove Blvd, Suite 316, Stafford, TX 77477 (281) 494-0360 FAX (281) 494-0339
JOB NO.: 250415.0
DWG NAME: 250415PRO1

LANDSCAPE PLAN
2935 RIDGE ROAD
ROCKWALL TEXAS

DATE: 01-27-11 10:32 AM PRELIM
SHEET NO.: 2

F-7524

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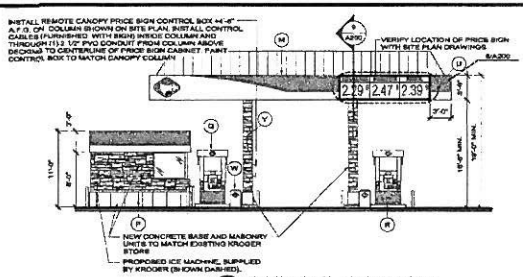
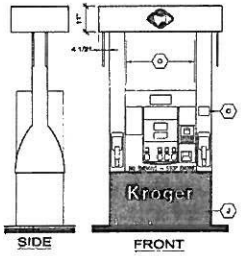
Exhibit "C"
Kroger Fuel (PD-9 Amendment)

EQUIPMENT SCHEDULE						
ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	MONUMENT SIGN BY SIGN CONTRACTOR		BARKER SIGNS		OWNER	SIGN INSTALLER
B	INTERNALLY ILLUMINATED REMOTE CONTROL PRICE SIGN		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
C	STATIC WARNING DECAL		WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
D	REMOTE PRICE SIGN CONTROL BOX		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
E	6-SIGN POLE - O.C. TO PAINT	BLACK	DUALITE		OWNER	SIGN INSTALLER
F	CANOPY FASCIA	SANDSTONE			CANOPY FABRICATOR	CANOPY FABRICATOR
G	CANOPY FASCIA	OYSTER			CANOPY FABRICATOR	CANOPY FABRICATOR
H	LOGO - NON-ILLUMINATED (28"H x 15'-10 1/2" W)		DUALITE		OWNER	GENERAL CONTRACTOR
I	PAD-OUT BLACK VINYL ADDRESS (INDICATES LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED)				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	SANDSTONE			KIOSK FABRICATOR	KIOSK FABRICATOR
L	KIOSK FASCIA	OYSTER			KIOSK FABRICATOR	KIOSK FABRICATOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD - O.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
P	KIOSK - PREFABRICATED	MASONRY TO MATCH STORE			KIOSK FABRICATOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND PORSIS - O.C. TO PAINT	GRAPHITE (PAINT)	OPW		OWNER	GENERAL CONTRACTOR
S	CANOPY COLUMNS - O.C. TO PAINT	MASONRY TO MATCH STORE			CANOPY FABRICATOR	CANOPY FABRICATOR
T	U-SHAPED BOLLARD - O.C. TO PAINT	SAFETY RED	RIVERSIDE		OWNER	GENERAL CONTRACTOR
U	PRICE SIGN, SEE DETAIL B, THIS SHEET		SKYLINE PRODUCTS, INC.		OWNER	SIGN INSTALLER
V	ILLUMINATED CHANNEL LETTERS		DUALITE		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	ILLUMINATED LOGO SIGN		DUALITE		OWNER	SIGN INSTALLER
Y	PUMP NUMBER PLAQ				CANOPY FABRICATOR	GENERAL CONTRACTOR

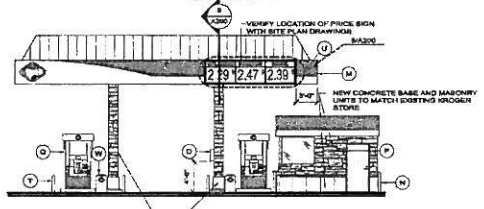
EXTERIOR FINISH LEGEND:	EXTERIOR MATERIALS BY %:
M-1 FIELD STONE MANUF.: LUNDHURST KIMBROUGH / ALAMO COLOR: AUTUMN BLEND LEDGESTONE TO MATCH KROGER STORE	FRONT ELEVATION: 734 SF (EXCLUDES GLAZING) STONE - 57 SF (7.8%) CONCRETE - 23 SF (3.9%) METAL - 658 SF (88.2%)
PT-1 PAINT COLOR (FOR CONCRETE BASE) MANUF.: SHERWIN WILLIAMS COLOR: COLOR TO MATCH KROGER STORE	REAR ELEVATION: 766 SF (EXCLUDES GLAZING) STONE - 88 SF (11.6%) CONCRETE - 22 SF (2.9%) METAL - 656 SF (86.0%)
NOTE: 1. GROUT MANUF: SOUTHWEST CONCRETE PRODUCTS. COLOR: CREAM TO MATCH KROGER STORE. 2. TREAT CONCRETE BASE SURFACE WITH SURE KLEAN WEATHER SEAL BLOK-GUARD & GRAFFITI CONTROL	LEFT SIDE ELEV: 486 SF (EXCLUDES GLAZING) STONE - 60 SF (12.3%) CONCRETE - 36 SF (8.2%) METAL - 387 SF (79.4%)
	RIGHT SIDE ELEV: 441 SF (EXCLUDES GLAZING AND DOOR) STONE - 81 SF (18.4%) CONCRETE - 31 SF (7.0%) METAL - 329 SF (74.6%)
	TOTAL ALL ELEVS: 2406 SF (EXCLUDES GLAZING AND DOOR) STONE - 287 SF (12.0%) CONCRETE - 113 SF (4.7%) METAL - 2006 SF (83.3%)



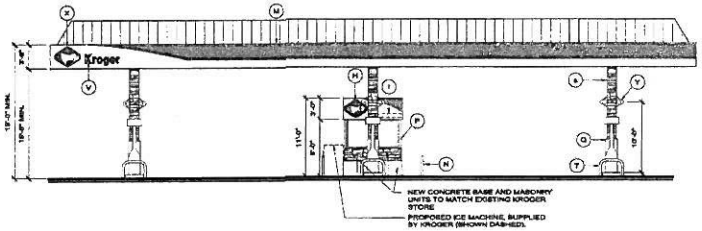
1 LEFT ELEVATION
SCALE:1/8"=1'-0"



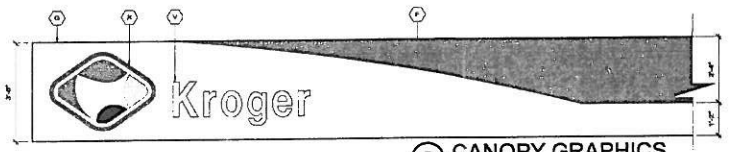
3 DISPENSER ELEVATION
SCALE:1/2"=1'-0"



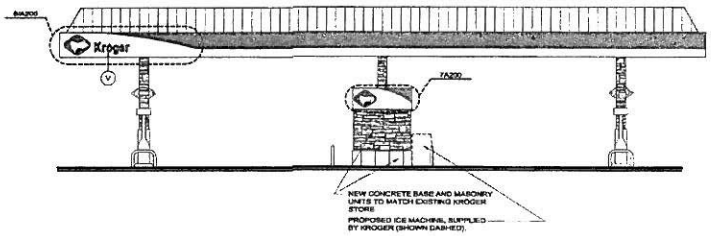
2 RIGHT ELEVATION
SCALE:1/8"=1'-0"



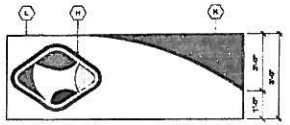
4 FRONT ELEVATION
SCALE:1/8"=1'-0"



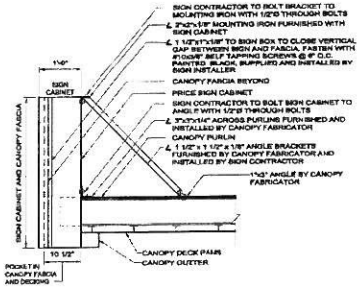
6 CANOPY GRAPHICS
SCALE:1/2"=1'-0"



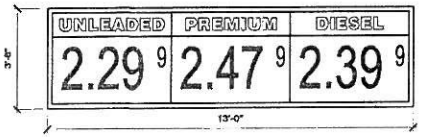
5 REAR ELEVATION
SCALE:1/8"=1'-0"



7 KIOSK GRAPHICS
SCALE:1/2"=1'-0"



9 CANOPY SIGN DETAIL
SCALE:3/4"=1'-0"



8 CANOPY PRICE SIGN
SCALE:1/2"=1'-0"

CDA Architects
3403 Corrstone Village Dr.
Texas
Phone: (817)447-2500

The Kroger Co.

EXTERIOR ELEVATIONS

FUEL STATION SW-575
2935 RIDGE ROAD
ROCKWALL, TEXAS

A200

CITY OF ROCKWALL

ORDINANCE NO. 13-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. 04-38) OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT AND ORDINANCE 86-55, SO AS TO AMEND THE RESIDENTIAL STANDARDS AND CHANGE THE ZONING FROM (SF-22.5) SINGLE FAMILY RESIDENTIAL DISTRICT TO (SF-12.5) SINGLE FAMILY RESIDENTIAL DISTRICT FOR A 4.96-ACRE PORTION OF (PD-9) PLANNED DEVELOPMENT DISTRICT NO. 9, AND BEING IDENTIFIED AS TRACTS 4-13 & 4-14, EDWARD TEAL SURVEY, ABSTRACT 207 AND LOCATED EAST OF THE INTERSECTION OF RIDGE ROAD AND SHADY DALE LANE, AND MORE SPECIFICALLY SHOWN AS EXHIBIT "B" (BOUNDARY SURVEY); 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, an amendment to (PD-9) Planned Development No. 9 District has been requested by John P. Allender of Architexas and on behalf of Greener City Group, Inc., to amend the residential standards and change the zoning from (SF-22.5) Single Family Residential District to (SF-12.5) Single Family Residential District for a 4.96-acre portion of (PD-9) Planned Development District No. 9, and being identified as tracts 4-13 &4-14 of the Edward Teal Survey, Abstract 207 and located east of the intersection of Ridge Road and Shady Dale Lane, City and County of Rockwall, Texas, and more specifically shown in Exhibit "B" (Boundary Survey) 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, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code 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 of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District so as to change the zoning from a (SF-22.5) Single Family Residential District to a (SF-12.5) Single Family Residential District for the *Subject Property*; and;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the *(SF-12.5) Single Family Residential District* standards set forth in (PD-9) Planned

Development No. 9 District, as heretofore amended, and as amended herein by granting of this zoning change, and as may be amended in the future, and;

1. That the development shall strictly adhere to the standards as established in the (SF-12.5) Single Family Residential District referred to as the P.D. 9 – Shady Dale Lane Development Area Requirements attached hereto as Exhibit "A".

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

Section 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2013.

David Sweet, Mayor

ATTEST:

Kristy Ashberry, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank Garza, City Attorney

1st Reading: October 21, 2013

2nd Reading: November 4, 2013

EXHIBIT "A"

P.D. 9 – SHADY DALE LANE DEVELOPMENT
AREA REQUIREMENTS

Product: (S.F. – 12.5) Single Family Residential District
Minimum 12,500 Square Feet.

1. Minimum lot area – 12,500 square feet
2. Maximum number of single family detached units per lot – 1 each
3. Minimum square footage per dwelling unit – 2,000 square feet
4. Minimum lot frontage on public street – 75 feet
5. Minimum lot depth – 160 feet
6. Minimum depth of front setback – 20 feet
7. Minimum depth of rear setback – 10 feet
8. Minimum width of side setback –
   a) Internal lot – 6 feet
   b) Side yard abutting street – 15 feet
   c) Abutting an arterial – 20 feet
9. Minimum distance between separate buildings on the parcel of land or lot – 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard – 18 feet
11. Maximum building coverage as percent of lot area – 35 percent
12. Maximum height of structures – 36 feet
13. Minimum number of off-street parking spaces (excluding garage) – 2 each

Exhibit "B"

PROPERTY DESCRIPTION
GENERAL NOTES
LEGEND
"PRELIMINARY"
BOUNDARY SURVEY
PORTION OF SHADY DALE LANE
SURVEY, ABSTRACT NO. 207
ROCKWALL COUNTY, TEXAS
JOB NO: 1301608-1
DRAWN BY: DGB
DATE: 07/24/2013
SCALE: 1"=40'
TEXAS HERITAGE
SURVEYING LLC
20' ALLEY
SHADY DALE LANE
PROPOSED PERMANENT
ACCESS EASEMENT

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 307.57-ACRE TRACT OF LAND SITUATED WITHIN THE E TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*].

WHEREAS, Planned Development District 9 (PD-9) is a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*;

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

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

DRAFT ORDINANCE 4.16.2024

amended zoning classification for the *Subject Property*;

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

SECTION 5. The Homeowner's Association (HOA) shall be responsible for the maintenance of all common areas, screening walls and features, landscape areas, deed restriction enforcement, and all other functions required to maintain the quality of the development.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code 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 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JANUARY, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

DRAFT ORDINANCE 12.16.2024

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

DRAFT ORDINANCE 12.16.2024

Exhibit 'A':
Legal Description

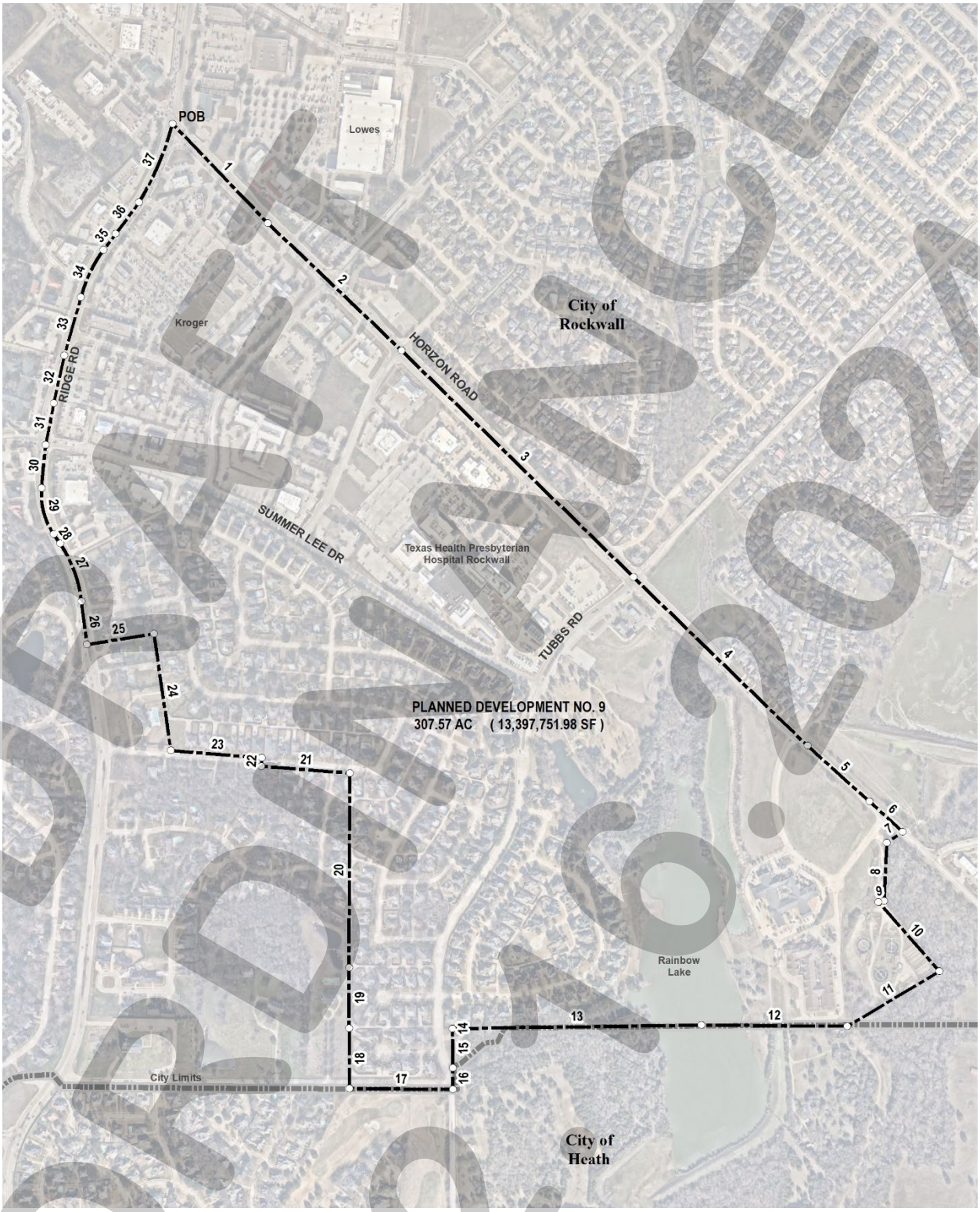
BEING 307.57 acres of land situated in Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the center of the intersection of Horizon Rd (FM3097) and Ridge Rd, *(NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,264.736, N 7,013,506.983 Feet);*

1 **THENCE** South 42°-42'-40" East, along the center of Horizon Road, a distance of 796.38 feet to a point;
2 **THENCE** South 45°-17'-46" East, continuing along said centerline, a distance of 1067.835 feet to a point;
3 **THENCE** South 44°-34'-21" East, a distance of 1870.922 feet to a point;
4 **THENCE** South 44°-49'-17" East, a distance of 1399.251 feet to a point;
5 **THENCE** South 46°-51'-8" East, a distance of 481.716 feet to a point;
6 **THENCE** South 46°-42'-30" East, a distance of 258.877 feet for a corner;
7 **THENCE** South 57°-1'-39" West, a distance of 111.082 feet to a point;
8 **THENCE** South 3°-49'-47" West, a distance of 337.364 feet to a point;
9 **THENCE** South 80°-0'-50" West, a distance of 32.893 feet to a point;
10 **THENCE** South 40°-15'-7" East, a distance of 532.823 feet to a point;
11 **THENCE** South 60°-15'-43" West, a distance of 620.808 feet for a corner;
12 **THENCE** North 88°-24'-50" West, along the Southern City Limits line of the City of Rockwall, a distance of 842.312 feet to a point;
13 **THENCE** North 89°-38'-21" West, continuing along said City Limits line, a distance of 1438.136 for a corner;
14 **THENCE** South 0°-17'-52" West, a distance of 0.253 feet to a point;
15 **THENCE** South 0°-15'-51" West, a distance of 227.577 feet to a point;
16 **THENCE** South 0°-47'-17" West, a distance of 123.607 feet for a corner;
17 **THENCE** North 88°-31'-26" West, a distance of 598.278 feet for a corner;
18 **THENCE** North 0°-44'-41" East, along the West line of the Foxchase Addition, a distance of 348.465 feet to a point;
19 **THENCE** North 1°-2'-26" East, a distance of 351.601 feet to a point;
20 **THENCE** North 1°-20'-59" East, a distance of 1122.141 for a corner;
21 **THENCE** North 84°-24'-12" West, a distance of 513.729 feet for a corner;
22 **THENCE** North 6°-36'-59" East, a distance of 48.053 feet for a corner;
23 **THENCE** North 84°-19'-46" West, a distance of 528.673 feet for a corner;
24 **THENCE** North 7°-8'-19" West, a distance of 680.962 feet for a corner;
25 **THENCE** South 81°-59'-27" West, a distance of 392.733 feet for a corner;
26 **THENCE** North 5°-54'-11" West, generally following the Centerline of Ridge Rd, a distance of 252.075 feet to the beginning of a curve;
27 **THENCE** along said curve to the left having an angle of 27°-0'-51" and a radius of 759.035 feet with a chord distance of 354.568 feet and a chord bearing of North 19°-11'-18" West, to the beginning of a curve;
28 **THENCE** along said curve to the left having an angle of 3°-50'-26"and a radius of 974.115 feet with a chord distance of 65.281 feet and a chord bearing of North 33°-37'-15" West, to the beginning of a curve;
29 **THENCE** along said curve to the right having an angle of 36°-52'-27"and a radius of 438.264 feet with a chord distance of 277.213 feet and a chord bearing of North 13°-29'-36" West, to the beginning of a curve;
30 **THENCE** along said curve to the right having an angle of 3°-29'-57" and a radius of 4,089.283 feet with a chord distance of 249.711 feet and a chord bearing of North 6°-45'-24" East, to a point;
31 **THENCE** North 11°-48'-52" East, a distance of 245.242 feet to a point;
32 **THENCE** North 13°-45'-2" East, a distance of 282.517 feet to a point;
33 **THENCE** North 17°-1'-45" East, a distance of 347.78 feet to the beginning of a curve;
34 **THENCE** along said curve to the right having an angle of 22°-5'-10" and a radius of 792.43 feet with a chord distance of 303.575 feet and a chord bearing of North 26°-26'-2" East, to a point;
35 **THENCE** North 38°-42'-35" East, a distance of 116.194 feet to a point;
36 **THENCE** North 37°-33'-44" East, a distance of 226.689 feet to the beginning of a curve;
37 **THENCE** along said curve to the left having an angle of 16°-48'-35"and a radius of 1687.504 feet with a chord distance of 493.314 feet and a chord bearing of North 24°-11'-9" East, to the POINT OF BEGINNING AND CONTAINING 307.57 acres of land (13,397,751.98 square feet) more or less.

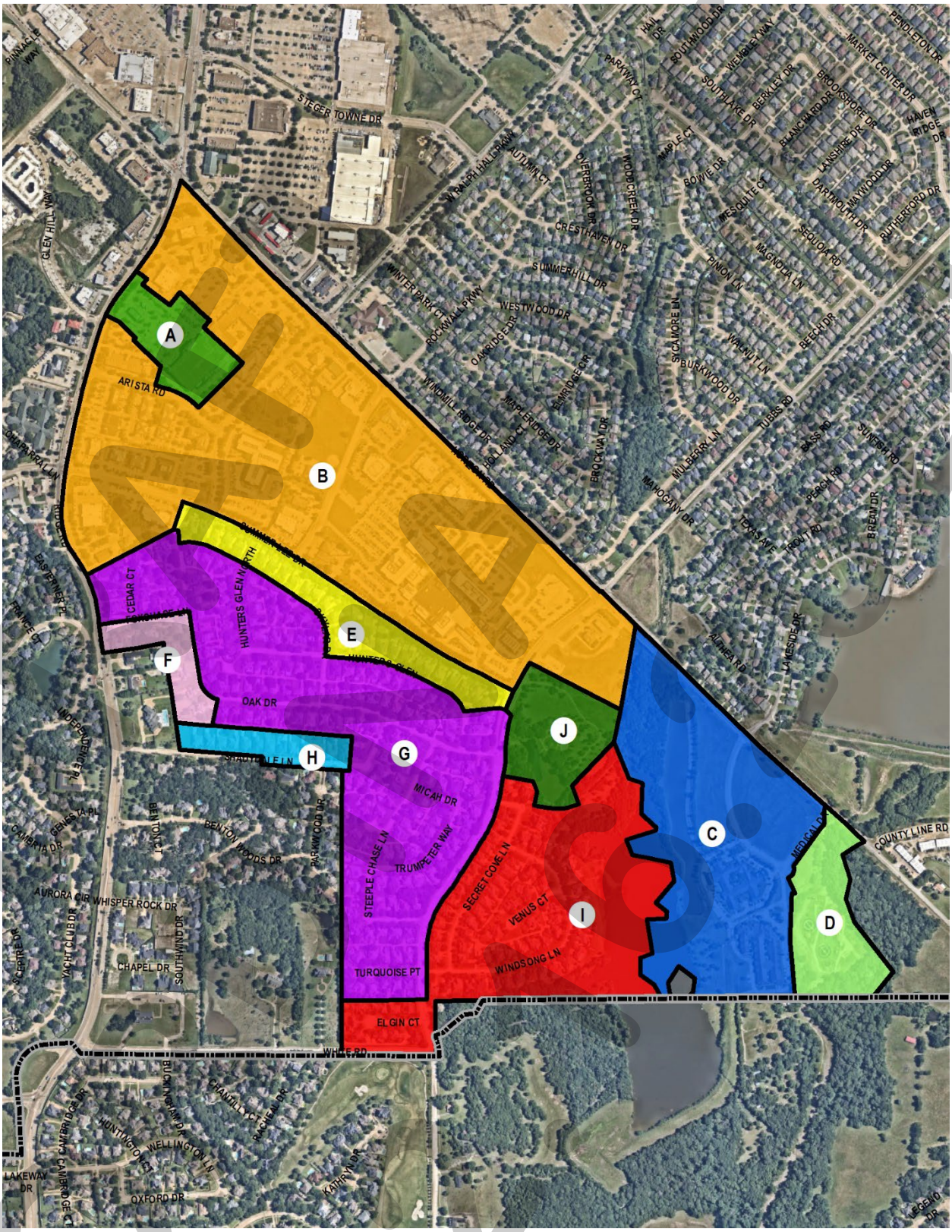
DRAFT
ORDINANCE
XX-XX; 2024

Exhibit 'B':
Survey



DRAFT ORDINANCE 12.10.2024

Exhibit 'C':
Concept Plan



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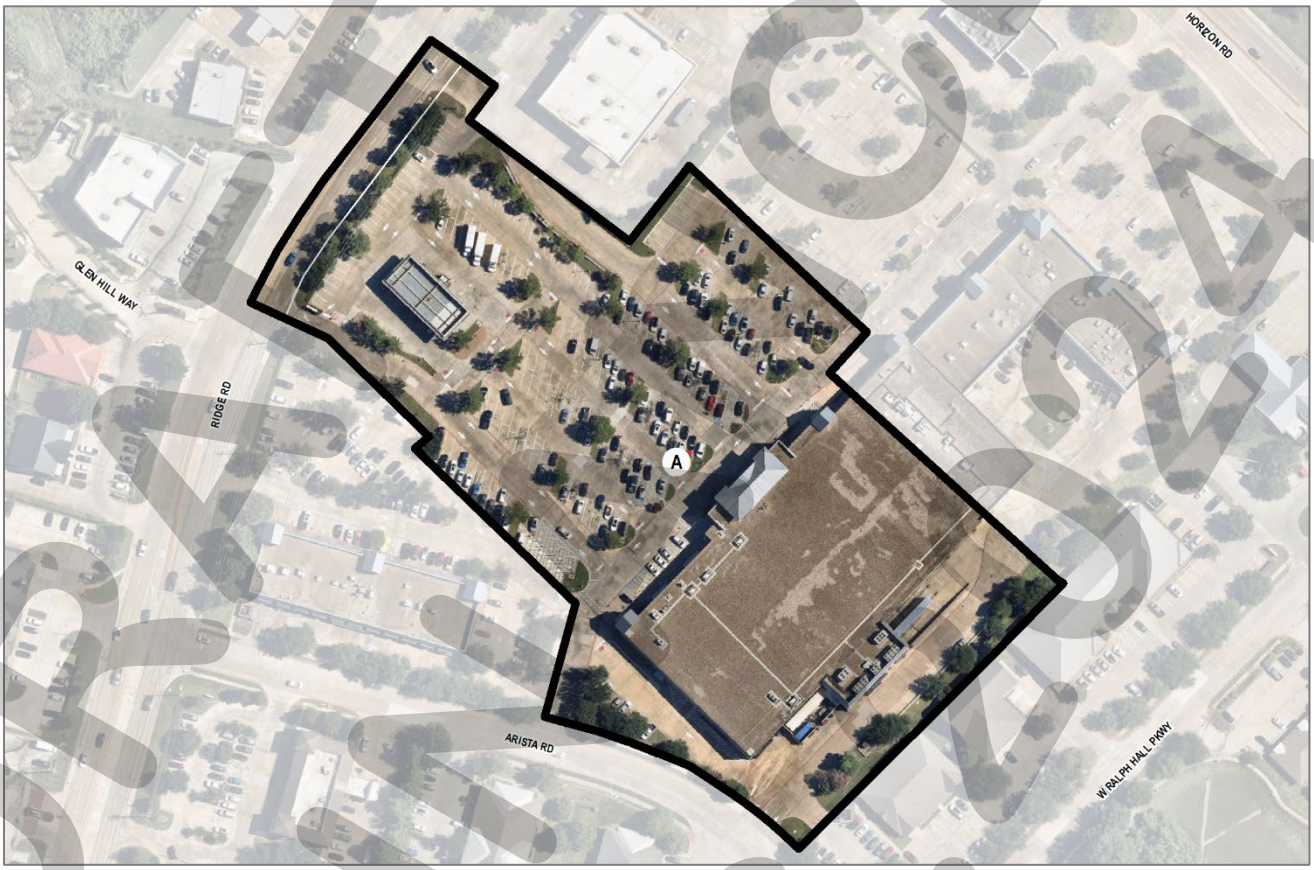
(1) *TRACT A*. *[Ordinance 11-31]*

(A) *Concept Plan*. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



(A) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract A -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) 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 additional land uses shall be permitted *by-right*:

☑ RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (*I.E. A MAXIMUM OF FOUR [4] VEHICLES*) (1) & (2)

NOTES:

(1) NO OUTSIDE DISPLAY OF MERCHANDISE SHALL BE PERMITTED WITHIN OR AROUND THE PROPOSED FUEL CENTER, EXCEPT FOR THE ICE MACHINE AS SHOWN IN *EXHIBIT 'E'* OF THIS ORDINANCE, WHICH SHALL BE PAINTED TO MATCH THE EXTERIOR MATERIALS OF THE ADJACENT KIOSK; HOWEVER, THE GROCERY STORE SHALL CONTINUE TO DISPLAY MERCHANDISE AS PERMITTED UNDER THE CITY'S *INCIDENTAL DISPLAY* REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC).

(2) NO SEASONAL SALES OF MERCHANDISE OR OTHER SPECIAL EVENT (*E.G. CHRISTMAS TREE SALES, VALENTINE'S DAY TENT SALE*) THAT WOULD RESULT IN A FURTHER REDUCTION OF THE REQUIRED PARKING SPACES SHALL BE ALLOWED ON THE PROPERTY, UNLESS SPECIFICALLY PERMITTED ON A *CASE-BY-CASE* BASIS THROUGH THE *SEASONAL OUTDOOR DISPLAY* POLICIES OF THE CITY OF ROCKWALL OR BY THE CITY COUNCIL.

(B) *Density and Development Standards*. The development of *Tract A -- as depicted in Exhibits 'C' & 'E' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract A* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: *LOT DIMENSIONAL REQUIREMENTS*

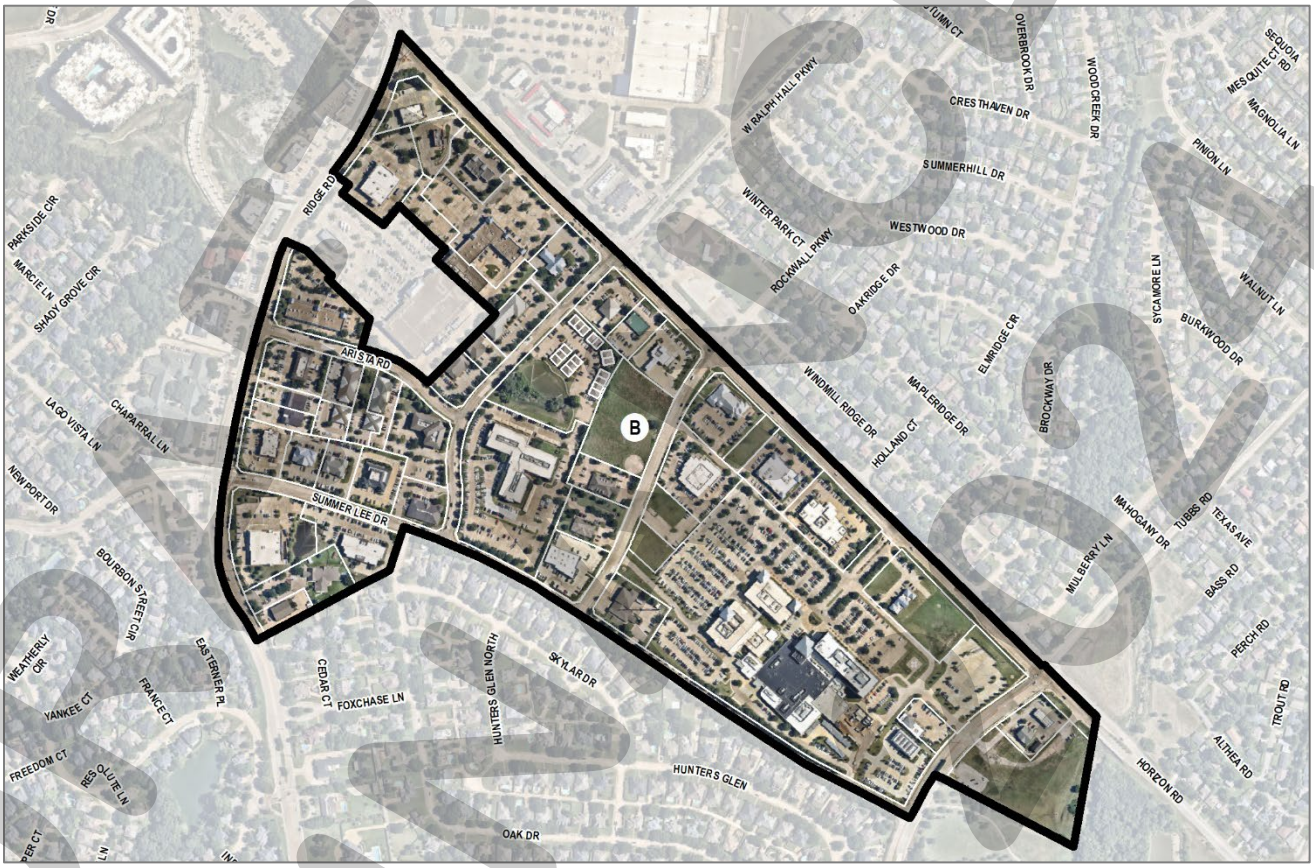
MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

DRAFT ORDINANCE 12.16.2024

(2) *TRACT B. [Ordinance 86-55]*

(A) *Concept Plan*. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) 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.

(C) *Density and Development Standards*. The development of *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'

DRAFT 02.13.2024

Exhibit 'D':
Density and Development Standards

MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

DRAFT ORDINANCE 12.16.2024

(3) *TRACT C. [Ordinance 87-30]*

(A) *Concept Plan*. All development of *Tract C* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT C

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) 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 additional land uses shall be permitted *by-right*:

- ☑ LIGHT ASSEMBLY WITH OR WITHOUT FRONT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING. THE MAXIMUM BUILDING SHALL BE RESTRICTED TO 30,000 SF.
- ☑ FURNITURE STORE WITH FRONT SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ HARDWARE STORE WITH SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ PASTRY SHOP WITH COOKING FACILITIES WITHIN IN THE SAME BUILDING OR SIMILAR BUSINESS.
- ☑ OFFICE WITH WAREHOUSE/DISTRIBUTION CENTER. THE MAXIMUM BUILDING AREA SHALL BE 25,000 SF. A SPECIFIC USE PERMIT (SUP) MAY BE APPROVED FOR INCREASED BUILDING AREA OR TO ALLOW A SIMILAR LAND USE.
- ☑ WHOLESALE TRADE OR ACCESSORY OUTLETS WITH OR WITHOUT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.

DRAFT 10.2.2024

- ☑ SMALL BUSINESS OFFICE WITH OR WITHOUT SHOWROOM, WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.
- ☑ MANUFACTURER AND ASSEMBLY OF ELECTRICAL WIRING HARNESSES FOR IRRIGATION SYSTEMS WITH OR WITHOUT ACCESSORY WAREHOUSE STORAGE.

(C) *Density and Development Standards*. The development of *Tract C -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract C* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: *LOT DIMENSIONAL REQUIREMENTS*

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	50'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK WITHOUT FIRE WALL	6'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABBUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	25'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	20'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPARATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM IMPERVIOUS COVERAGE	95%
MINIMUM AMOUNT OF LANDSCAPED AREAS	20%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	60'
MAXIMUM NUMBER OF ENTRANCES ON ARTERIAL	1/200'
MAXIMUM NUMBER OF ENTRANCES ON COLLECTOR	1/100'
MAXIMUM NUMBER OF ENTRANCES ON LOCAL STREET	1/50'

DRAFT ORDINANCE 12.16.2024

(4) *TRACT D. [Ordinance No. 73-49]*

(A) *Concept Plan*. All development of *Tract D* shall conform with the *Concept Plan* depicted in *Figure 4*.

FIGURE 4. CONCEPT PLAN FOR TRACT D

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract D -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) 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 additional land uses shall be permitted *by-right*:

☑ MUNICIPALLY OWNED OR CONTROLLED FACILITIES, UTILITIES, AND USES (*INCLUDES UTILITIES WITH A FRANCHISE UTILITY AGREEMENT WITH THE CITY OF ROCKWALL*)

(C) *Density and Development Standards*. The development of *Tract D -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

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DO NOT SIGN
12.16.2024

(5) *TRACT E. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract E* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT E

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract E -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within 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), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract E -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract E* shall conform to the standards depicted in *Table 4*, which are as follows:

TABLE 4: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'

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Exhibit 'D':
Density and Development Standards

MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 12.16.2024

(6) *TRACT F. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract F* shall conform with the *Concept Plan* depicted in *Figure 6*.

FIGURE 6. CONCEPT PLAN FOR TRACT F

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within 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), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract F* shall conform to the standards depicted in *Table 5*, which are as follows:

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	22,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,800 SF

DRAFT ONLY 2024

Exhibit 'D':
Density and Development Standards

MINIMUM LOT WIDTH	80'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	8'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	20'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

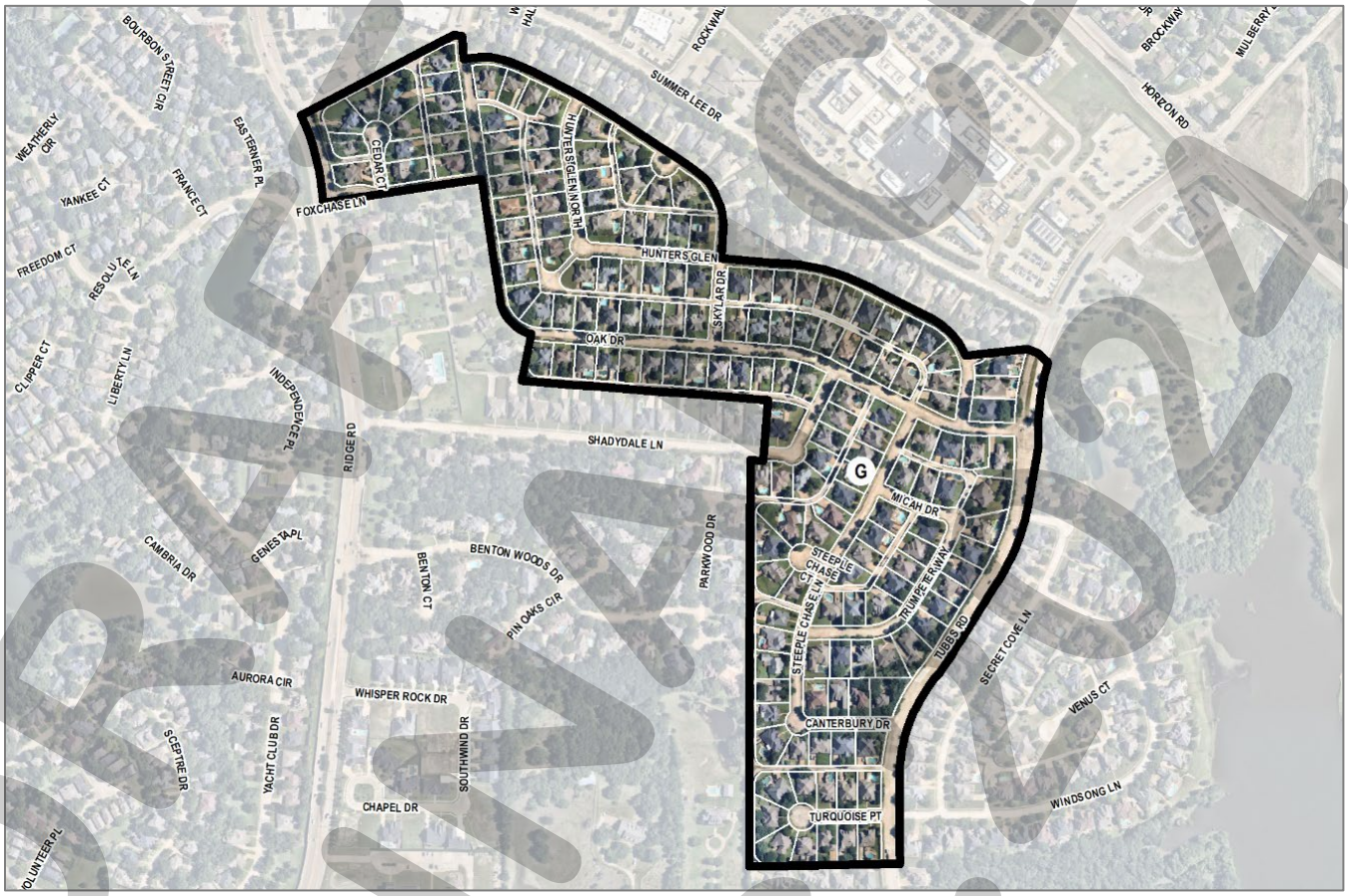
(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 12.16.2024

(7) *TRACT G. [Ordinance No. 86-55]*

(A) *Concept Plan*. All development of *Tract G* shall conform with the *Concept Plan* depicted in *Figure 7*.

FIGURE 7. CONCEPT PLAN FOR TRACT G



(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract G -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within 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), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract G -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract G* shall conform to the standards depicted in *Table 6*, which are as follows:

TABLE 6: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'

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Exhibit 'D':
Density and Development Standards

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 12.16.2024

(8) *TRACT H. [Ordinance No. 13-43]*

(A) *Concept Plan*. All development of *Tract H* shall conform with the *Concept Plan* depicted in *Figure 8*.

FIGURE 8. CONCEPT PLAN FOR TRACT H

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract H -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within 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), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract H -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract H* shall conform to the standards depicted in *Table 7*, which are as follows:

TABLE 7: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	2,000 SF
MINIMUM LOT WIDTH	75'
MINIMUM LOT DEPTH	160'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT (1)	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING (2)	2

NOTES:

(1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
(2) EXCLUDING GARAGE.

DRAFT ORDINANCE 12.16.2024

(9) *TRACT I. [Ordinance No. 04-02]*

(A) *Concept Plan*. All development of *Tract I* shall conform with the *Concept Plan* depicted in *Figure 9*.

FIGURE 9. CONCEPT PLAN FOR TRACT I

(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract I -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within 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), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *Density and Development Standards*. The development of *Tract I -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

(D) *Landscaping Buffer Requirements*. The development of vacant land -- *south of Phase 6 of the Foxchase and Rainbow Lake Estates Subdivision* -- shall include a five (5) foot landscape buffer and screening elements along Tubbs Road and White Road.

DRAFT
Oct 25, 2024

(10) *TRACT J. [Ordinance No. 88-20]*

(A) *Concept Plan*. All development of *Tract J* shall conform with the *Concept Plan* depicted in *Figure 10*.

FIGURE 10. CONCEPT PLAN FOR TRACT J

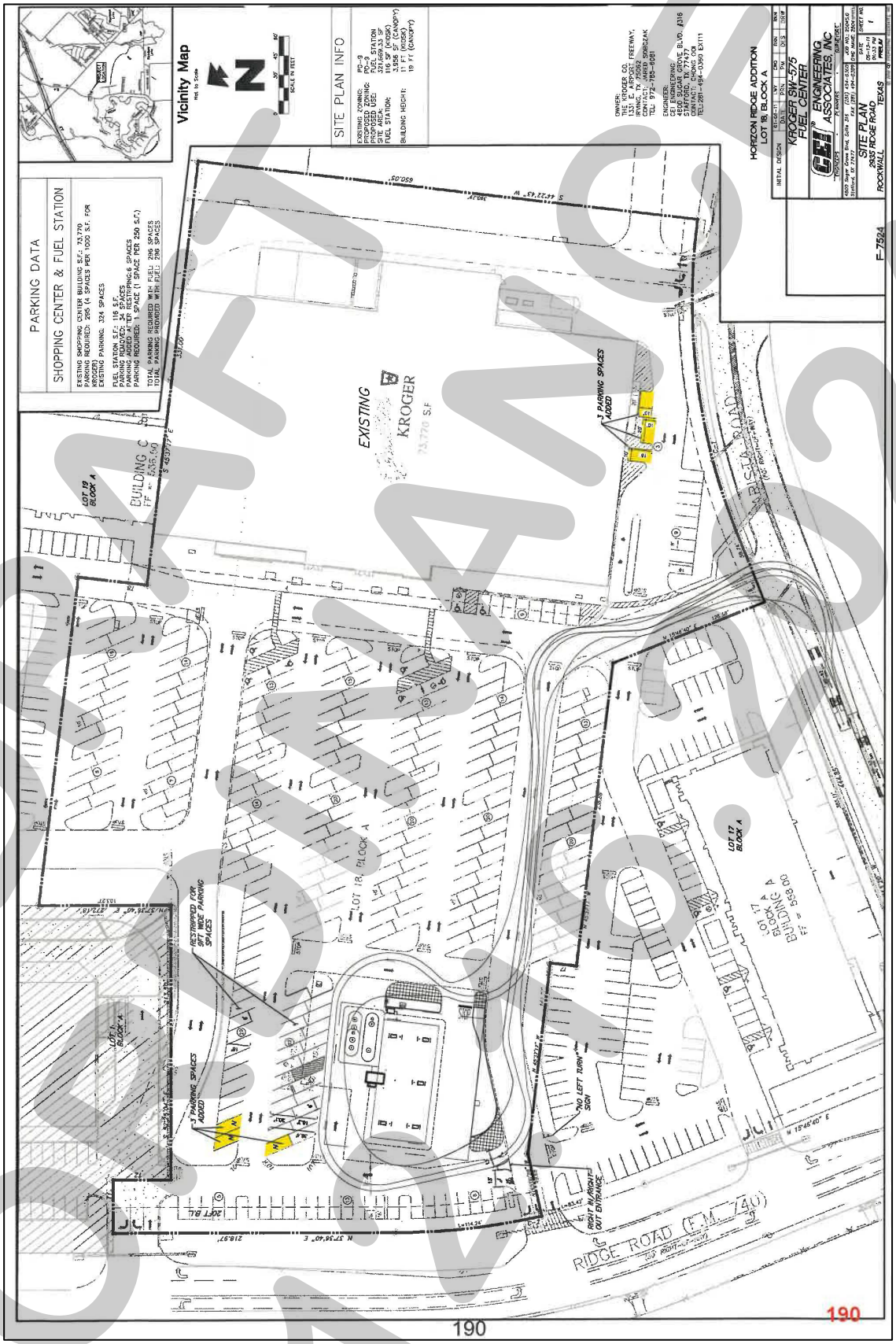
(B) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be the only permitted *by-right* land use:

☑ PUBLIC PARK

(C) *Density and Development Standards*. The development of *Tract J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

DRAFT 6.6.2024

Exhibit 'E':
Tract 'A' Concept Plan



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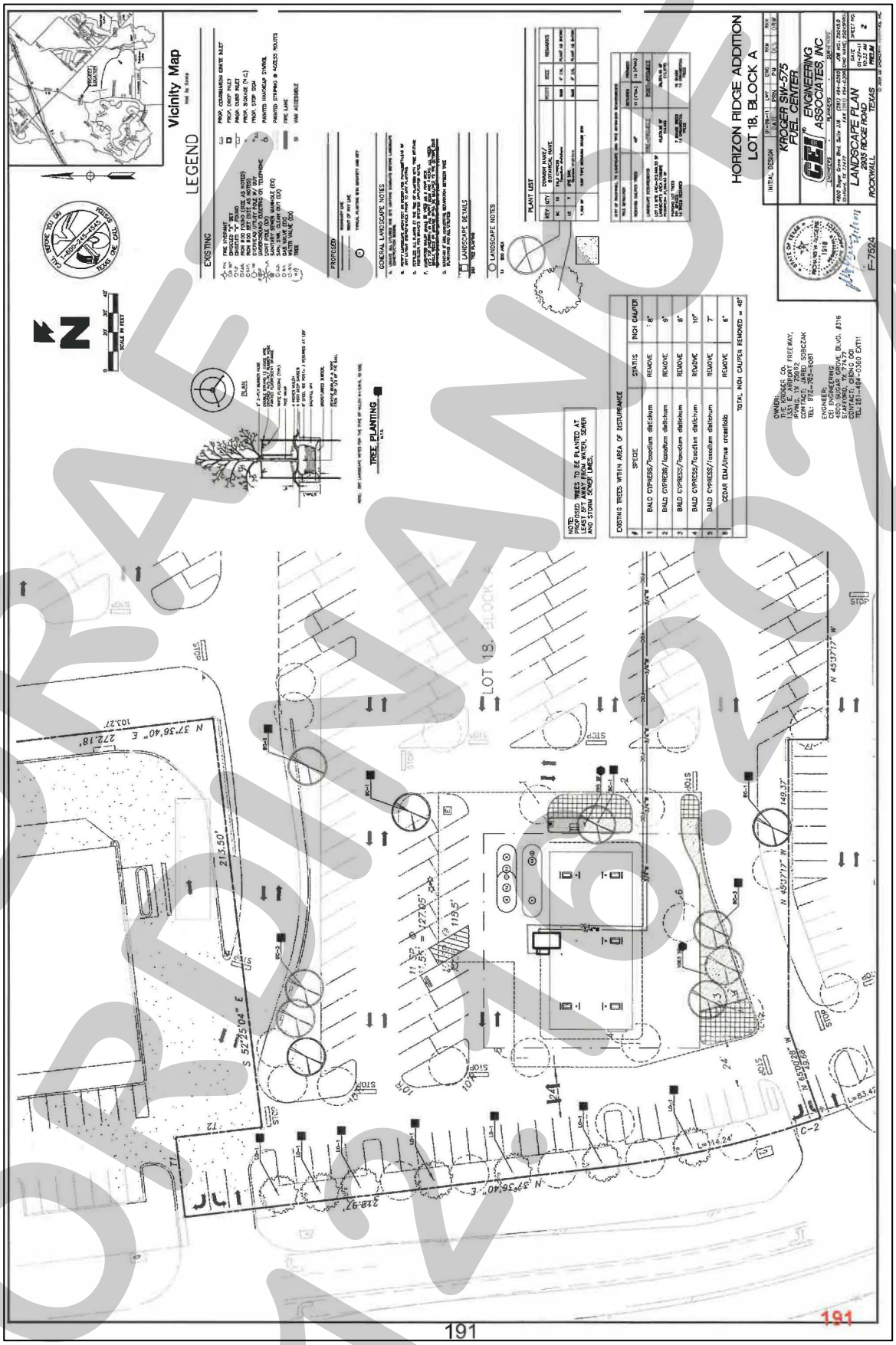
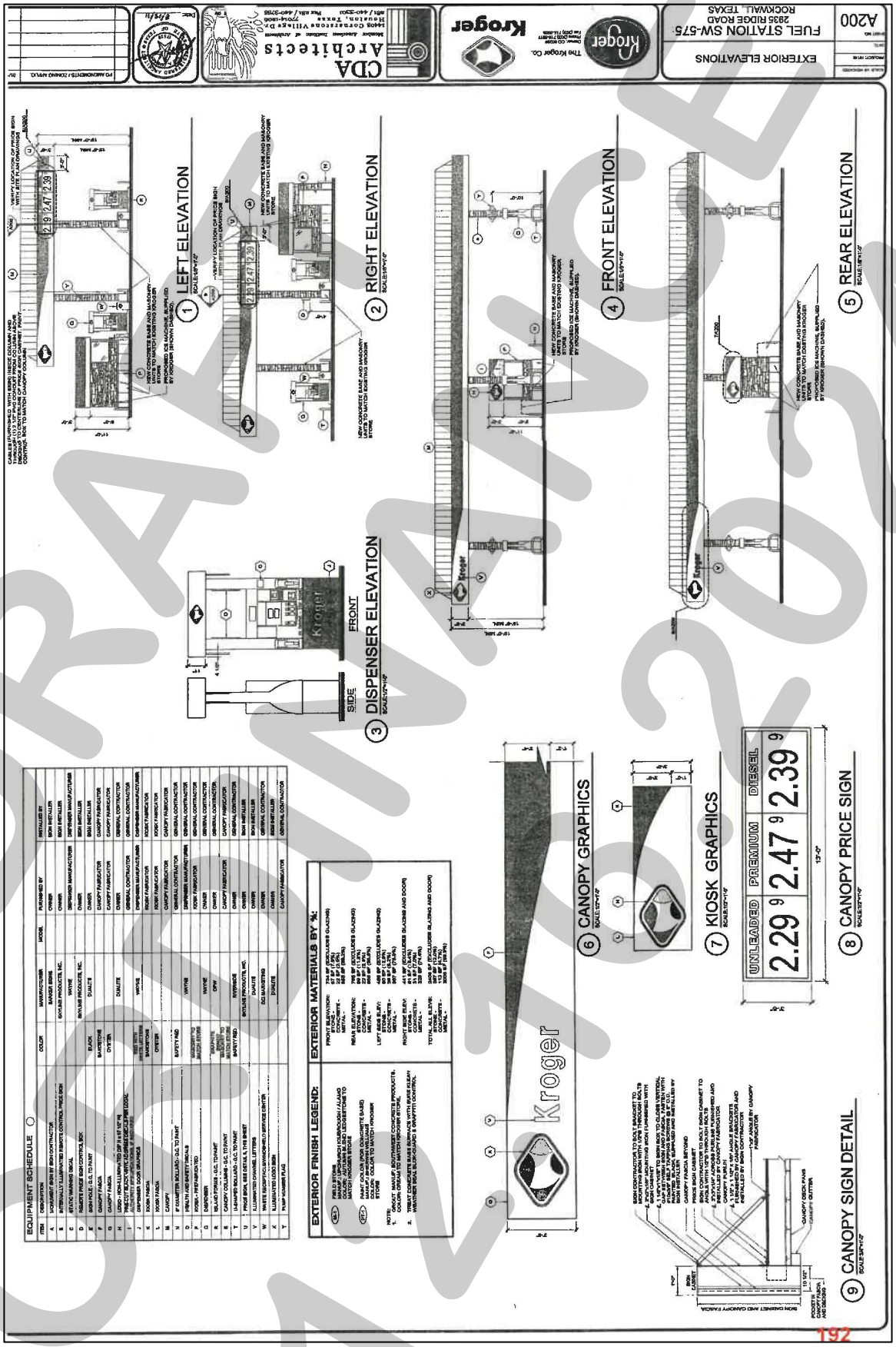
ORDINANCE
2024

Exhibit 'E':
Tract 'A' Concept Plan



DRAFT ORDINANCE 4.16.2024



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01/21/2024

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:	December 16, 2024
APPLICANT:	Bryan Cook
CASE NUMBER:	Z2024-055; *Specific Use Permit for a Detached Garage at 2348 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage and* for More Accessory Structures Than Permitted on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 19, 2000, Saddlebrook Estates #2 Addition was adopted, establishing 45 single-family homes on 51.47-acres. Based on this information, at some point between the time of annexation and January 19, 2000, the subject property was rezoned to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,718 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 164 SF covered porch constructed in 2002, a 216 SF pergola constructed in 2008, and a 128 SF accessory building constructed in 2016. Staff was unable to locate a building permit for the accessory building that was constructed in 2016; however, after conveying this to the applicant, the applicant has applied for a building permit (*i.e. RES2024-6198*). On December 5, 2022, the City Council denied a Specific Use Permit (SUP) for the construction of a *Guest Quarters/Secondary Living Unit and Detached Garage* on the subject property. On January 3, 2023, a concrete permit [*Case No. RES2022-7606*] was approved for s 3,450 SF concrete pad that was constructed in the backyard of the subject property.

PURPOSE

The applicant -- *Bryan Cook* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* that exceeds the overall maximum allowable square footage for a *Detached Garage* and the maximum number of accessory structures permitted on a property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2348 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2), one (1) acre lots (*i.e. Lots 14 and 15, Block A, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is the corporate limits of the City of Rockwall followed by the Saddlebrook Estates Subdivision, which was established in 1978 and consisting of nine (9) single-family homes.

South: Directly south of the subject property is The Rock, 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. Beyond this are three (3), one (1) acre lots *(i.e. Lots 10, 11, &12, Block A, Saddlebrook Estates #2*), zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond that is the corporate limits of the City of Rockwall followed by several lots with single-family homes situated on them.

East: Directly east of the subject property is Saddlebrook Lane, 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. Beyond this is ten (10), one (1) acre lots (*i.e. Lots 11-20, Block B, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is FM-1141, which is classified as an M4D *(i.e. major collector, 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 is a 17.51-acre parcel of land (*i.e. Lot 1, Block A, Cox Acres*) developed with a 4,295 SF single family home. Beyond this is a 2.12-acre parcel of land (*i.e. Lot 2, Block A, Utley Addition*) developed with a 2,475 SF single family home. Beyond this is E. Old Quail Run Road, 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.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, site plan, and conceptual building elevations for the proposed *Detached Garage*. According to the provided documents, the applicant plans to construct a *Detached Garage* measuring 30-feet by 35-feet (*i.e. 1,050 square feet*) with an associated concrete driveway connecting to The Rock. The *Detached Garage* is proposed to be located 35-feet from the western property line (*i.e. the rear property line*) and 30-feet from the northern property line (*i.e. the*

side yard property line), within the backyard. It will be positioned behind an existing 8-foot wood fence, which includes a gated entrance for access.

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 a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed detached garage is 1,050 SF (*i.e. 425 SF over the maximum allowable square footage*) and currently there are two (2) existing accessory structures, with one (1) being an accessory building having a building footprint of 120 SF, and one (1) being a covered patio cover having a building footprint of 216 SF. The proposed *Detached Garage* is required to meet the density and dimensional requirements for Single-Family 16 (SF-16) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Number of Accessory Structures Permitted	*2*	*X=3; Not in Conformance*
Detached Garage (Maximum Square Footage)	*625 SF*	*1,050 SF; Not in Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*8-Feet*	*X>8-feet; In Conformance*
Maximum Building Height	*15-Feet*	*X=14-Feet; In Conformance*
Between Buildings	*10-feet*	*X>10-feet; In Conformance*

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 Structure* submitted by the applicant does *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 proposed structure, building materials, and number of accessory structures permitted per lot in this neighborhood. For the purpose of comparing the proposed *Detached Garage* for the subject to other *Detached Garages* constructed in the Saddlebrook Estates Subdivision, staff has identified 11 *Detached Garages* constructed in the subdivision. Three (3) of the structures are larger than what the applicant is proposing (*i.e. an 1,836 SF detached garage at 2312 Saddlebrook Lane, and an 1,860 SF detached garage at 2364 Saddlebrook Lane, and a 1,156 SF Detached Garage at 2312 Saddlebrook Lane*). Staff should point out that all three (3) of these *Detached Garages* were constructed with the same building materials as the primary structure, which was a requirement for *Detached Garages* under the previous zoning ordinance. 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 November 21, 2024, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA 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 five (5) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for a *Guest Quarters/Detached Garage*, then staff would propose the following conditions of approval:

(1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

(a) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

(b) The *Detached Garage* shall not exceed a maximum size of 1,100 SF.

(c) The applicant will be required to obtain a building permit for the existing accessory building prior to the issuance of a building permit for the *Detached Garage*.

(d) The subject property shall be limited to a maximum of three (3) accessory structures.

(e) The maximum height of the *Detached Garage* shall not exceed a total height of 16-feet as measured to midpoint of the pitched roof.

(f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit.

(3) The driveway connection to The Rock shall be concrete and meet the Engineering Department's *Standards of Design and Construction Manual*. In addition, the associated culvert and plans shall also meet the Engineering Department's *Standards of Design and Construction Manual* as well as be signed and sealed by an engineer.

(4) 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 December 10, 2024, the Planning and Zoning Commission approved a motion to approve the *Specific Use Permit (SUP)* by a vote of 6-0.

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	2348 Saddlebrook LN.				
SUBDIVISION	Saddlebrook Estates	LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential		CURRENT USE		
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	Bryan Cook	☐ APPLICANT	
CONTACT PERSON	Bryan Cook	CONTACT PERSON	
ADDRESS	2348 Saddlebrook LN	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	469-325-9560	PHONE	
E-MAIL	gmcguns@Hotmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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* 18th *DAY OF* October, 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 18 DAY OF October, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KAREN PORTER
Notary ID #133883341
My Commission Expires
July 28, 2026

MY COMMISSION EXPIRES 07/28/2026

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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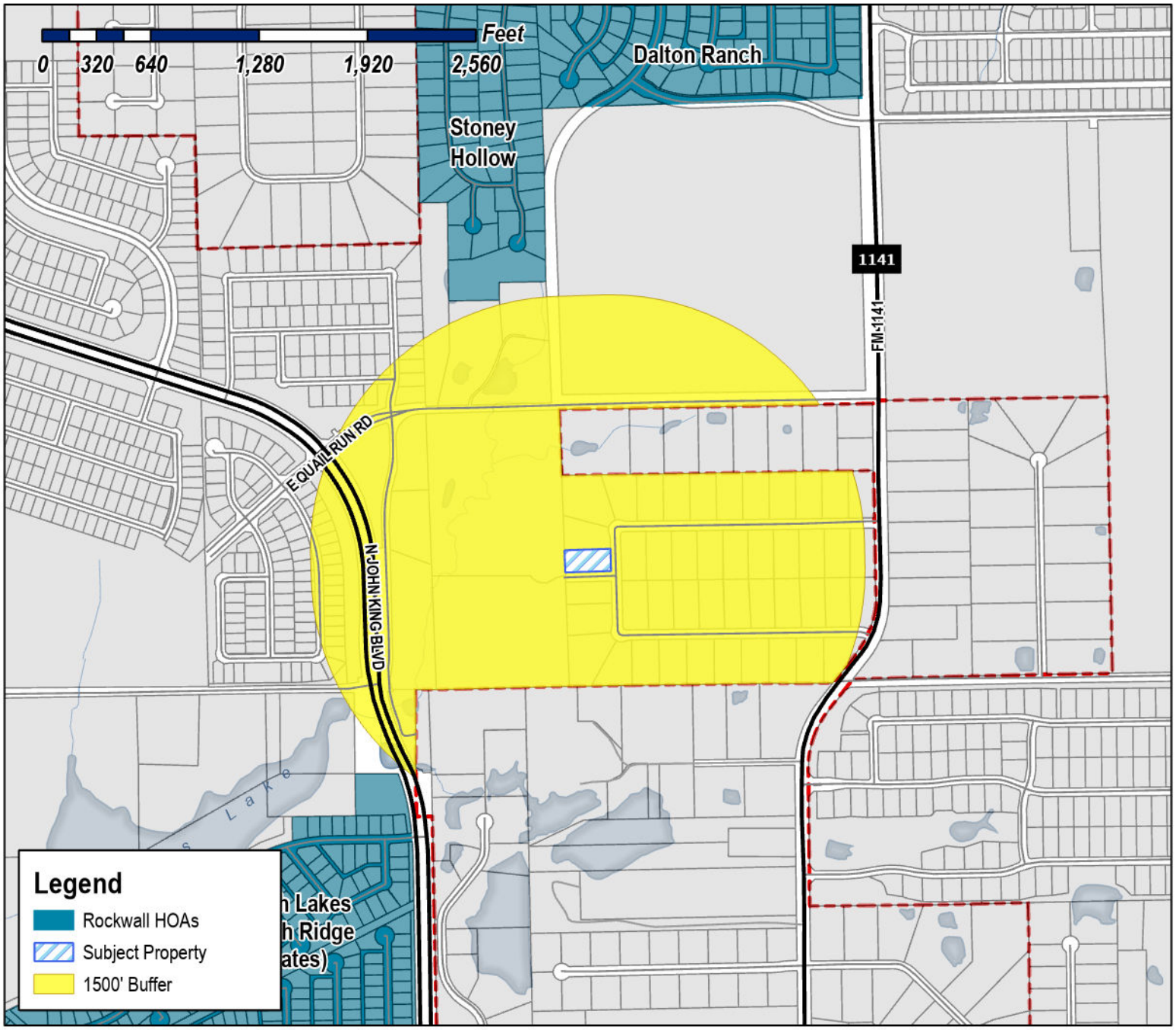
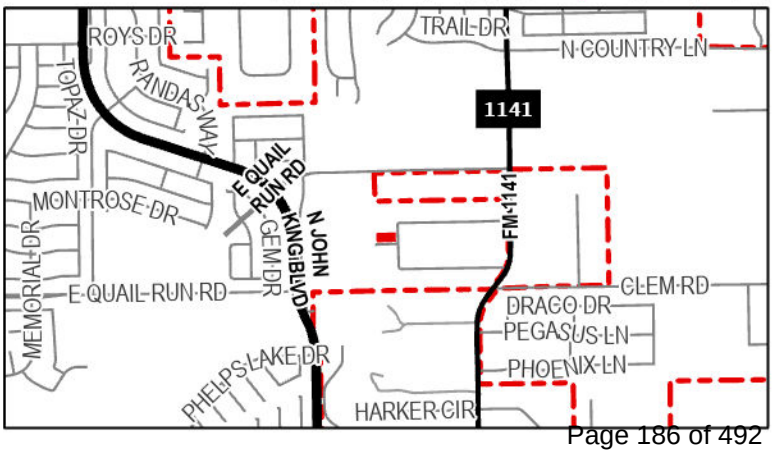


Case Number: Z2024-055
Case Name: SUP for a Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2348 Saddlebrook Lane



Date Saved: 11/19/2024
For Questions on this Case Call (972) 771-7745

City of Rockwall

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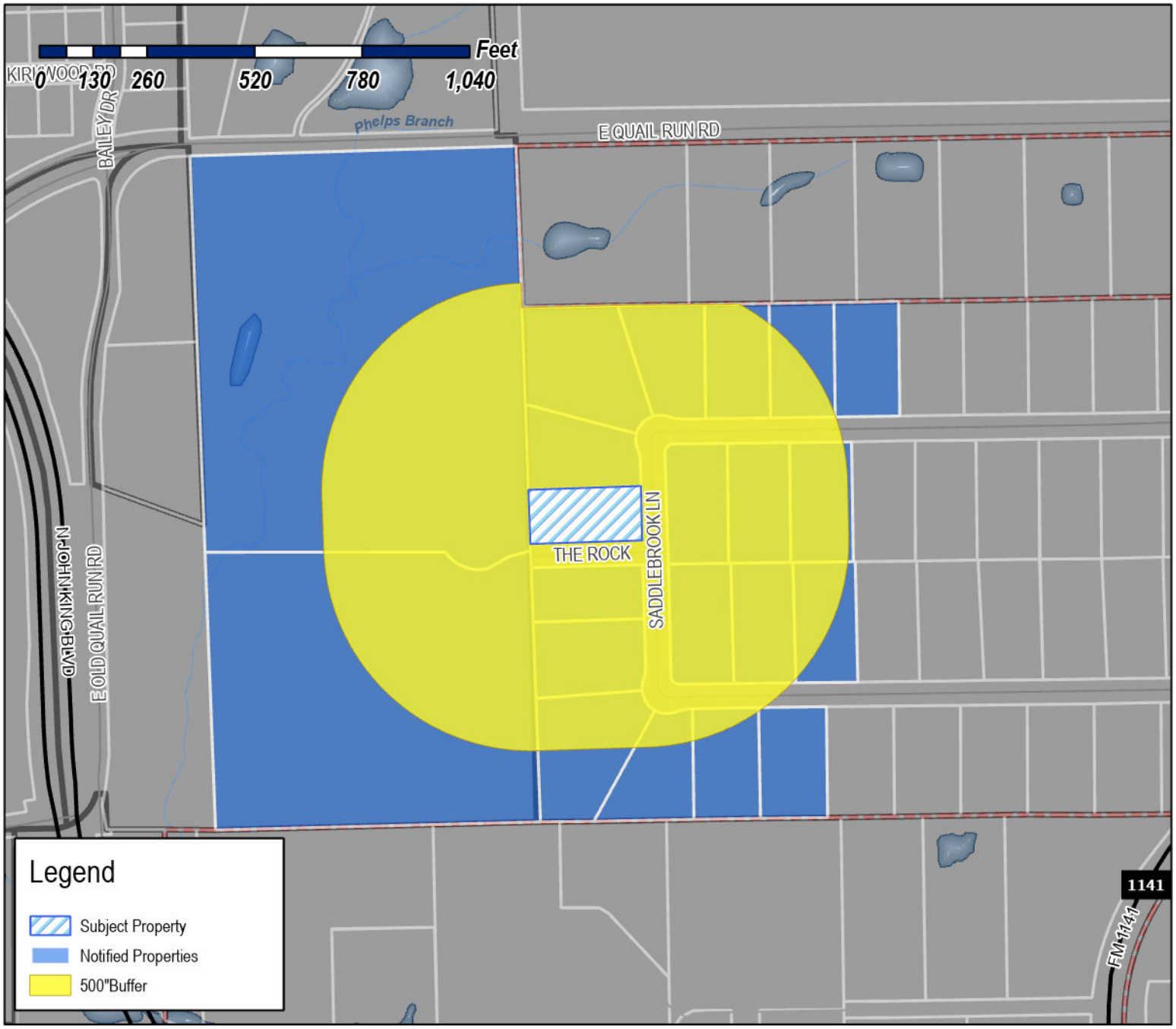

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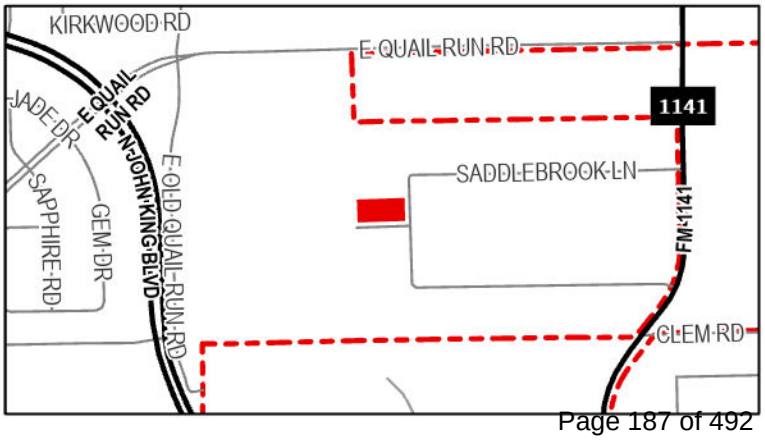

Date Saved: 11/19/2024
For Questions on this Case Call: (972) 771-7745

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III
JOINT TENANTS W/RIGHT SURVIVORSHIP
2095 E QUAIL RUN RD
ROCKWALL, TX 75087

FREDERICK CURTIS
2181 E QUAIL RUN RD
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LANE
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

MACK SUSAN M AND TIMOTHY S
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LANE
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

COOK HEIDI AND BRYAN
2348 SADDLEBRROK LN
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M
2352 SADDLEBROOK LANE
ROCKWALL, TX 75087

COX ROBERT & BEVERLY
2356 SADDLEBROOK LN
ROCKWALL, TX 75087

OROZCO ARTHUR
2360 SADDLEBROOK LANE
ROCKWALL, TX 75087

HARVEY LEE L AND
MARIA J PEREIRA
2361 SADDLEBROOK LANE
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R
2364 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

STELZER WADE L & MISTY M
2368 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

TRUITT PAMELA MARIE & ROBERT EDWIN
2372 SADDLEBROOK LN
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND SUITE 101
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2024-055: SUP for a Detached Garage

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 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, December 16, 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. Z2024-055: SUP for a Detached Garage

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

From: Bradley Jones
To: Ross, Bethany; Planning
Subject: Case Number: Z2024-055
Date: Saturday, December 7, 2024 7:17:37 PM

Bradley K. Jones
2352 Saddlebrook Ln
Rockwall, TX 75087

I am in favor of the request below.

Regards, Brad

Sent from my iPad
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.

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2024-055

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME John White

ADDRESS 2332 Saddlebrook Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

N/A

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.
- ☐ 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:

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2024-055

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Marty Wright

ADDRESS 2340 Saddlebrook Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am in favor of the detached garage Mr Cook is requesting to build. I live across the street and have a metal detached garage myself. Knowing Mr Cook, whatever he builds you can rest assured it will be first class and an asset to the neighborhood.

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.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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PUBLIC NOTICE

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PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 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, December 16, 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. Z2024-055: SUP for a Detached Garage

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: Schale

Address: 2345 Saddlebrook

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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-055: SUP for a Detached Garage

Please place a check mark on the appropriate line below:

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

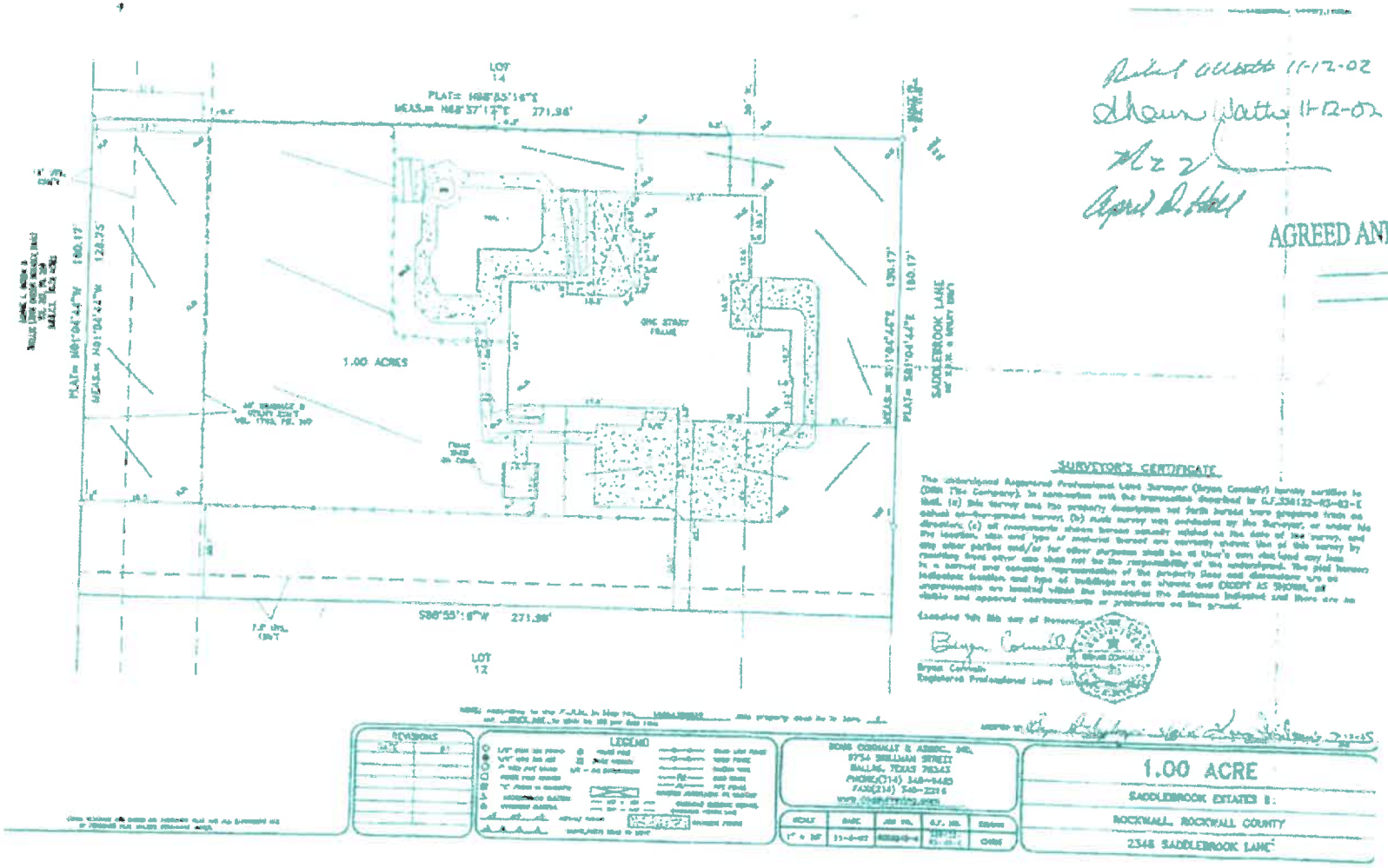
☐ I am opposed to the request for the reasons listed below.

Name: Willard Thomas / Peggy Thomas

Address: 2337 Saddlebrook Lane

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



Robert Ovcasek 11-12-02

Shawn Watts 11-12-02

Mrs

April D. Hall

AGREED AND ACCEPTED BY:

T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)

Date: 7-12-22 GF No. _____

Name of Affiant(s): Stephen John Griffin and Richard Allen James

Address of Affiant: 2348 Saddlebrook

Description of Property: 2348 Saddlebrook Lane, Rockwall, TX 75087

County Rockwall, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 11-2-02 there have been no:

   a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;

   b. changes in the location of boundary fences or boundary walls;

   c. construction projects on immediately adjoining property(ies) which encroach on the Property;

   d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, insert "None" Below:) Added pergola onto patio and behind pool Sidewalk extended pool deck to driveway Added 4ft fence around pool

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

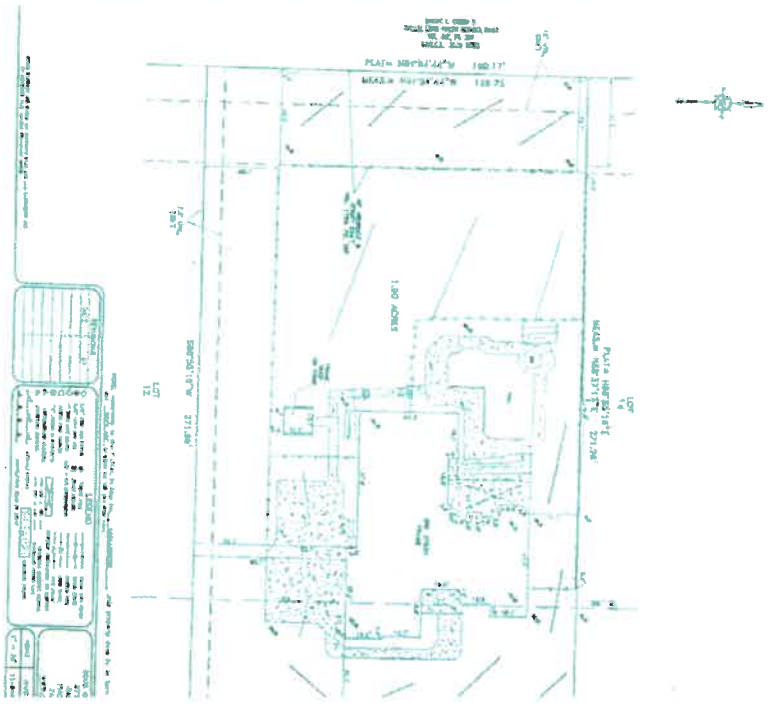
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

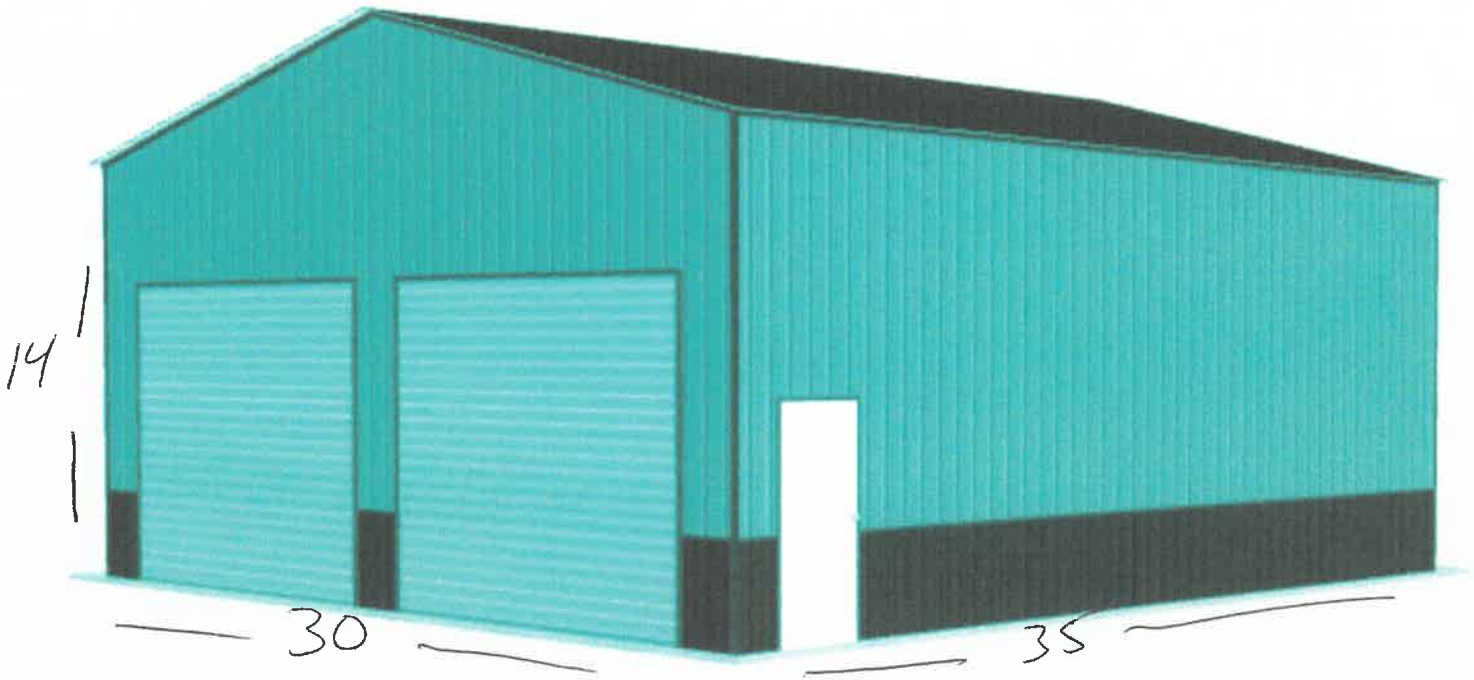
SUBSCRIBED this 12th day of July, 20 22.

KELLY DIANE WICKER
Notary Public, State of Texas
Comm. Expires 06-01-2025
Notary ID 124693755

2010

Rockwall 2701 Sunset Ridge, Suite #109 209 Rockwall, TX 75032 972-7

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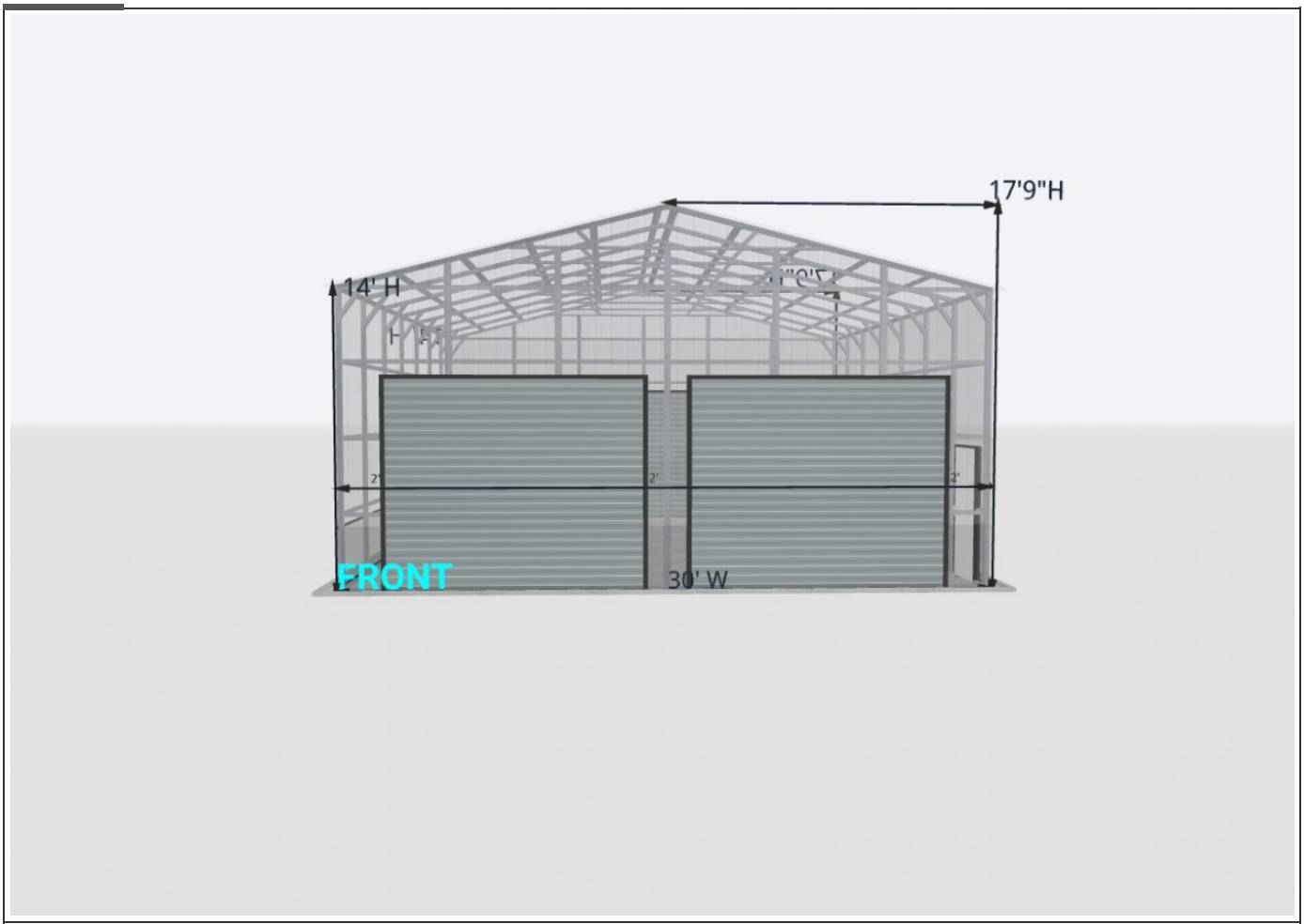
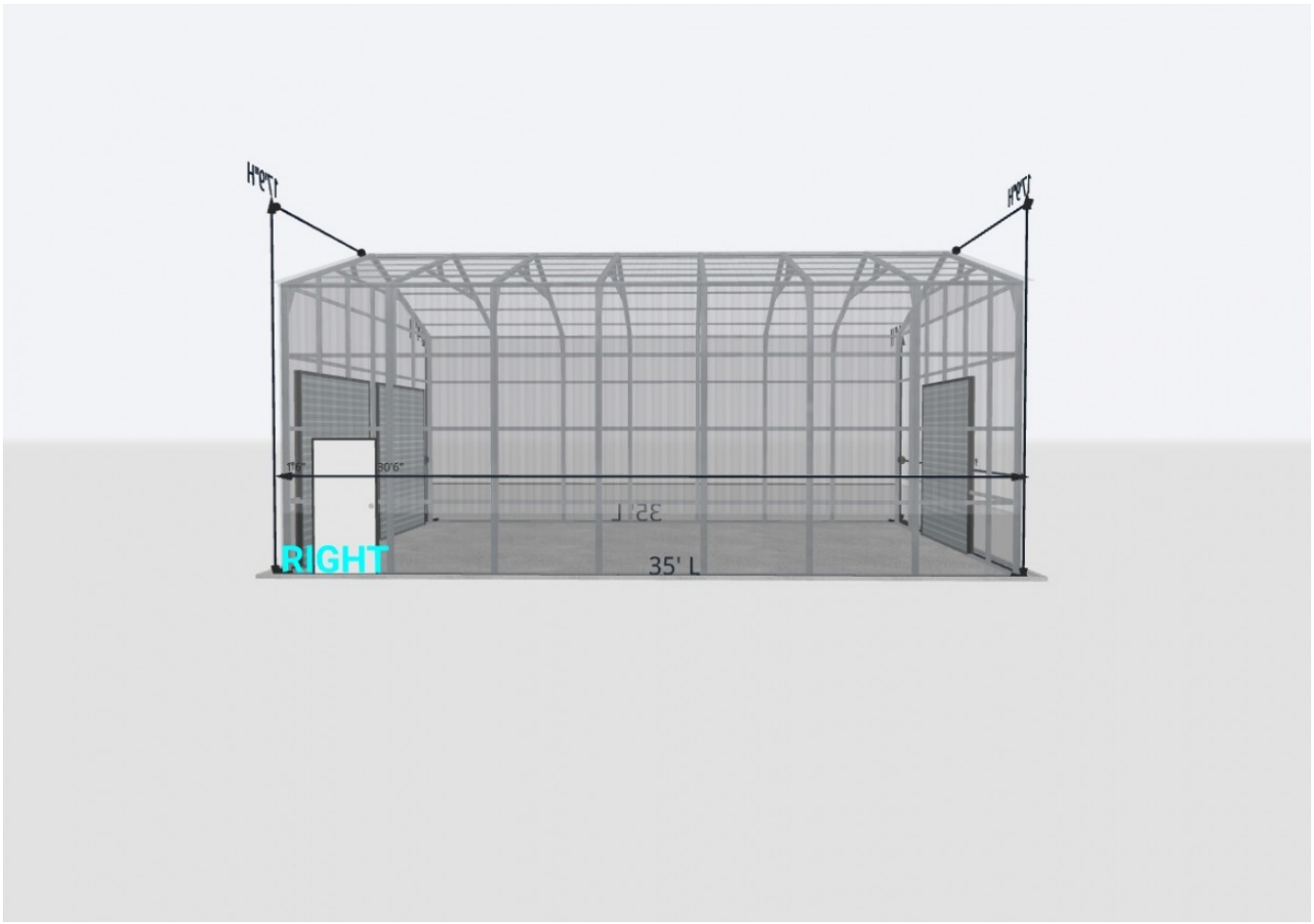
BUILDING VIEW



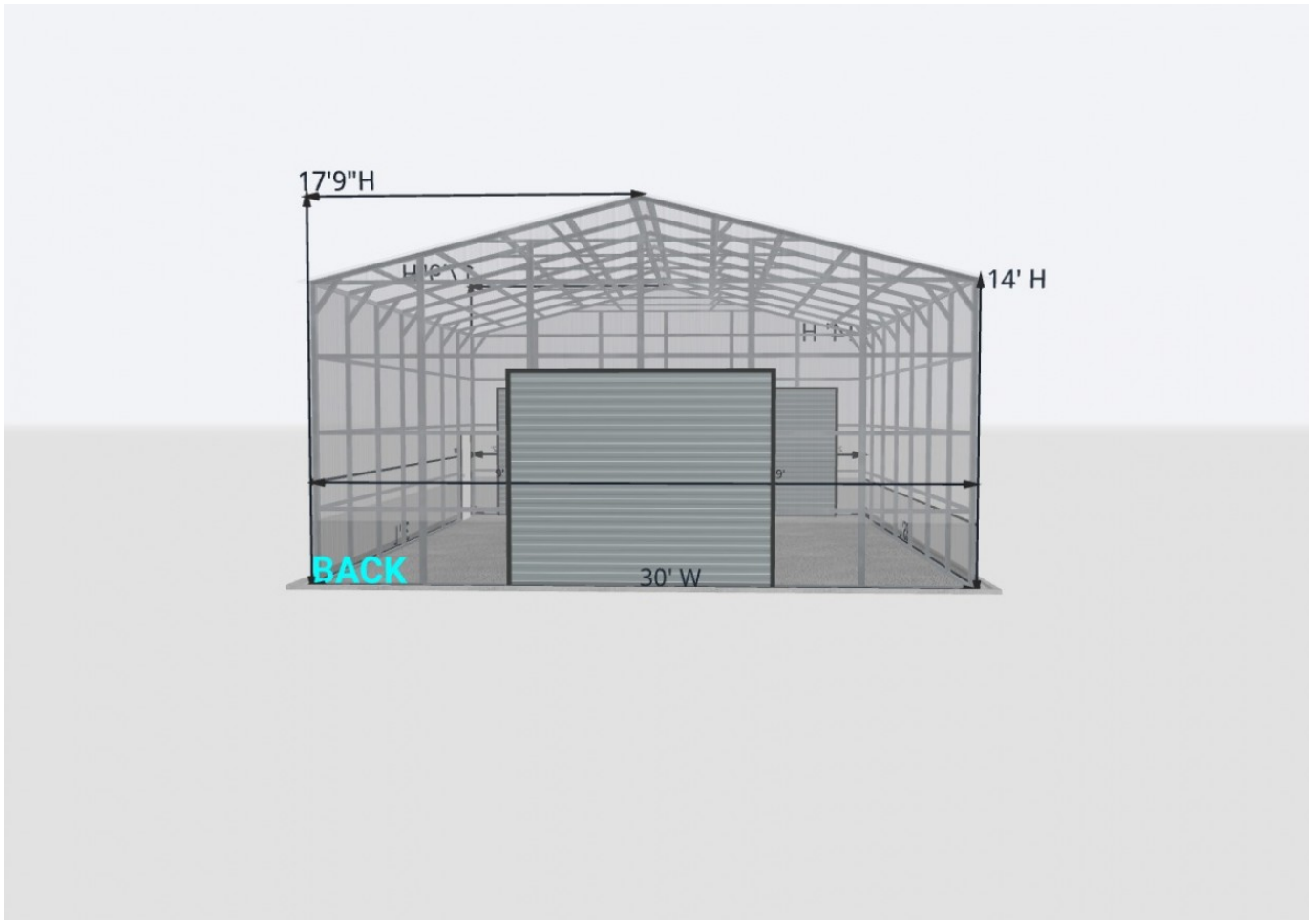
VIEW IMAGE 1

BUILDING VIEW



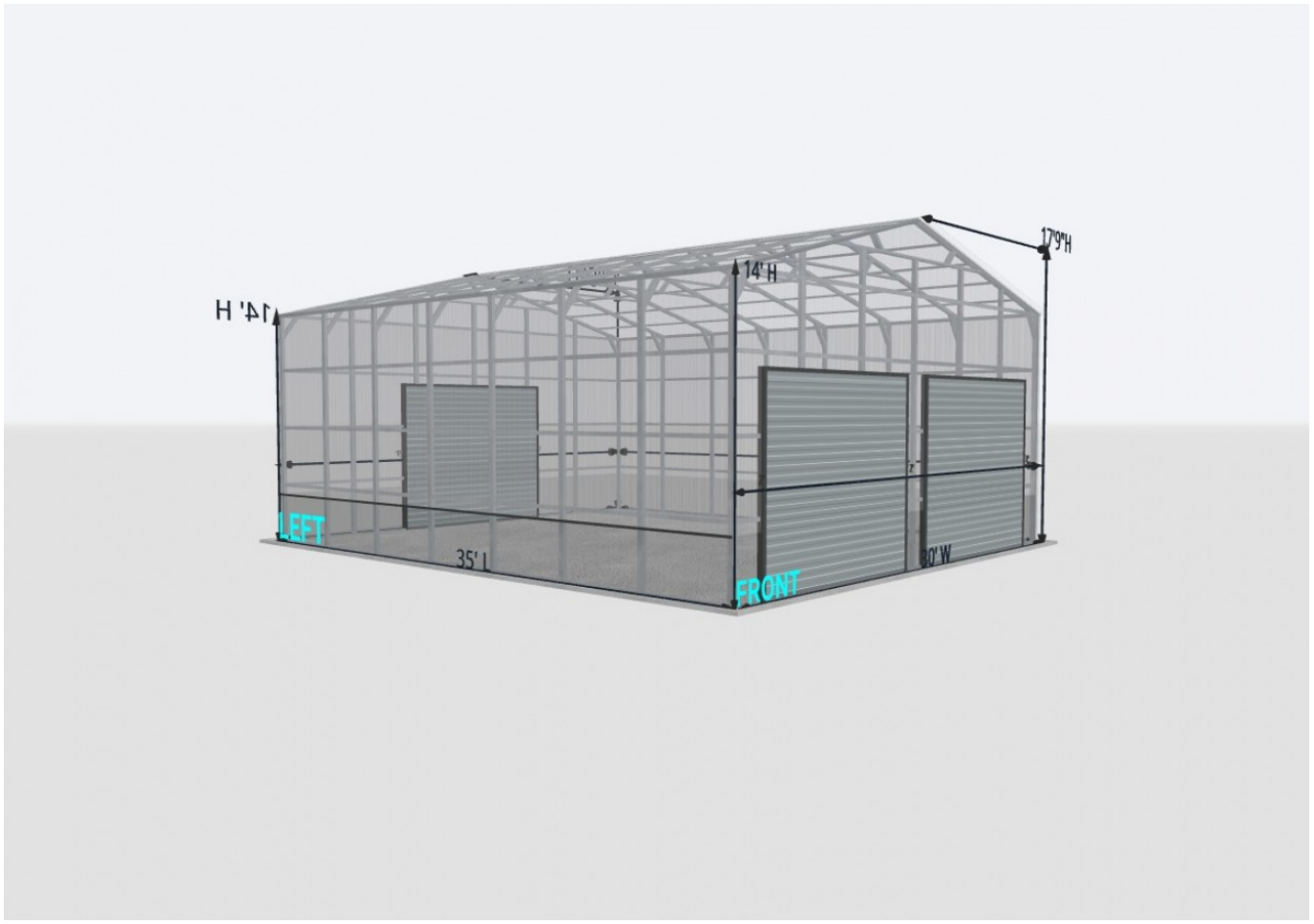
VIEW IMAGE 2

BUILDING VIEW



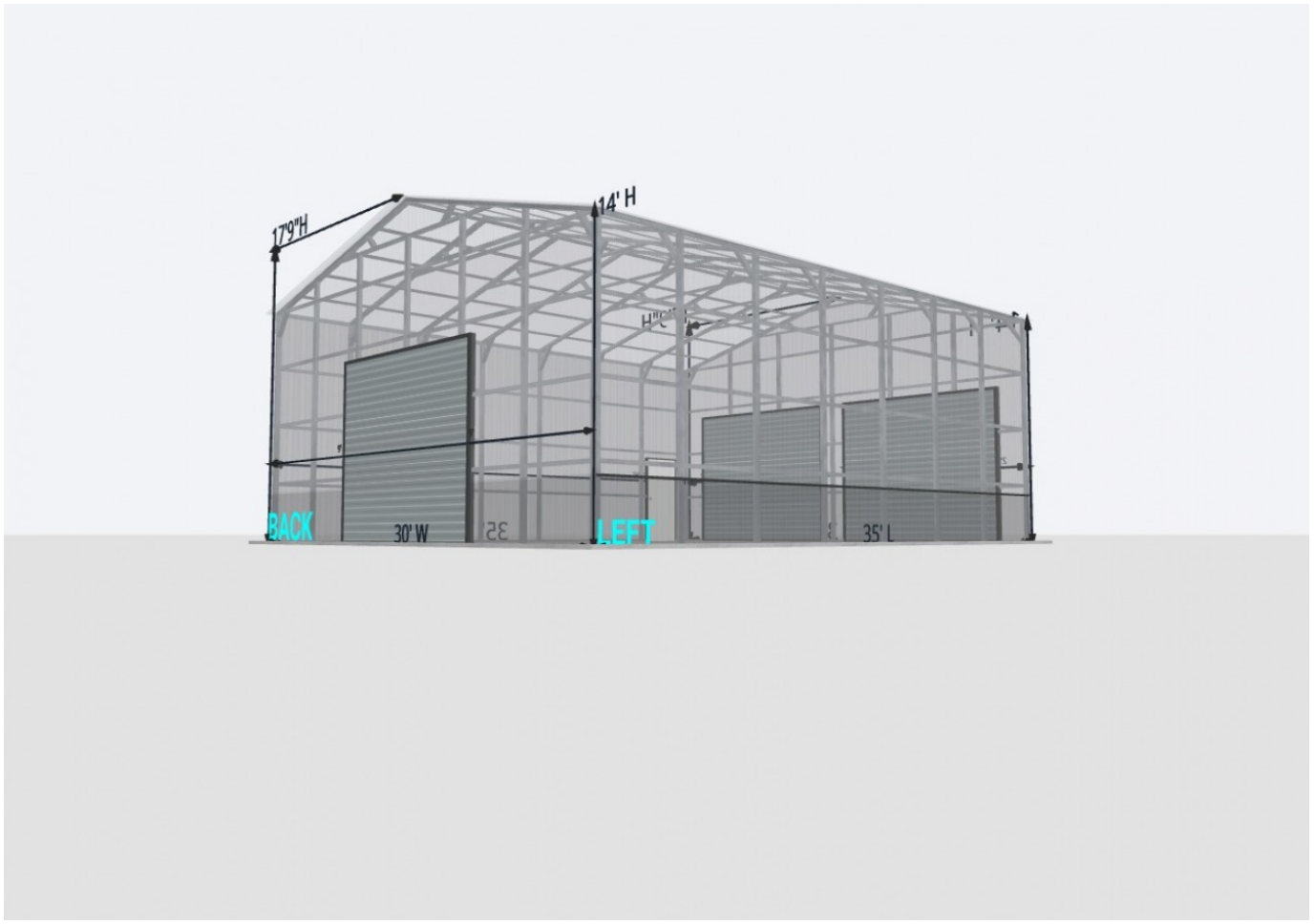
VIEW IMAGE 3

BUILDING VIEW



VIEW IMAGE 4

BUILDING VIEW



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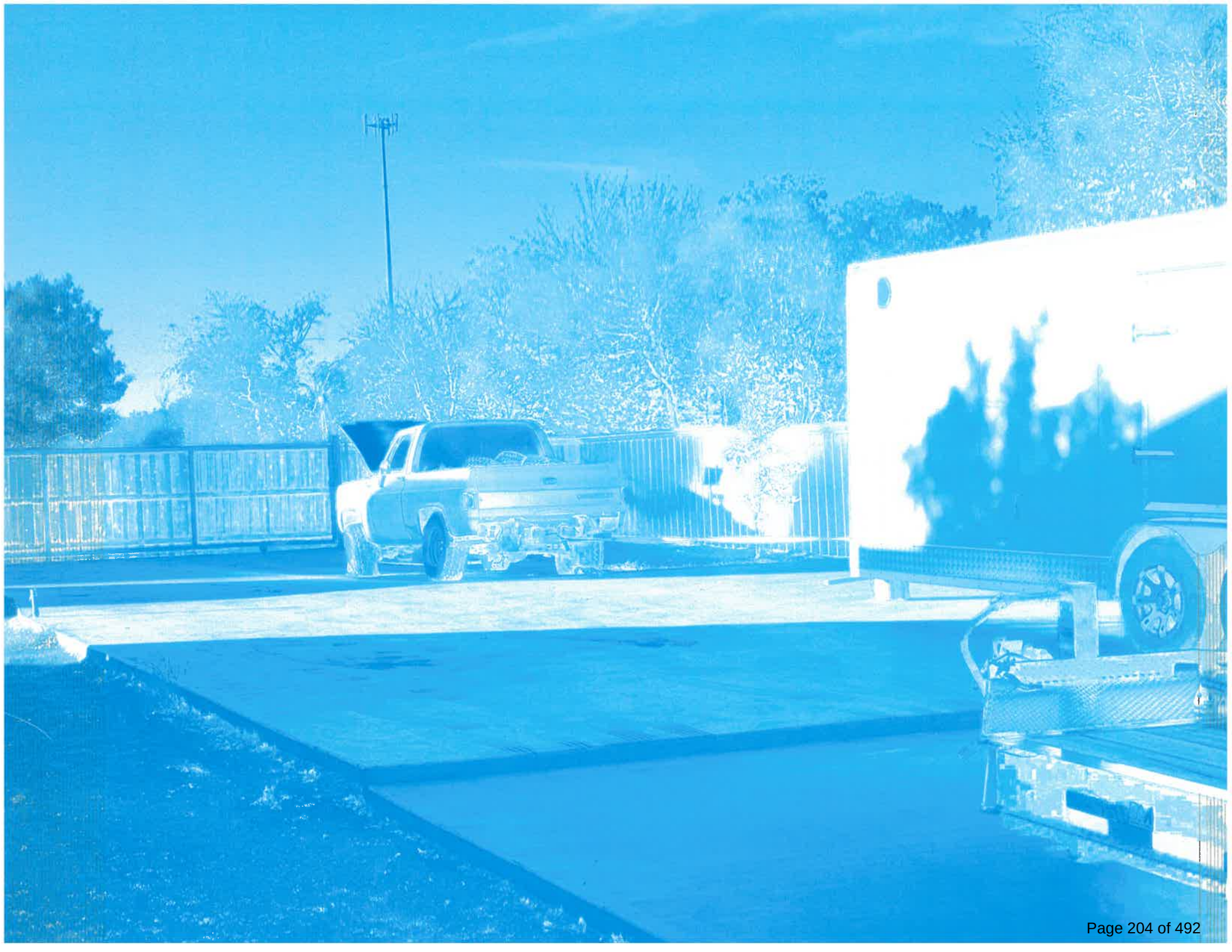


CITY OF ROCKWALL

ORDINANCE NO. 25-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 A *DETACHED GARAGE AND FOR MORE ACCESSORY STRUCTURES THAN PERMITTED* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 13, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED SINGLE-FAMILY 16 (SF-16) DISTRICT, ADDRESSED AS 2348 SADDLEBROOK LANE, 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 Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Detached Garage* and for More Accessory Structures than Permitted on a one (1) acre parcel of land being identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Detached Garage* 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*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-*

DRAFT 12.13.2024

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 *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.

2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

3) The *Detached Garage* shall not exceed a maximum size of 1,100 SF.

4) The applicant will be required to obtain a building permit for the existing accessory building prior to the issuance of a building permit for the *Detached Garage*.

5) The subject property shall be limited to a maximum of three (3) accessory structures.

6) The maximum height of the *Detached Garage* shall not exceed a total height of 16-feet as measured to midpoint of the pitched roof.

7) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

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 or property owner 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.

DRAFT ORDINANCE 12.16.2024

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 6TH DAY OF JANUARY, 2025.

_____

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *December 16, 2024*

2nd Reading: *January 6, 2025*

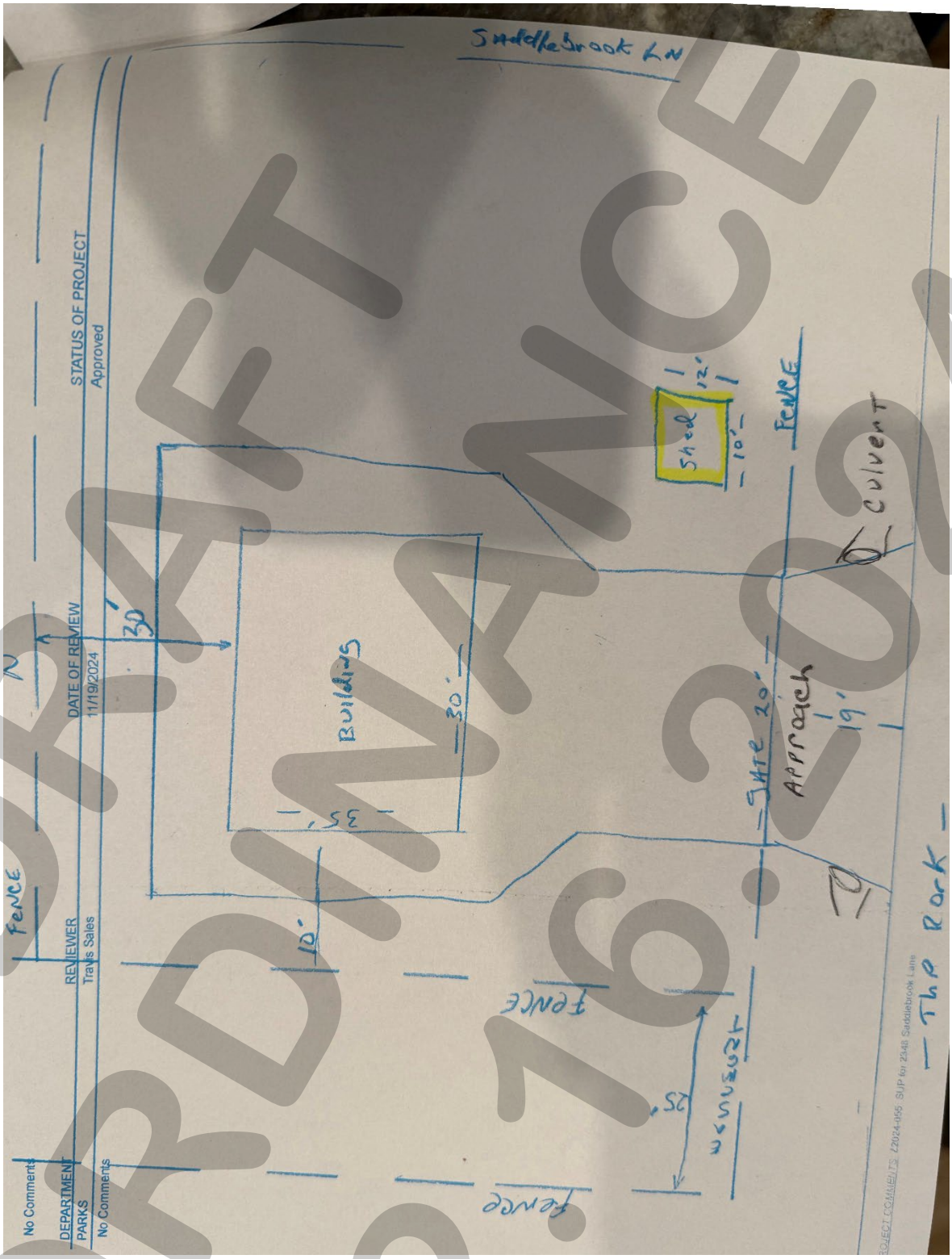
DRAFT ORDINANCE 12.16.2024

Exhibit 'A'
Location Map and Legal Description

Address: *2348 Saddlebrook Lane*
Legal Description: *Lot 13, Block A, Saddlebrook Estates #2 Addition*

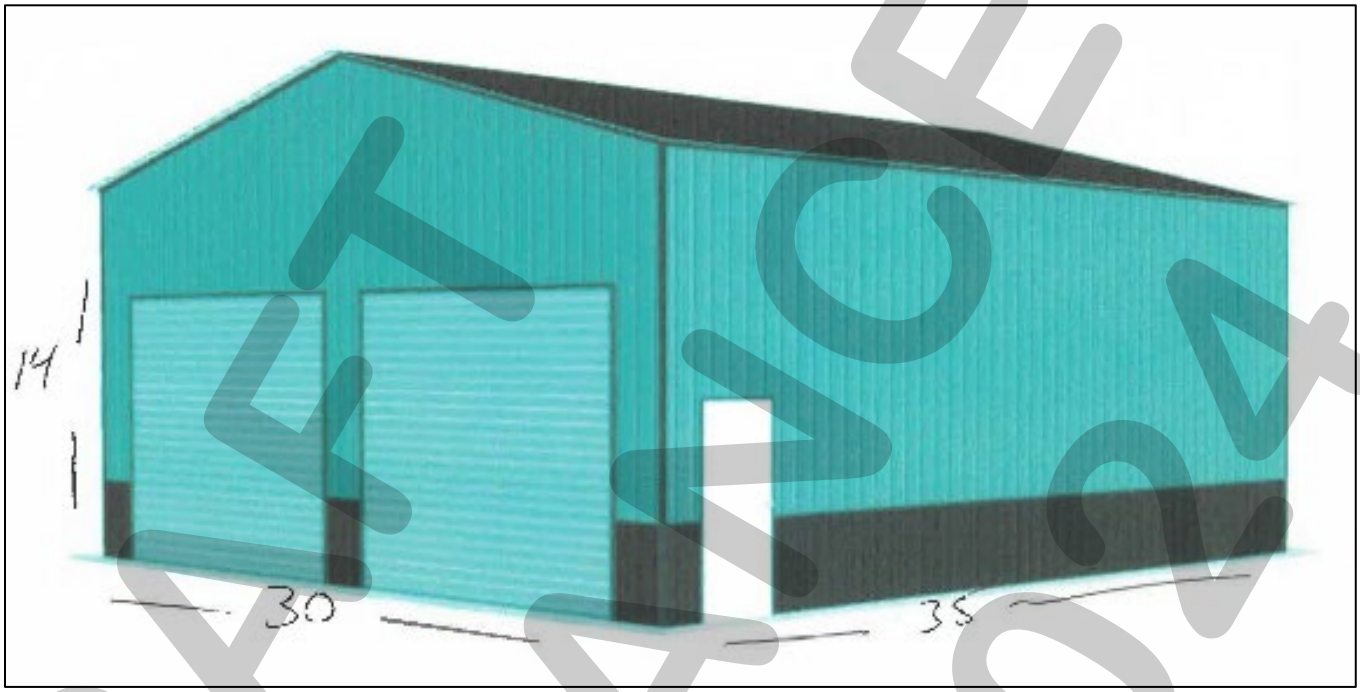
DRAFT ORDINANCE 2024

Exhibit 'B':
Site Plan



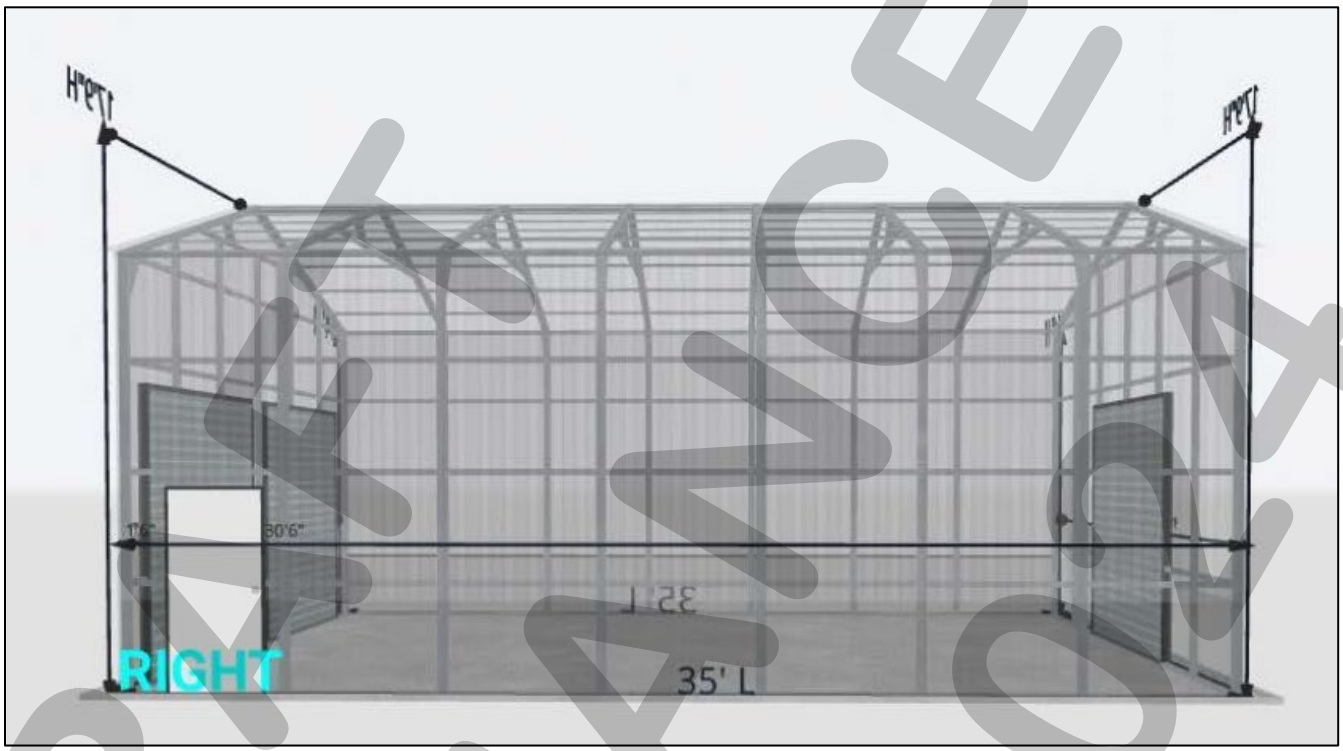
DRAFT ORDINANCE 12.16.2024

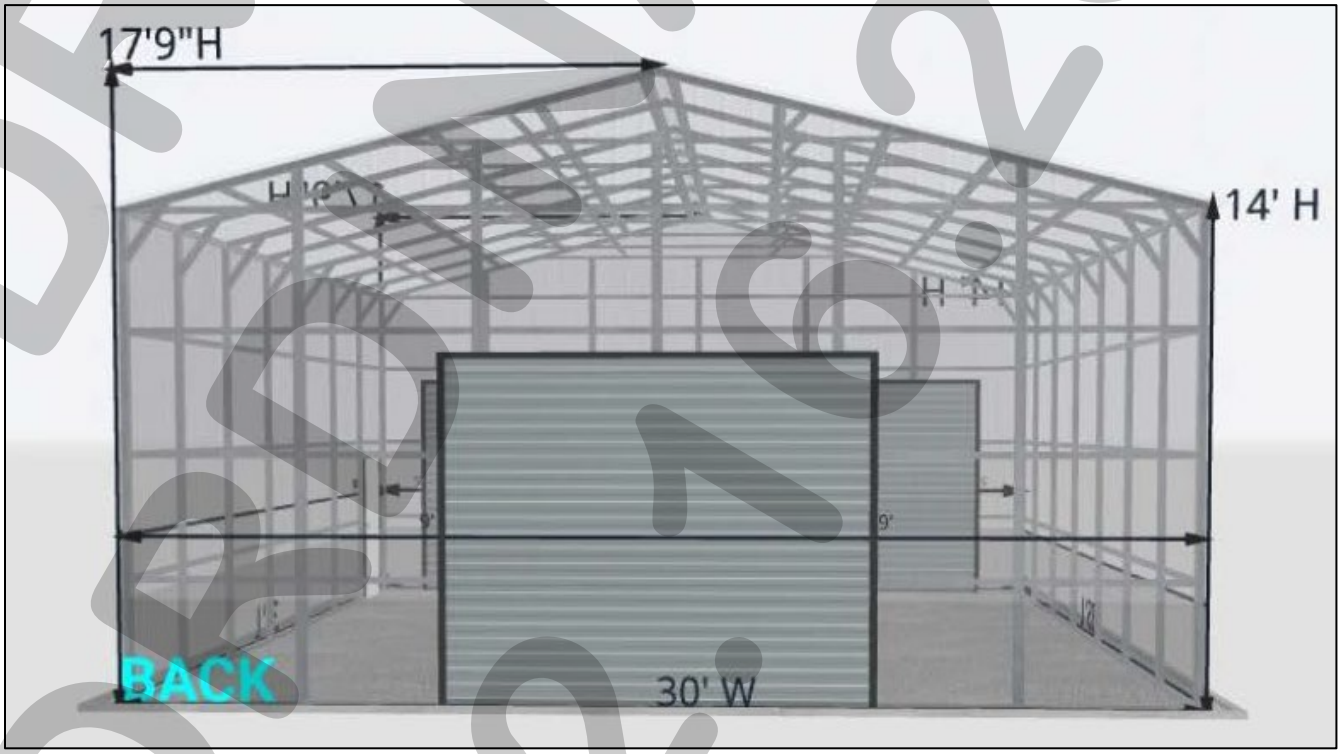
Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 12.16.2024

Exhibit 'C':
Building Elevations





DRAFT NOT FOR 12.18.2024

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:	December 16, 2024
APPLICANT:	Michael Jaquette; *CED Rockwall*
CASE NUMBER:	Z2024-057; *Specific Use Permit for 1915 Alpha Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a *Specific Use Permit (SUP)* for *General Retail Store* in conjunction with a *Wholesale Showroom Facility* on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02.* At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 7, 1983, the City Council approved a zoning case [*Case No. PZ1983-035*] that changed the zoning on the subject property from Agricultural (AG) District to Light Industrial (LI) District. On June 4, 2018, the City Council approved a replat [*Case No. P2018-015*] that establish the subject property as Lot 1, Block D, Ellis Centre #2 Addition. On November 12, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-040*] to allow the construction of three (3) multi-tenant industrial buildings on the subject property.

PURPOSE

The applicant -- *Michael Jaquette of CED Rockwall* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* in a Light Industrial (LI) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1915 Alpha Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 71.9480-acre tract of land (*i.e. Tract 20-2 of the A. Hanna Survey, Abstract No. 99*) zoned Light Industrial (LI) District. Beyond this is Justin Road, which is classified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are six (6) parcels of land (*i.e. Lots 2AR, 2B-R, 7, Block C, Ellis Centre #2 Addition; Lot 1, Block C, Ellis Centre Addition; Lot 1, Block A, Emerus Emergency Hospital Addition*) that make up the remainder of the Ellis Centre #2 Addition, the Ellis Centre Addition, and the Emerus Emergency Hospital Addition. All of these properties are zoned Light Industrial (LI) District. Beyond this is the westbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the eastbound *Frontage Road* for IH-30.

East: Directly east of the subject property is a 3.8730-acre parcel of land (*i.e. Lot 1, Rockwall Industrial Foundation Addition*) developed with five (5) multi-tenant industrial buildings. Beyond this is Industrial Boulevard, which is classified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 17.719-acre parcel of land (*i.e. Lot 2, Rockwall Industrial Foundation Addition*) developed with five (5) multi-tenant industrial buildings. East

of this is a vacant 37.487-acre tract of land (*i.e. Tract 3 of the A. Hanna Survey, Abstract No. 99*). All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property is the terminus of Alpha Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.8907-acre parcel of land (*i.e. Lot 3, Block D, Ellis Centre #2 Addition*) developed with a 12,000 SF industrial building, zoned Light Industrial (LI) District. Following this is a 41.649-acre parcel of land (*i.e. Lot 1, Block 1, Herman E. Utley Middle School Addition*) developed with Herman E. Utley Middle School, zoned Agricultural (AG) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and a zoning exhibit requesting a Specific Use Permit (SUP) for a *General Retail Store* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 50,400 SF multi-tenant industrial building situated on the subject property. Within this building the applicant is leasing a 6,213 SF space for their *Wholesale Showroom Facility*, which engages in the wholesale – *primarily to contractors* -- of electrical components and parts. As part of the applicant's operations, they sell Personal Protective Equipment (PPE) and individually packaged goods in the entry lobby. This component of the business is open to both contractors and the general public. Given this, the applicant is requesting to include an 812 SF *General Retail Store* as part of their *Wholesale Showroom Facility*. Staff has included all of the applicant's submitted materials in the attached packet for the Planning and Zoning Commission and City Council's review.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.01(F), *Retail and Personal Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *General Retail Store* as "(a) facility or area for the retail sale of general merchandise or food to the public for

direct consumption and not for wholesale." In this case, the applicant's proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *General Retail Store* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District. The purpose of this requirement is to acknowledge that the *General Retail Store* land use is *not* appropriate within all of the City's light industrial areas, and that the City Council should have discretionary oversite with regard to this land use and their impacts within these types of districts.

STAFF ANALYSIS

According to Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district." In review of the surrounding land uses, they are not all typical light industrial land uses (*i.e. Manufacturing, Fabrication, Warehouse/Distribution, etc.*), and include land uses such as *Office*, *Animal Boarding*, and a *Gym*. Based on this, the proposed *General Retail Store* would not be the only deviation from traditional light industrial land uses. In addition, the applicant has indicated that their primary customers for the *General Retail Store* will be contractors picking up *Wholesale* orders and *not* the general public. All that being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *IH-30 Corridor District*. This district is composed primarily of a *Special Commercial Corridor (SC)*. The *IH-30 Corridor District* classifies the *SC* into three (3) zones: *Preservation Zone*, *Transitional Zone*, and *Opportunity Zone*. In this case, the subject property is located within the *Transitional Zone*, which is defined as "(a) segment of the existing corridor that is currently underutilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential." That being said, the proposed *General Retail Store* is located within a new multi-tenant light industrial building that now better maximizes the tax potential. It is at the discretion of the Planning and Zoning Commission and City Council if the proposed *General Retail Store* meets the *District Strategies* outlined within the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On November 21, 2024, staff mailed 15 notices to property owners and occupants within 500-feet of the subject property. In addition, there were no Homeowner's Association (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). Staff has received no notices in favor or opposed 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 *General Retail Store* within a Light Industrial (LI) District, 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 SUP ordinance and which are detailed as follows:

  (a) The development of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit 'B'* of this ordinance; and

  (b) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.

(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 December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Conway absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ■ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1915 Alpha Dr. Suite 400, Rockwall TX 75087				
SUBDIVISION	Ellis Centere-2	LOT	2	BLOCK	D
GENERAL LOCATION	Gamma Ct and Alpha Dr				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Shell Space / New Construction
PROPOSED ZONING	Warehouse / retail space	PROPOSED USE	Electrical supply Warehouse/retail showroom
ACREAGE	<1 acre	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	QA Logistics Rockwall LP	■ APPLICANT	CEO Rockwall
CONTACT PERSON	Marshall Henson	CONTACT PERSON	Michael Jaquette
ADDRESS	12001 N Central Expy Suite 200	ADDRESS	1915 Alpha Dr Suite 400
CITY, STATE & ZIP	Dallas, TX 75243	CITY, STATE & ZIP	Rockwall TX 75087
PHONE	972-415-4911	PHONE	714-476-3151
E-MAIL	marshall@atcap.com	E-MAIL	mjaquette@ceorockwall.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marshall Henson [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 Fifteenth DAY OF November, 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 14th *DAY OF* November, 2024.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
JACK MATHIS
Notary ID #130212349
My Commission Expires
July 28, 2027

MY COMMISSION EXPIRES July 28, 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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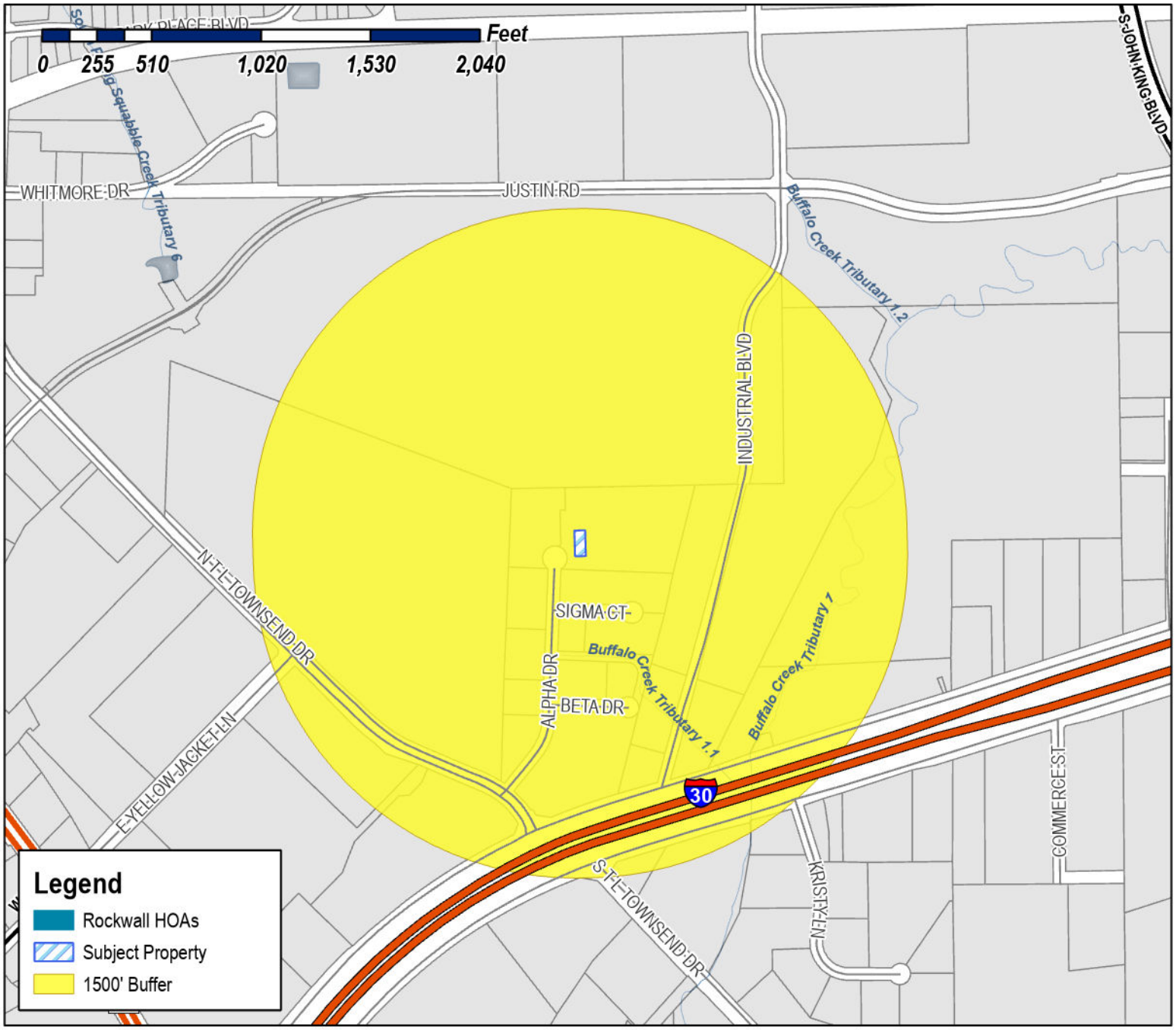
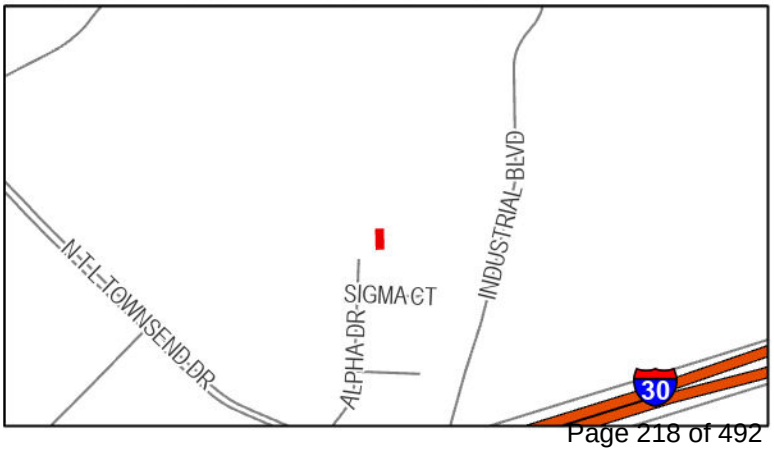


Case Number: Z2024-057
Case Name: SUP for a Warehouse/ Retail Store
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1915 Alpha Drive Suite 140



Date Saved: 11/19/2024
For Questions on this Case Call (972) 771-7745

City of Rockwall

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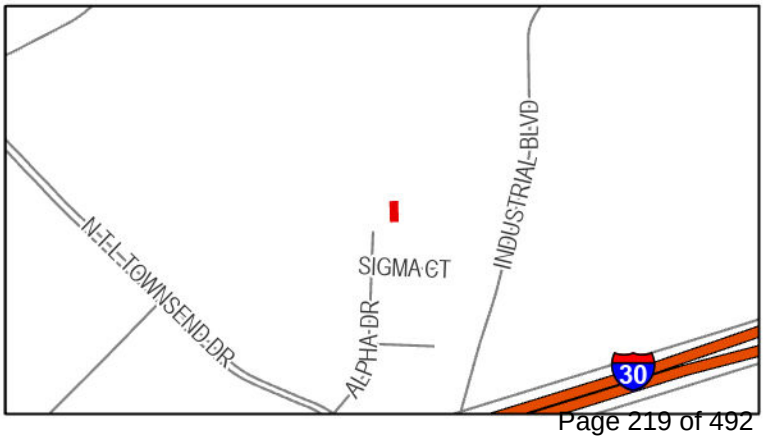


Date Saved: 11/19/2024
For Questions on this Case Call: (972) 771-7745

RESIDENT
1197 T L TOWNSEND DR
ROCKWALL, TX 75087

QA LOGISTICS ROCKWALL LP
C/O ATCAP PARTNERS LLC
12001 N CENTRAL EXPY STE 200
DALLAS, TX 75243

RESIDENT
1203 BETA CT
ROCKWALL, TX 75087

RESIDENT
1203 SIGMA CT
ROCKWALL, TX 75087

MITCHELL II LTD
1208 SIGMA CT
ROCKWALL, TX 75087

ELLIS RICHARD M III AND
DAVID M ELLIS AND JODY M ELLIS AND CHARLES M ELLIS
1223 WATERSIDE CIR
DALLAS, TX 75218

SVEA INDUSTRIAL II LLC
12333 SOWDEN RD STE B
HOUSTON, TX 77080

RESIDENT
1905 ALPHA CT
ROCKWALL, TX 75087

CANINE PROPERTIES LLC
1920 ALPHA DR
ROCKWALL, TX 75087

RESIDENT
1930 ALPHA DR
ROCKWALL, TX 75087

RESIDENT
2005 INDUSTRIAL
ROCKWALL, TX 75087

BASK INVESTMENTS LLC
401 COLUMBIA DR ROCKWALL TX 75032

ROCKWALL STEEL CO
PO BOX 159
ROCKWALL, TX 75087

SPEC AERO PROPERTIES LP
PO BOX 683
GREENVILLE, TX 75403

AMAZON.COM SERVICES LLC
C/O AMAZON PROPERTY TAX
PO BOX 80416
SEATLLE, WA 98108

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:

Z2024-057: SUP for General Retail Store

Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a *Specific Use Permit (SUP)* for *General Retail Store* in conjunction with a *Wholesale Showroom Facility* on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha 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, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 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, December 16, 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. Z2024-057: SUP for General Retail Store

Please place a check mark on the appropriate line below:

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

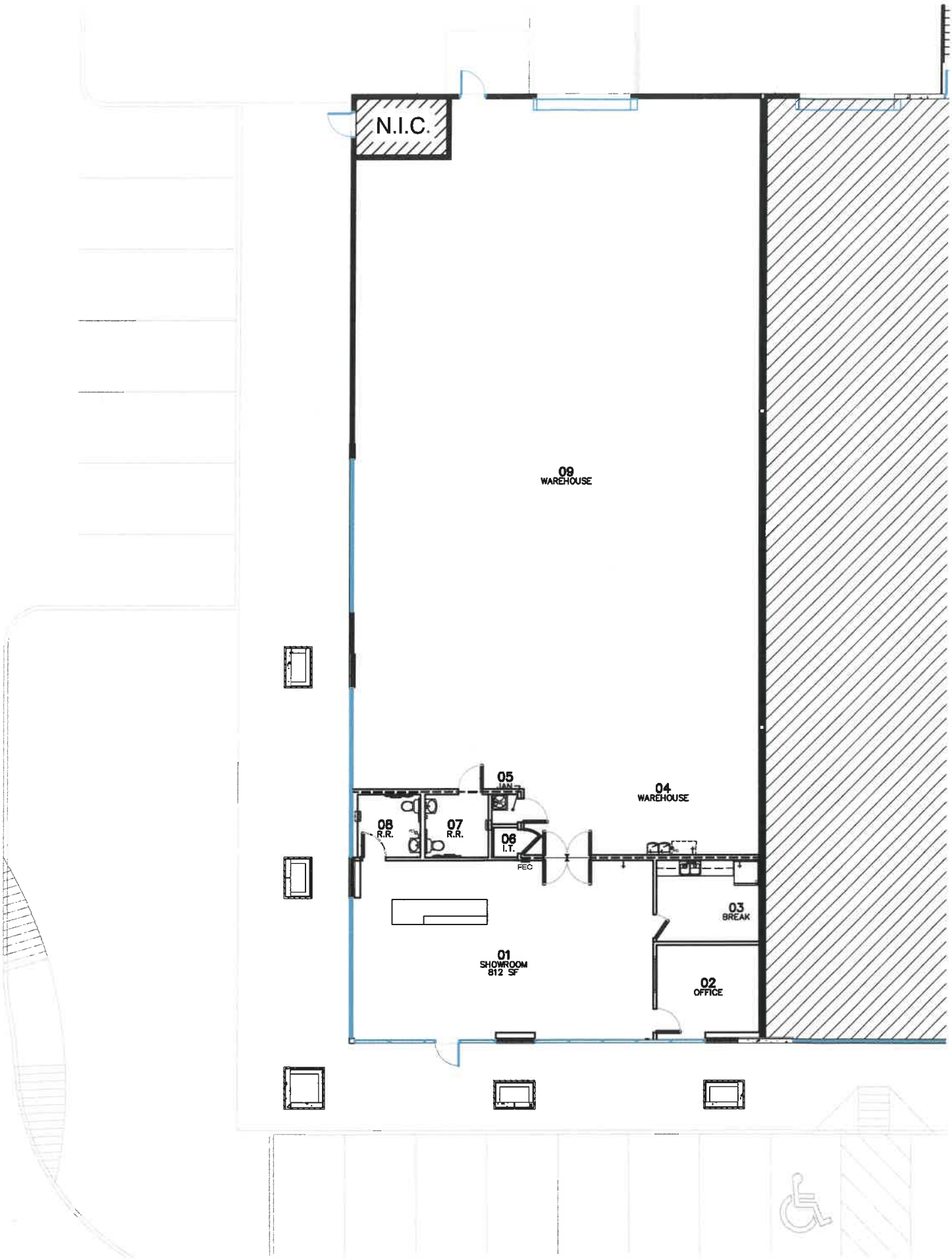
☐ I am opposed to the request for the reasons listed below.

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



1 PROPOSED CONSTRUCTION PLAN
SCALE: 1/16"=1'-0" OFFICE SF: 6,213 PLAN NORTH TRUE NORTH

FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400
ROCKWALL, TX

CITY OF ROCKWALL

ORDINANCE NO. 25-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 *GENERAL RETAIL STORE* ON A 5.1292-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK D, ELLIS CENTRE #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *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 Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall LP for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 5.1292-acre parcel of land identified as Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* 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. 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 a *General Retail Store* 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 04.04, *Light Industrial (LI) 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

DRAFT ORDINANCE 12.5.2024

The following conditions pertain to the operation of the *General Retail Store* on the *Subject Property* and conformance to these conditions is required for continued operation:

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

2) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.

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 *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JANUARY, 2025.

_____

Trace Johannesen, *Mayor*

ATTEST:

DRAFT ORDINANCE 12.16.2024

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *December 16, 2024*

2nd Reading: *January 6, 2025*

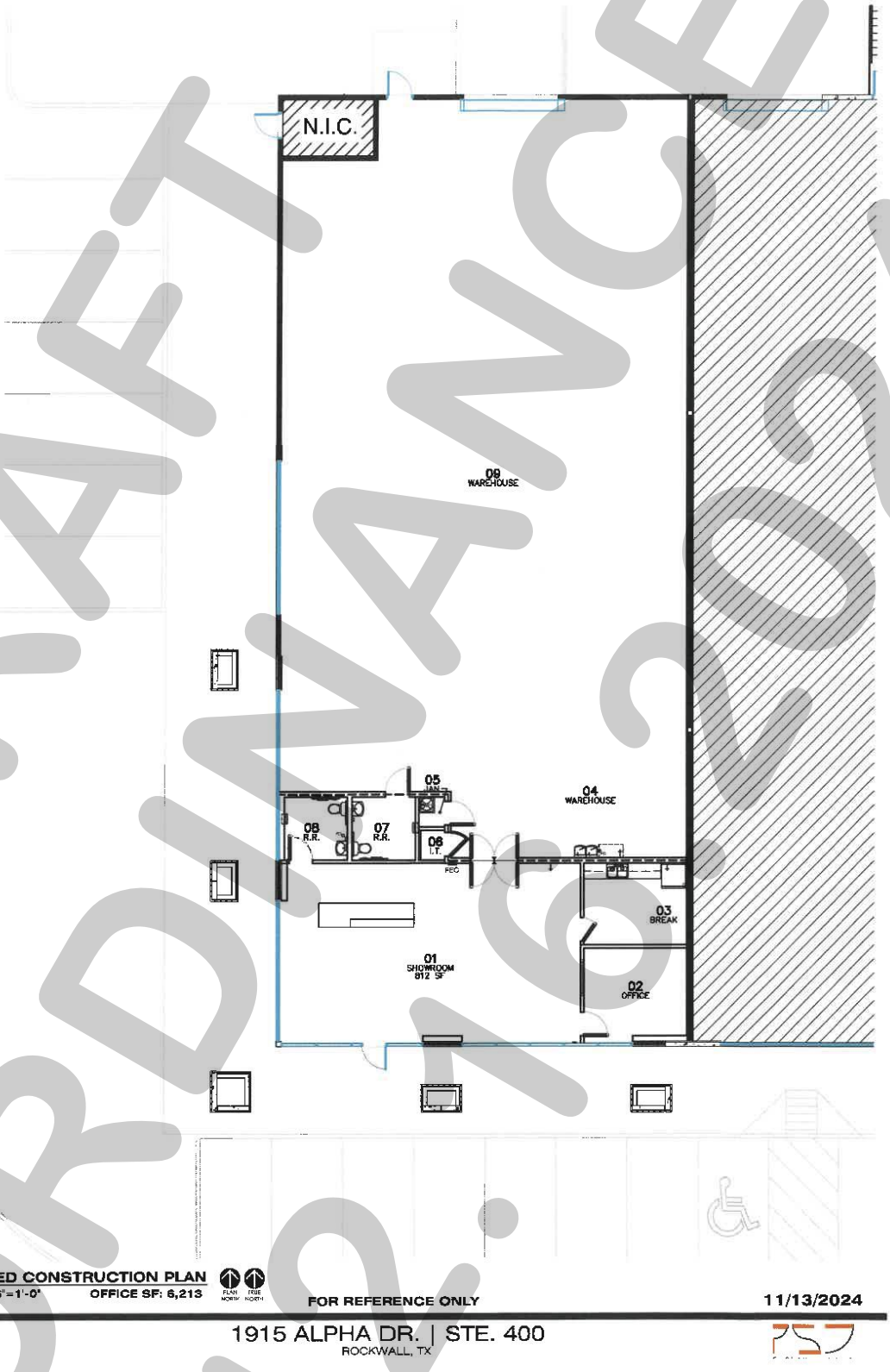
DRAFT ORDINANCE 12.16.2024

Exhibit 'A'
Location Map

Legal Description: Lot 2, Block D, Ellis Centre #2 Addition
Address: 1915 Alpha Drive

DRAFT ORDINANCE 12.16.2024

Exhibit 'B':
Floor Plan



DRAFT ORDINANCE 12.16.2024

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:	December 16, 2024
APPLICANT:	Jerret R. Smith
CASE NUMBER:	Z2024-058; *Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, and addressed as 704 S. Alamo Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02* [*Case No. A1959-002*]. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation.

PURPOSE

The applicant -- *Jerret R. Smith* -- 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 addressed as 704 S. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant parcel of land *(i.e. Lot 1, Block A, Highridge Estates Addition)* zoned Single-Family 10 (SF-10) District. Beyond this is W. Boydstun Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is First Baptist Church of Rockwall (*i.e. Lot 1, Block A, First Baptist Church Addition Phase 3*) which is situated on a 9.43-acre tract of land and is zoned both Single-Family 10 (SF-10) District and General Retail (GR) District.

South: Directly south of the subject property are six (6) parcels of land (*i.e. 706, 710, 804, 806, 808, & 810 S. Alamo Road*) developed with single-family homes that are within the Highridge Estates Subdivision. Beyond this is the Spong Subdivision, which consists of five (5) lots developed with single-family homes. All of these parcels are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as a R2U (*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 is S. Alamo Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is the Amachris Subdivision, which consists of seven (7) lots developed with

single-family homes and is zoned Planned Development District 12 (PD-12). Beyond this is a 1.9192-acre parcel of land (*i.e. Lot 2, Block 1, Goliad Place Addition*), which consists of the First Baptist Church Student Ministry and is zoned General Retail (GR) District.

West: Directly west of the subject property are six (6) parcels of land (*i.e. 703, 705, 707, 711, 713, & 715 Forest Trace*) developed with single-family homes and one (1) vacant parcel of land (*i.e. 709 Forest Trace*). Beyond this is Forest Trace, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the remainder of the Highridge Estates Subdivision, which consists of 99 lots and is zoned Single-Family District 10 (SF-10) District.

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 90.00% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is situated within the Highridge Subdivision, which is 98.00% developed, consists of 97 residential lots, and has been in existence since June 1, 1972. 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 an established subdivision, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on S. Alamo Road and in Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) and Two (2) Story	Two (2) Story
Building Orientation	The homes along S. Alamo face onto S. Alamo Road.	The front elevation of the home will face S. Alamo Road.
Year Built	1910- 1995	*N/A*
Building SF on Property	1,403 SF – 3,100 SF	5,059 SF
Building Architecture	Single Family Homes and Four (4) Vacant Lots	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	25-Feet
Side	6- feet	5-Feet
Rear	10-Feet	X>10-Feet
Building Materials	Brick, Siding, Stone and Stucco	Board and Batten Siding
Paint and Color	Brown, Red, White, Orange	*N/A*
Roofs	Composite Shingles	Board and Batten
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of rear entry garages or no garages.	The proposed home will incorporate a j-swing garage.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as 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. Alamo Road and Forest Trace and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from

the Planning and Zoning Commission and a finding that the proposed house ***will not*** have a negative impact on the existing subdivision.

NOTIFICATIONS

On November 19, 2024, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows, Bent Creek Condos, and Highridge Estates Homeowners 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 not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill in 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.

  (c) All residential structures shall be constructed with a minimum 3:12 roof pitch.

  (d) The residential plot plan shall meet the required side yard setback of six (6) feet; and,

  (e) 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 December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-0, with Commissioner Conway absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☒ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	704 S. Alamo				
SUBDIVISION	Highridge Est	LOT	2	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Vacant Lot	CURRENT USE	Vacant Lot
PROPOSED ZONING		PROPOSED USE	Single Family Resident
ACREAGE	0.1960	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	Jerret R. Smith	☐ APPLICANT	
CONTACT PERSON	Jerret R. Smith	CONTACT PERSON	
ADDRESS	9091 FM 2723	ADDRESS	
CITY, STATE & ZIP	Terrell TX 75161	CITY, STATE & ZIP	
PHONE	214 317-0499	PHONE	
E-MAIL	JSCGRockwall@Yahoo.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jerret R. Smith [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 $ 200.00 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15th *DAY OF* November *, 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."*

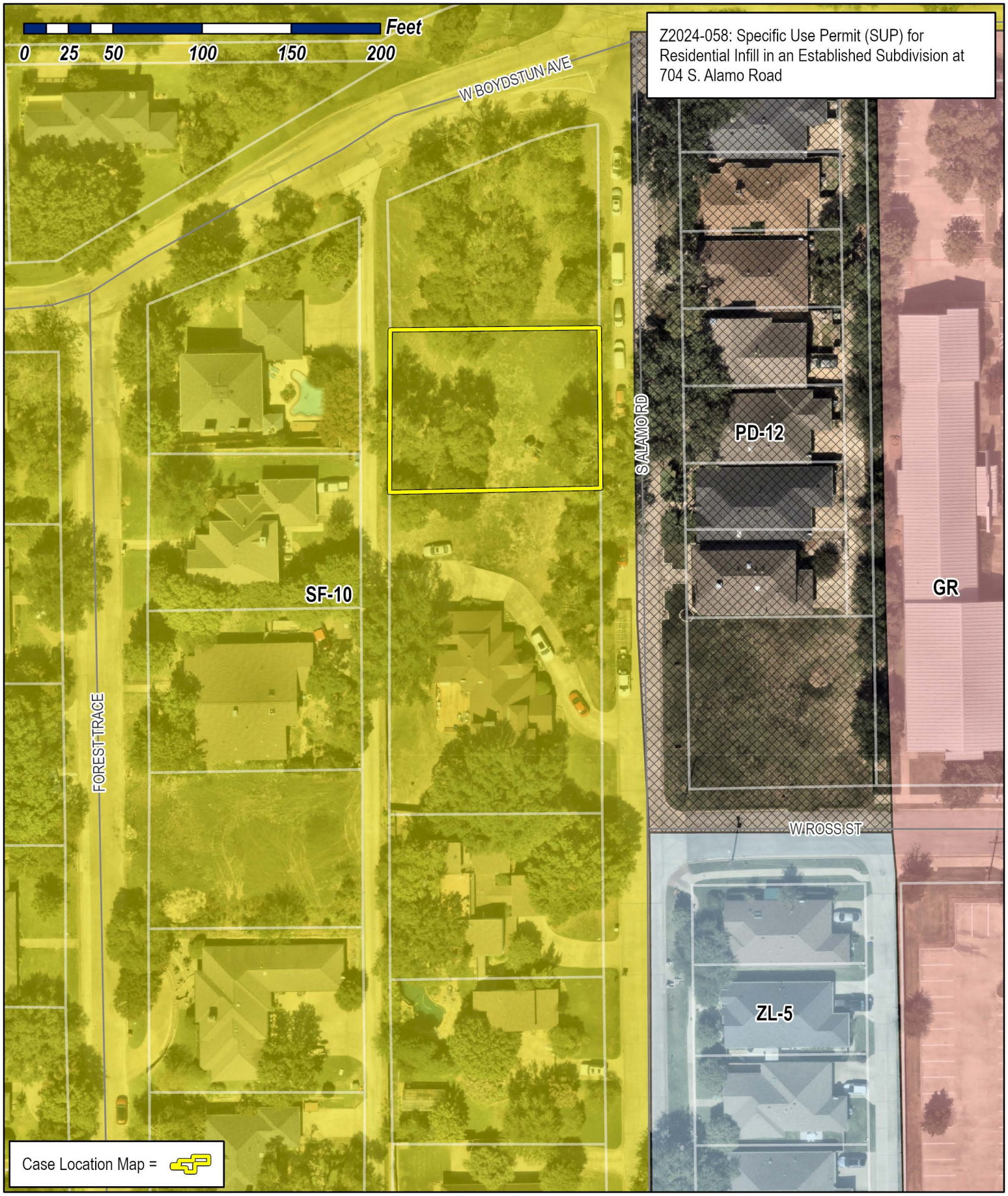
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* November *, 20*24

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APRIL DENISE MCKENZIE
Notary Public
State of Texas
ID# 13165069-4
My Comm. Expires 07-20-2026

MY COMMISSION EXPIRES



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

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

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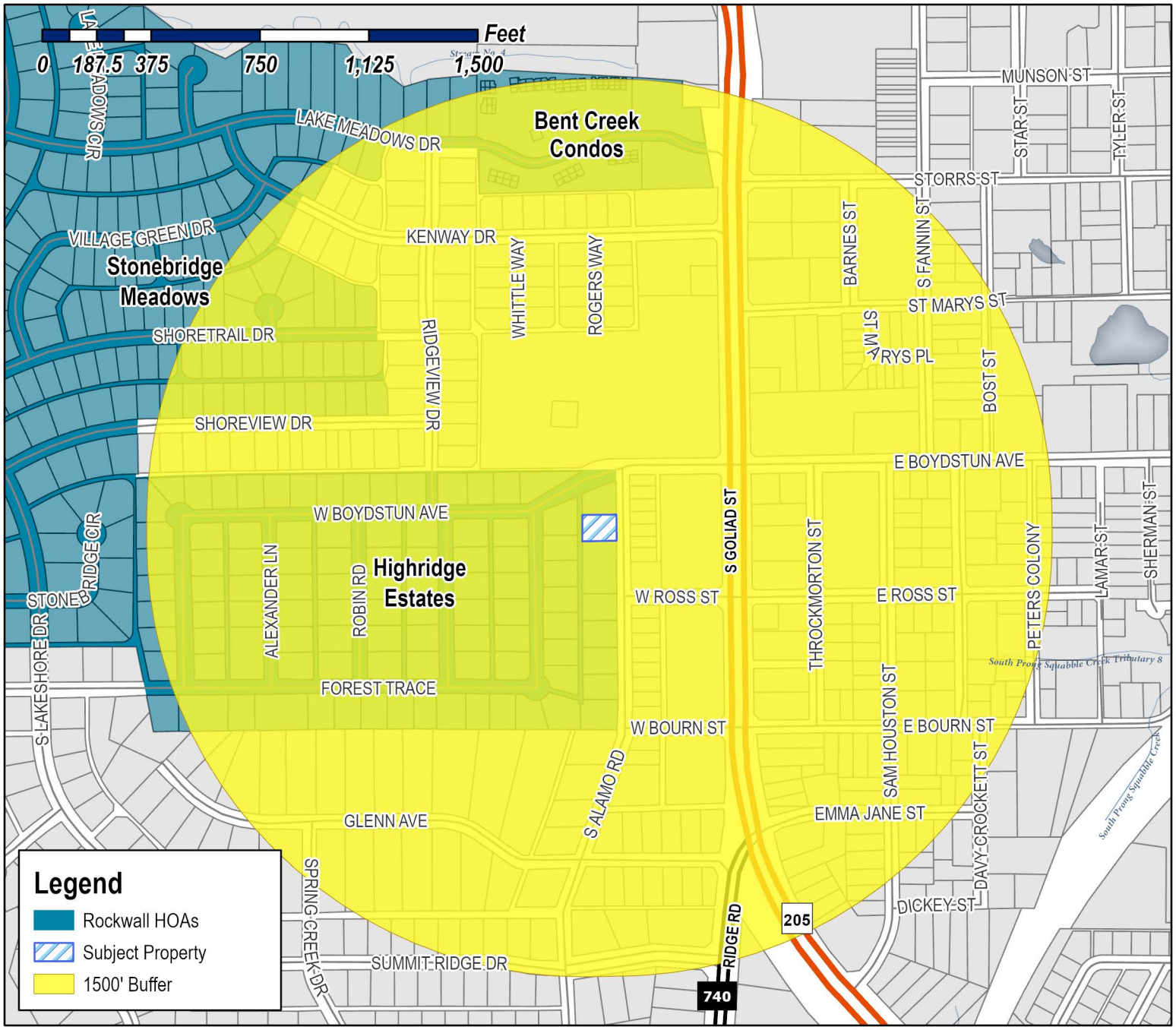

Case Number: Z2024-058
Case Name: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024
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 [Z2024-058]
Date:	Wednesday, November 20, 2024 2:00:37 PM
Attachments:	Public Notice (P&Z) (11.18.2024).pdf HOA Map (11.15.2024).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, November 22, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 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.

Z2024-058: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, 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
(W): www.rockwall.com

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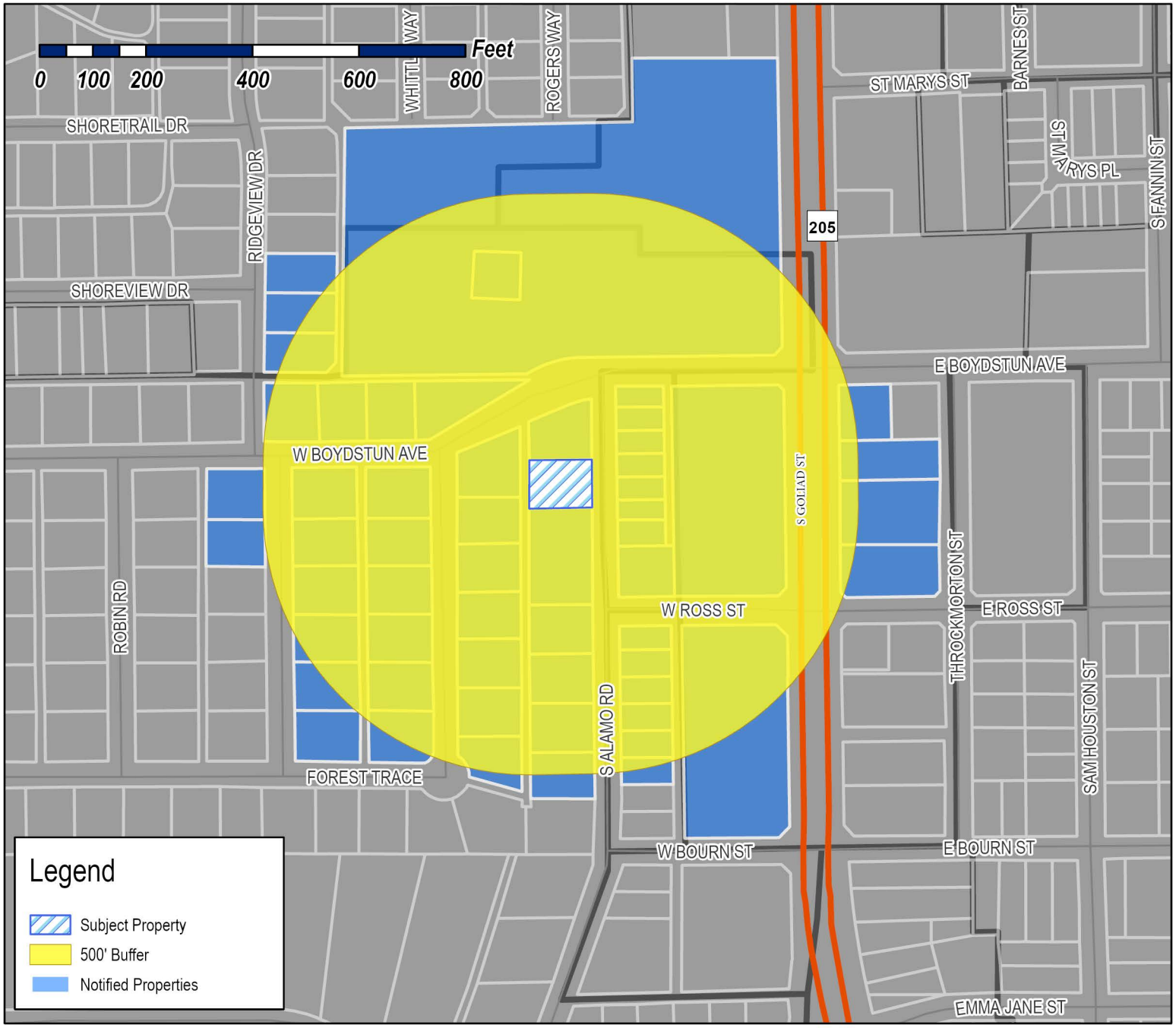

Case Number: Z2024-058
Case Name: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
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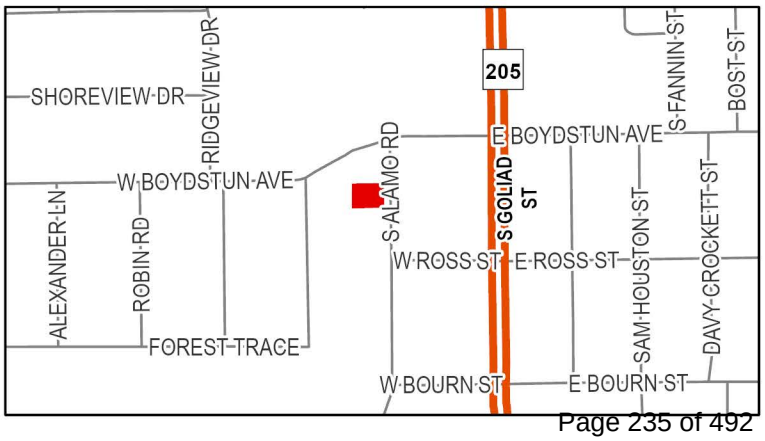
Case Address: 704 S. Alamo Road

Date Saved: 11/15/2024
For Questions on this Case Call: (972) 771-7745



BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

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

OTTO IRIS
1502 S 1ST ST STE 3
GARLAND, TX 75040

CRUSE ROBERT B JR AND MARGARET A
1510 SOUTH ALAMO
ROCKWALL, TX 75087

TIJERINA MANUEL
1713 MISSION DR
GARLAND, TX 75042

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

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

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

MARKS RICHARD R & JUNE
TRUSTEES OF THE MARKS FAMILY LIVING TRUST
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

BOYDSTON CEMETERY
C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

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

THE SCUDDER FAMILY LIVING TRUST
664 SORITA CIR
HEATH, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO DR
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
703 S ALAMO
ROCKWALL, TX 75087

RESIDENT
703 S GOLIAD
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO
ROCKWALL, TX 75087

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

FORD CLYDE G
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM
712 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

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

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

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

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

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

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

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

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

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

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

CONFIDENTIAL
PO BOX 1816
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2024-058: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 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, December 16, 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. Z2024-058: SUP for 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:

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

SITE PLAN

SCALE - 1" = 5'-0"

#	DATE	BY	REVISION TABLE DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

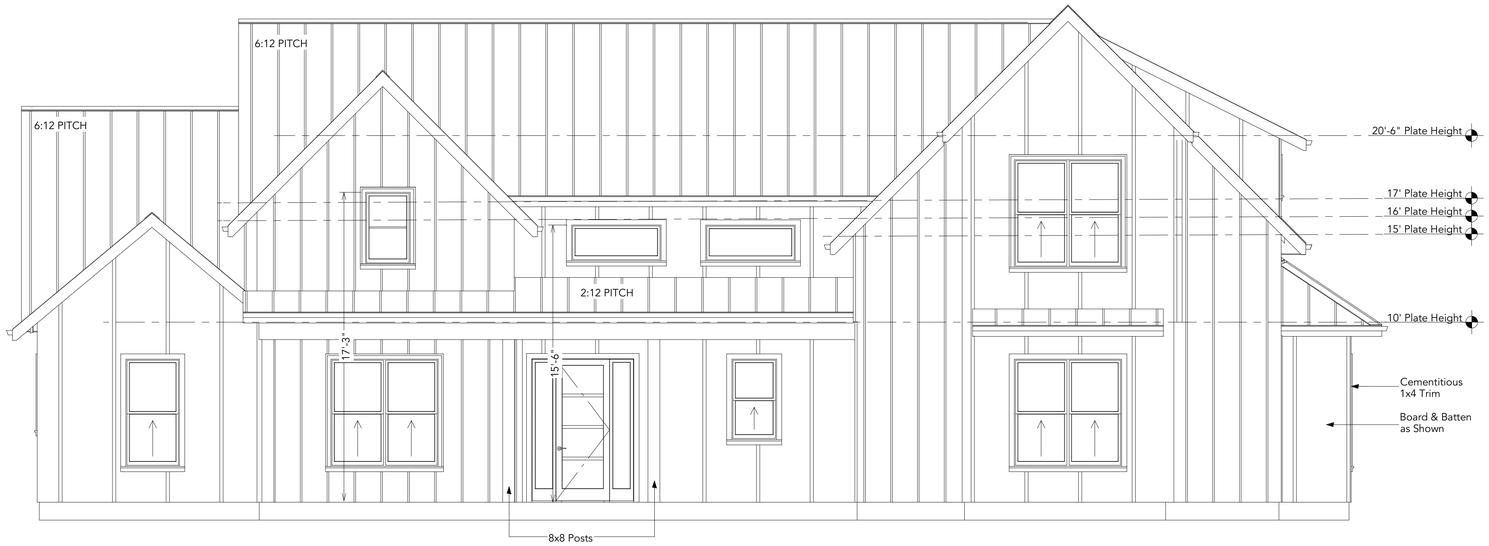
Site Plan

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

DATE:
2/20/2023

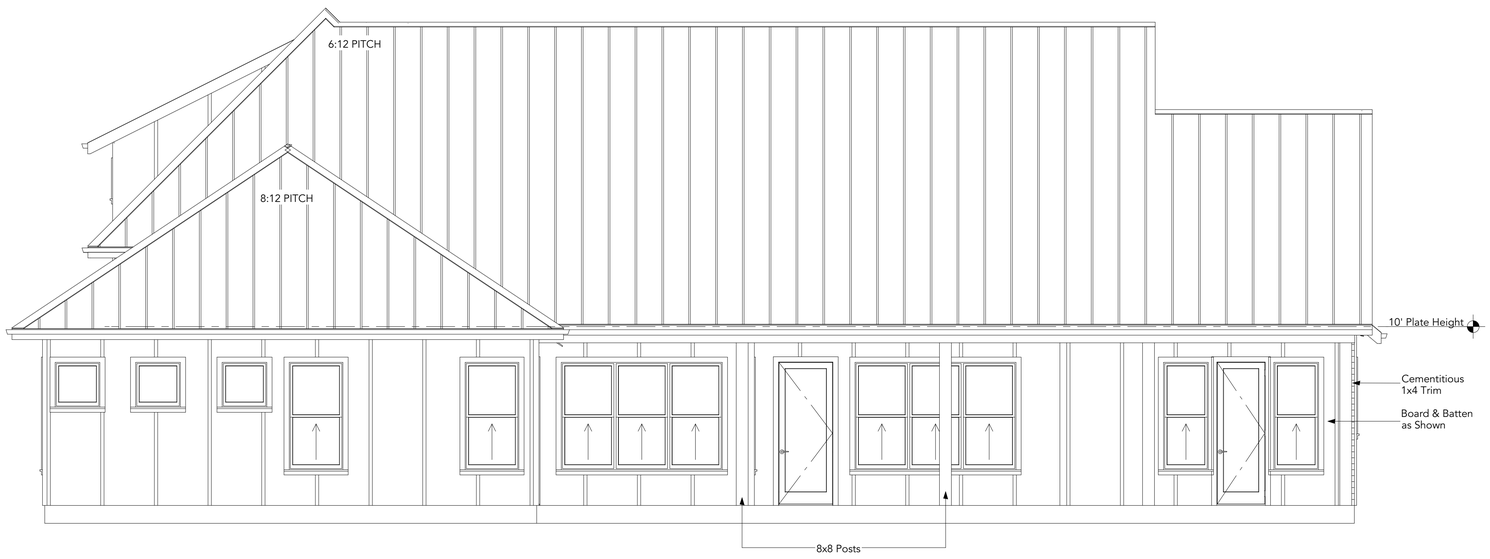
SCALE:
As Noted

SHEET:
A-2



FRONT ELEVATION

SCALE - 1/4" = 1'-0"



REAR ELEVATION

SCALE - 1/4" = 1'-0"

REVISION TABLE			
#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

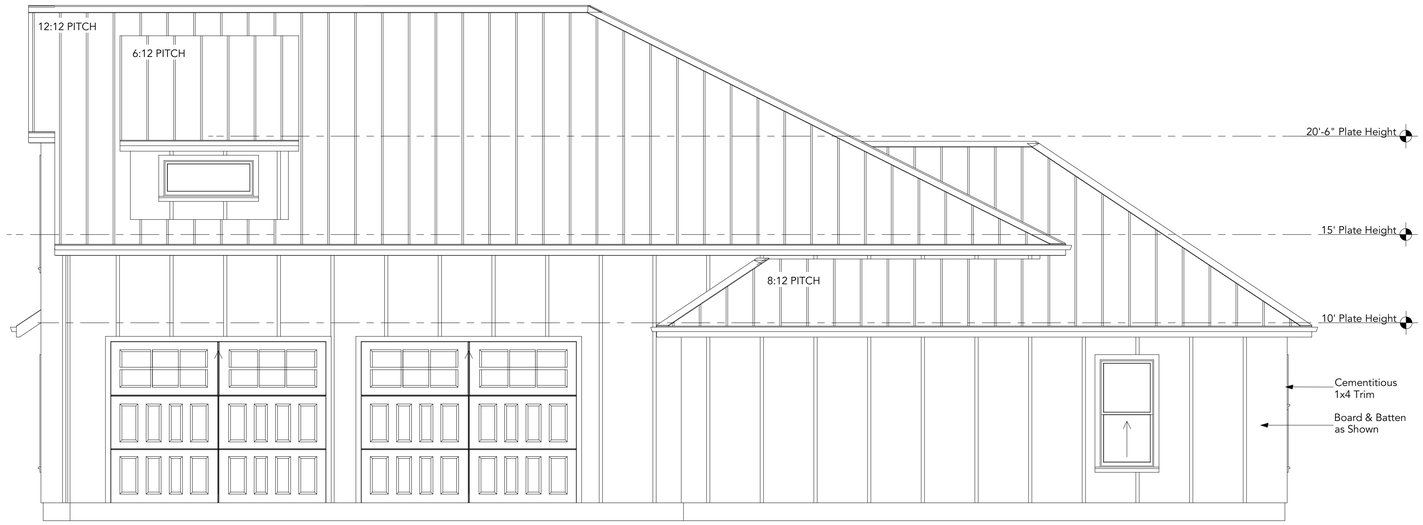
Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

DATE:
2/20/2023

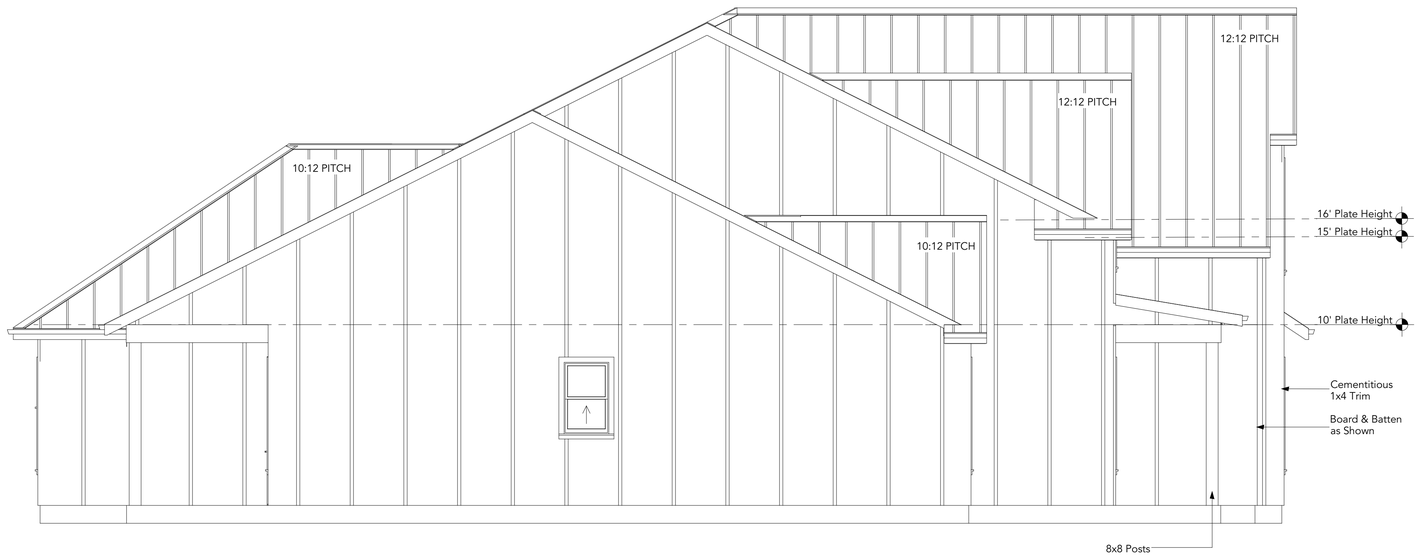
SCALE:
As Noted

SHEET:
A-3



RIGHT ELEVATION

SCALE - 1/4" = 1'-0"



LEFT ELEVATION

SCALE - 1/4" = 1'-0"

#	DATE	BY	DESCRIPTION

REVISION TABLE

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

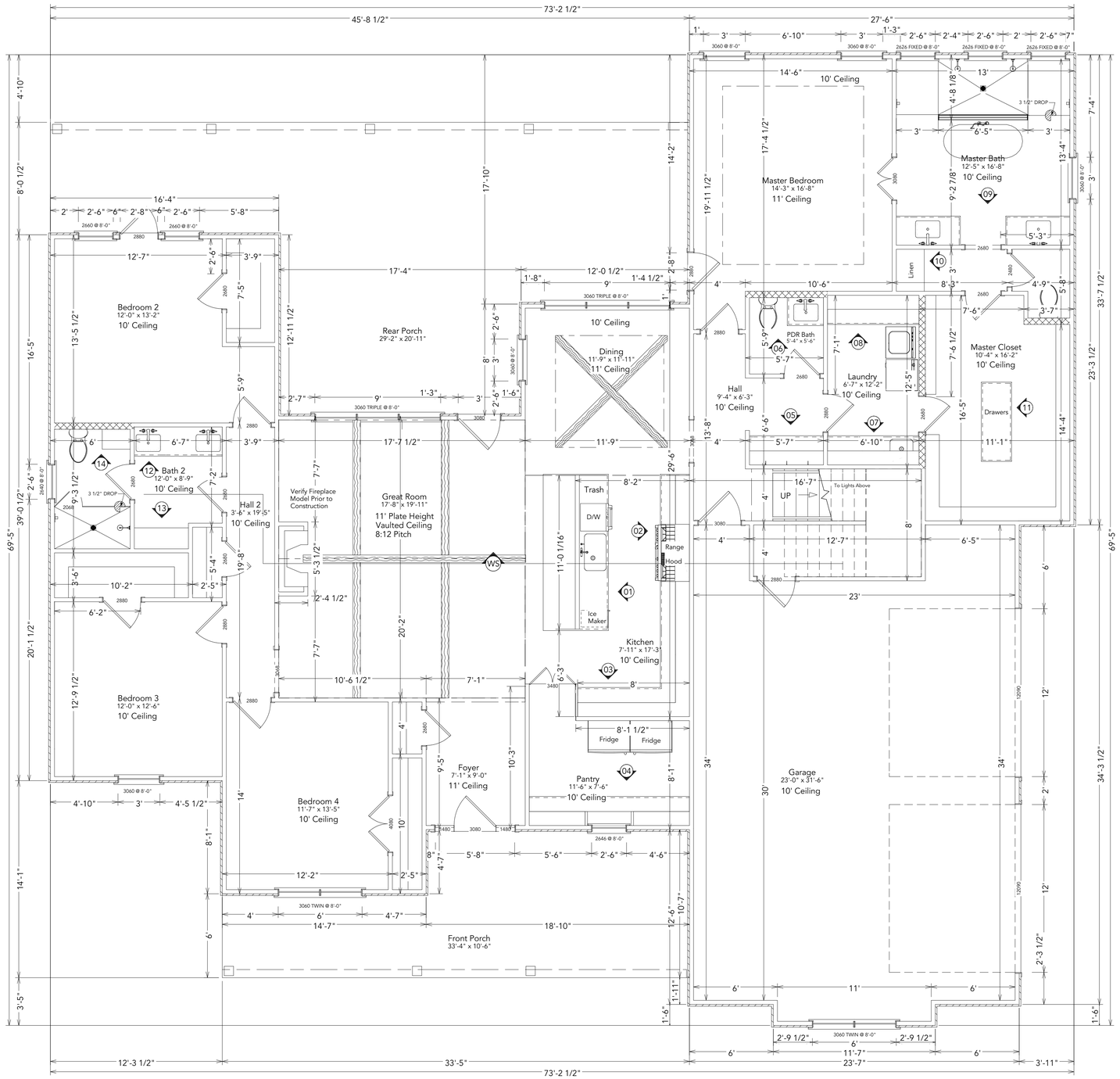
Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

DATE:
2/20/2023

SCALE:
As Noted

SHEET:
A-4



1st FLOOR PLAN

SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

#	DATE	BY	REVISION TABLE DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

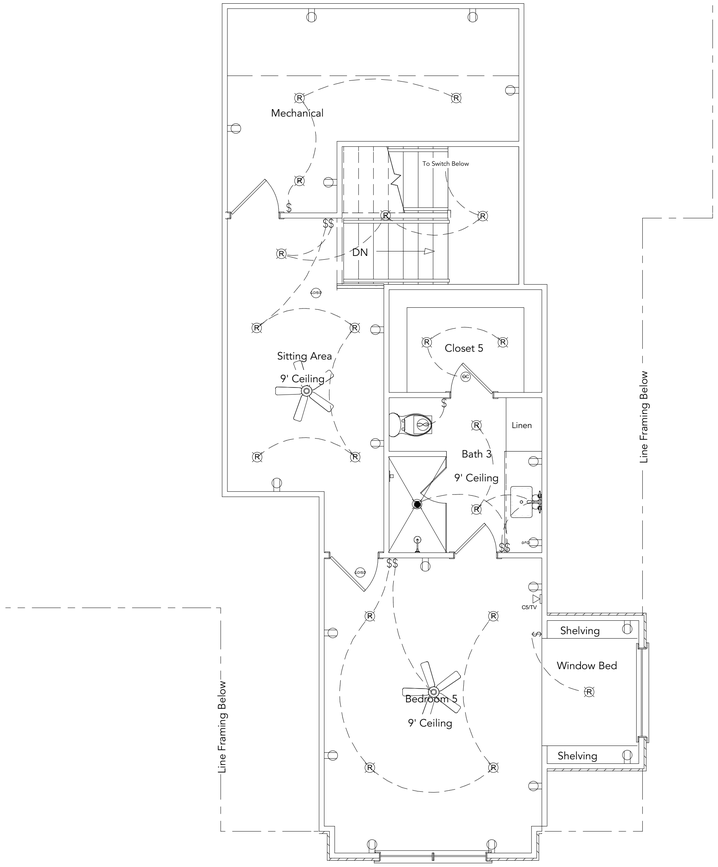
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

DATE:
2/20/2023

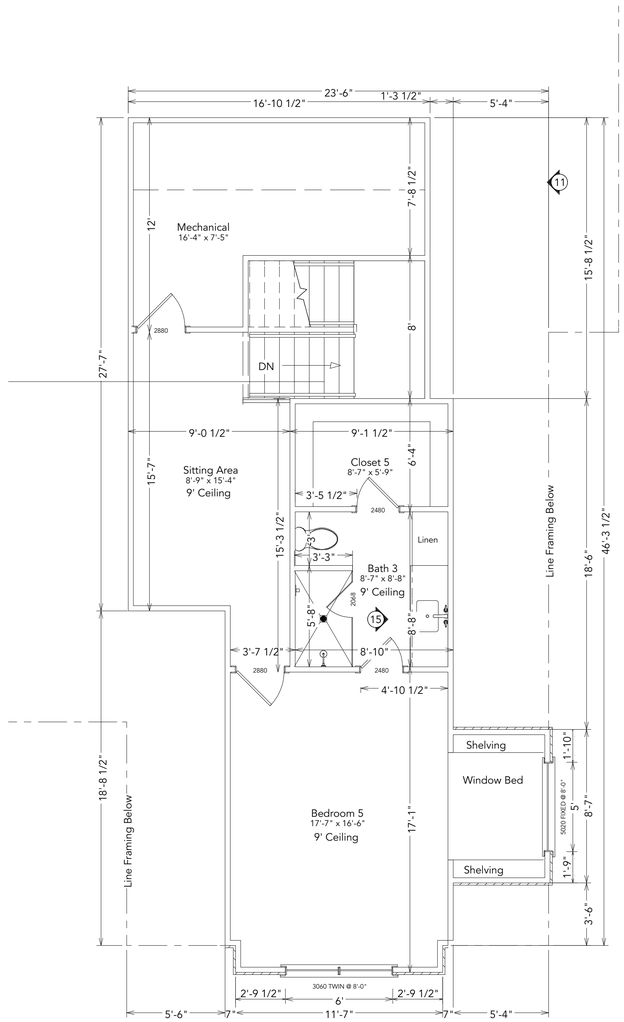
SCALE:
As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL

SCALE - 1/4" = 1'-0"



2nd FLOOR PLAN

SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
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Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

REVISION TABLE

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX
469-338-1194

DATE:
2/20/2023

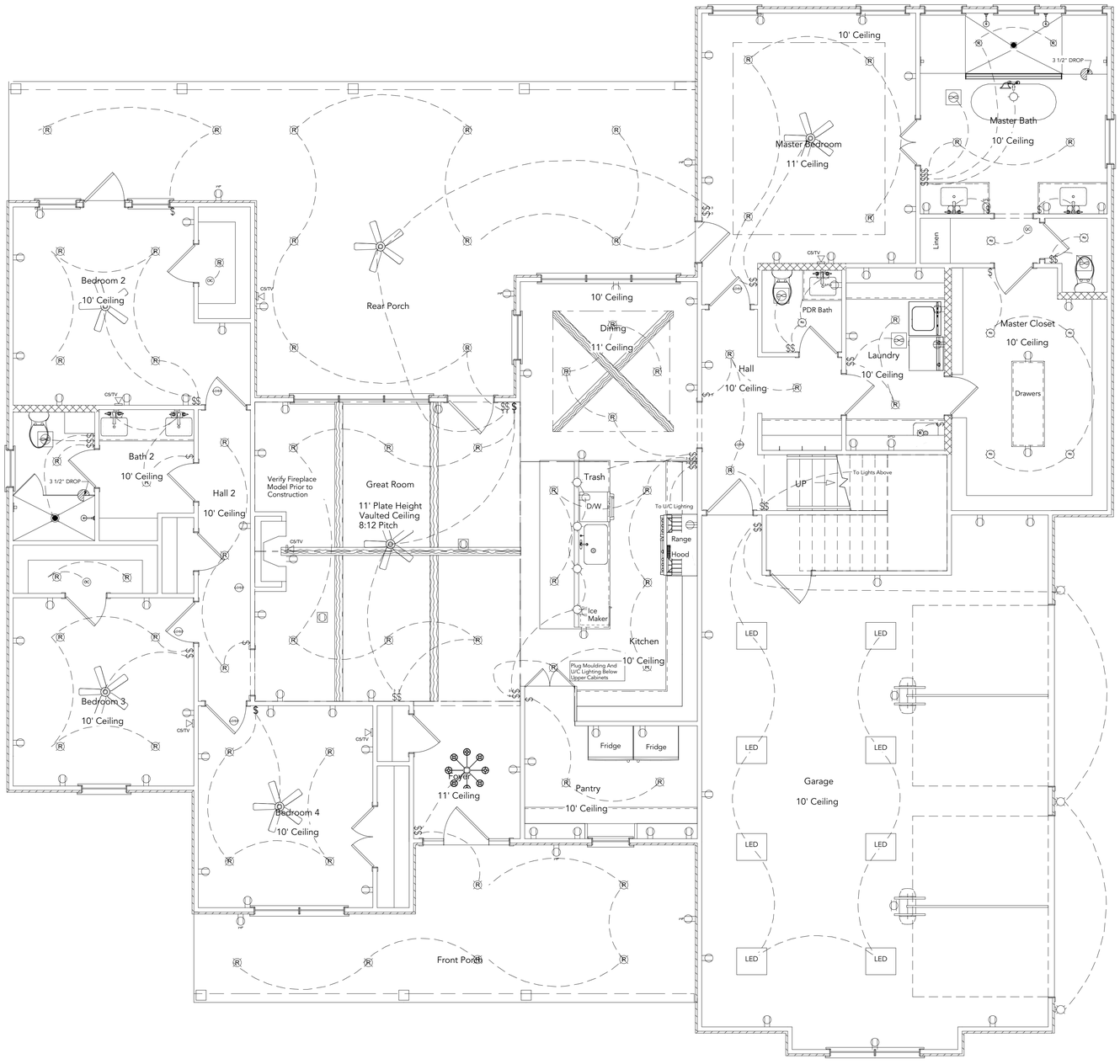
SCALE:
As Noted

SHEET:
A-6

Electrical Notes:

Plugs for Christmas Lighting at All Front Eaves

Flood Lighting at Perimeter
Switch or Photocell TBD by Owner



ELECTRICAL PLAN

SCALE - 1/4" = 1'-0"

Electrical Schedule

3D Perspective	2D Symbol	Qty	Description
		95	Duplex
	GFCI	4	GFCI
	WP	6	Duplex Weatherproof
		2	Duplex Ceiling Mounted
		2	Duplex Floor Mounted Receptacle
		2	220V
		45	Single Pole Switch
	3	14	3-Way Switch
	OC	4	Occupancy Sensor
	CS/TV	7	CAT5 w/ TV
	CO/SD	8	CO/Smoke Detector
		6	Exhaust
	R	3	Recessed Down Light 4
	R	93	Recessed Down Light 6
		6	Vanity Sconce
		4	Island Pendant
		1	Majorca Pendant
		1	Dining Fixture
		8	Ceiling Fan
		8	24x24 LED
		3	Exterior Lantern 2

REVISION TABLE

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

1st Floor
Electrical Plan

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 469-338-1194

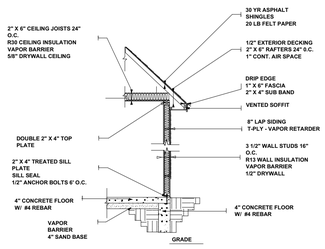
DATE:
2/20/2023

SCALE:
As Noted

SHEET:
A-7

WINDOW SCHEDULE					
ROOM NAME	QTY	SIZE	DESCRIPTION	HEADER	COMMENTS
BEDROOM 3	1	3060	SINGLE HUNG	8'-0"	
BEDROOM 4	1	3060TWIN	SINGLE HUNG	8'-0"	
PANTRY	1	2646	SINGLE HUNG	8'-0"	
GARAGE	1	3060TWIN	SINGLE HUNG	8'-0"	
MASTER BATH	1	3060	SINGLE HUNG	8'-0"	
MASTER BATH	3	2626	FIXED GLASS	8'-0"	
MASTER BEDROOM	2	3060	SINGLE HUNG	8'-0"	
DINING	1	3060TRIPLE	SINGLE HUNG	8'-0"	
DINING	1	3060	SINGLE HUNG	8'-0"	
GREAT ROOM	1	3060TRIPLE	SINGLE HUNG	8'-0"	
BEDROOM 2	2	2660	SINGLE HUNG	8'-0"	
BATH 2	1	2640	SINGLE HUNG	8'-0"	
BEDROOM 5	1	3060TWIN	SINGLE HUNG	8'-0"	
BEDROOM 5	1	5020	FIXED GLASS	8'-0"	
ATTIC	2	5020	FIXED GLASS	15'-6"	
ATTIC	1	2640	FIXED GLASS	17'-3"	

DOOR SCHEDULE				
ROOM NAME	QTY	SIZE	DESCRIPTION	COMMENTS
FRONT PORCH/FOYER	1	5880 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/GREAT ROOM	1	3080 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/MASTER BED	1	2880 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/BED 2	1	2880 LH	EXT. HINGED DOOR	GLASS PANEL
GARAGE/STORAGE	1	2880 RH	EXT. HINGED DOOR	
GARAGE/HALL	1	3080 LH	EXT. HINGED DOOR	
FOYER/CLOSET	1	2680 LH	HINGED DOOR	
HALL/LAUNDRY	1	2880 RH	HINGED DOOR	
HALL/PDR BATH	1	2680 RH	HINGED DOOR	
HALL/MASTER BED	1	2880 LH	HINGED DOOR	
MASTER BED/MASTER BATH	1	3080 L/R	DOUBLE HINGED	
MASTER BATH	1	2480 LH	HINGED DOOR	
MASTER BATH/CLOSET	1	2680 LH	HINGED DOOR	
MASTER CLOSET/LAUNDRY	1	2680 RH	HINGED DOOR	
HALL 2/BED 4	1	2880 RH	HINGED DOOR	
BED 4/CLOSET 4	1	4080 L/R	DOUBLE HINGED	
HALL 2/BED 3	1	2880 RH	HINGED DOOR	
BEDROOM 3/CLOSET 3	1	2880 RH	HINGED DOOR	
HALL 2/LINEN	1	2680 LH	HINGED DOOR	
HALL 2/BATH 2	1	2680 LH	HINGED DOOR	
BATH 2	1	2680 LH	HINGED DOOR	
HALL 2/BEDROOM 2	1	2880 RH	HINGED DOOR	
BEDROOM 2/CLOSET 2	1	2680 RH	HINGED DOOR	
SITTING AREA/MECHANICAL	1	2880 LH	HINGED DOOR	
SITTING AREA/BED 5	1	2880 RH	HINGED DOOR	
BEDROOM 5/BATH 3	1	2480 LH	HINGED DOOR	
BATH 3/CLOSET 5	1	2480 RH	HINGED DOOR	



Typical 1 Story Section

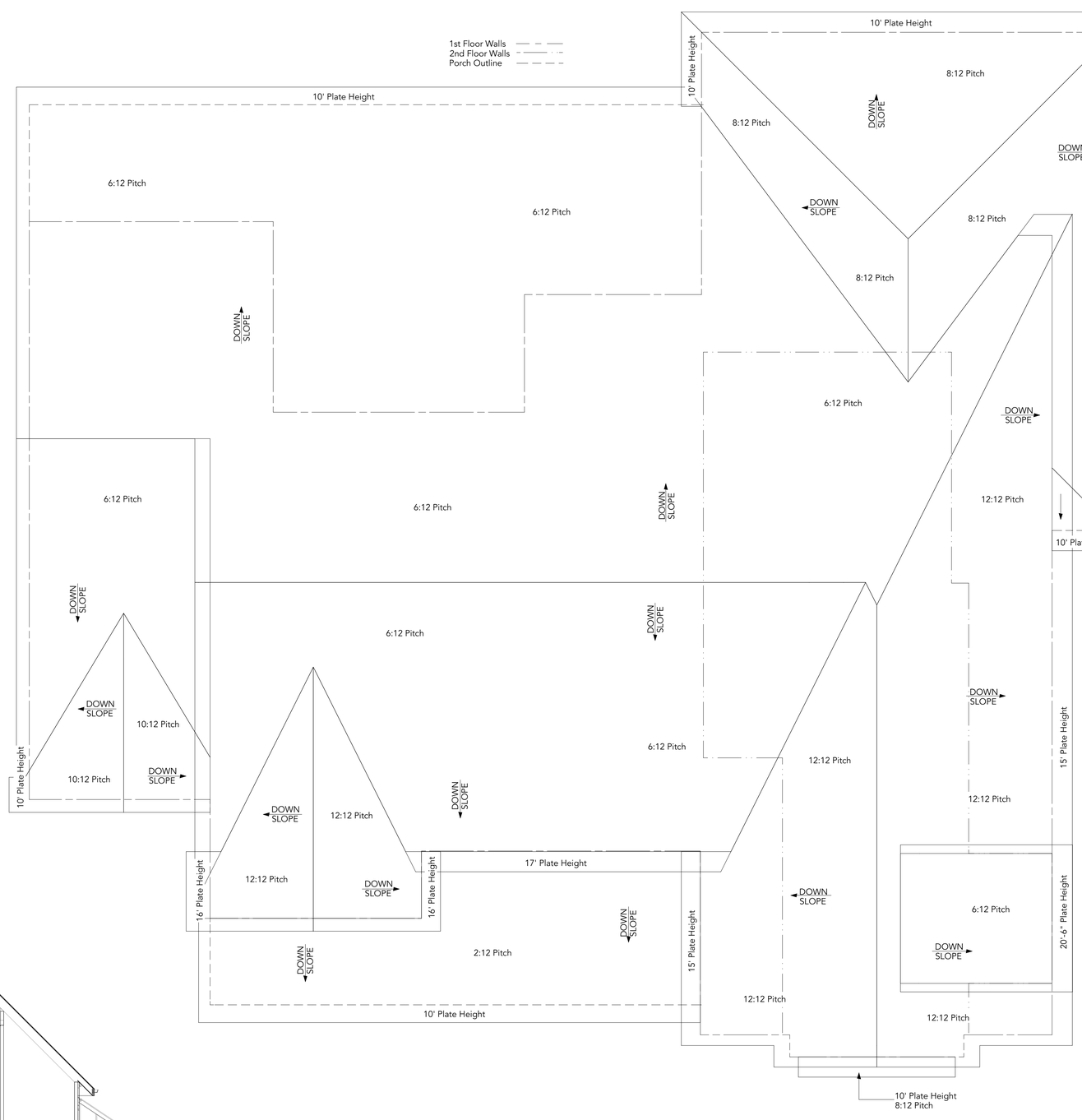
NOTE: SEE ENGINEERED STRUCTURAL

TYP. WALL SECTION

NOT TO SCALE

WALL SECTION

NOT TO SCALE



ROOF PLAN

SCALE - 3/16" = 1'-0"

REVISION TABLE

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

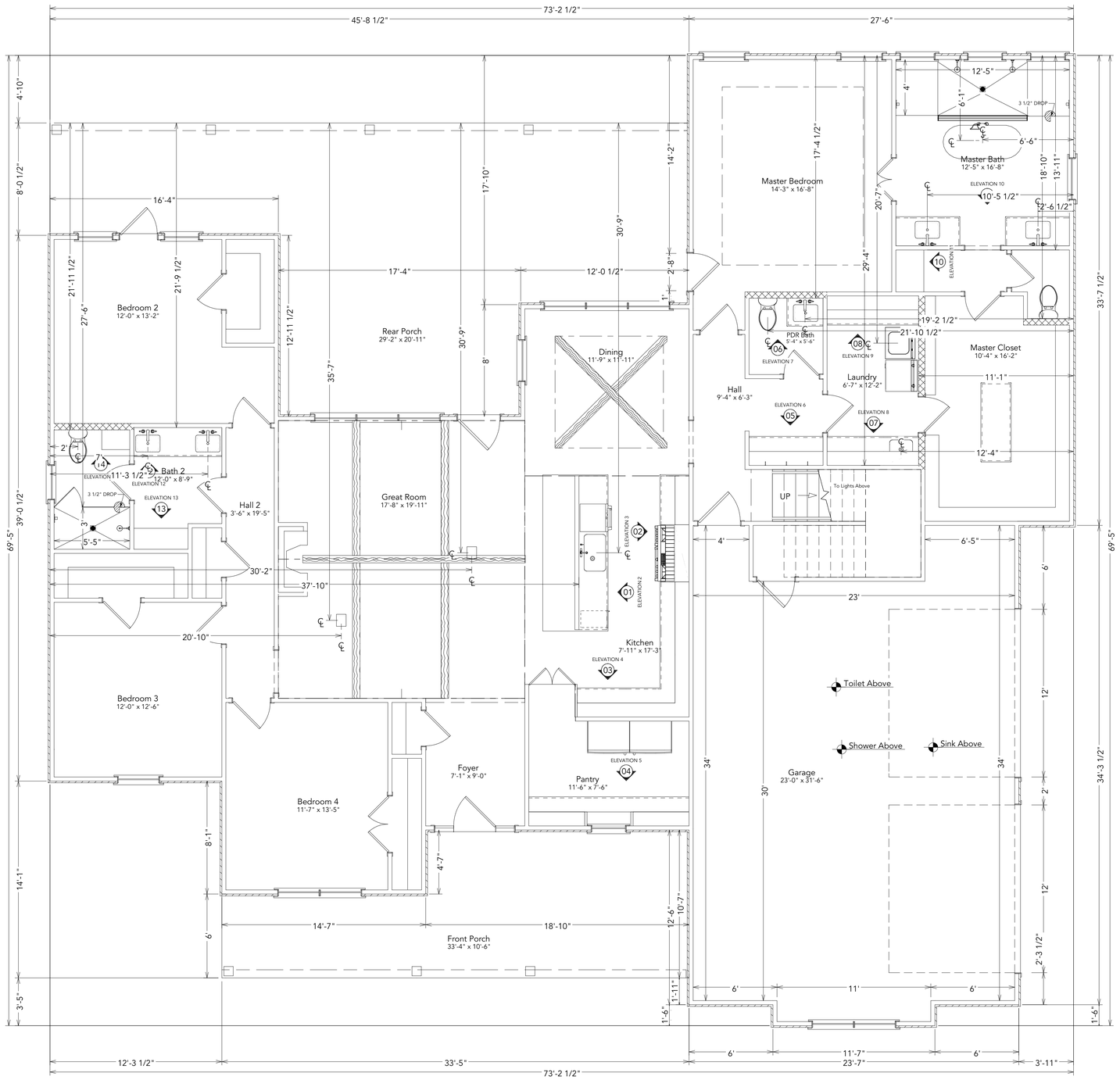
Roof Plan/Wall Sections & Schedules

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

DATE:
2/20/2023

SCALE:
As Noted

SHEET:
A-8



FOUNDATION/PLUMBING PLAN

SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,059 s.f.

#	DATE	BY	DESCRIPTION

REVISION TABLE

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

Foundation/ Plumbing Plan

DRAWINGS PROVIDED BY:

Chanda Steele Drafting

Royse City, TX 469-338-1194

DATE:

2/20/2023

SCALE:

As Noted

SHEET:

A-9

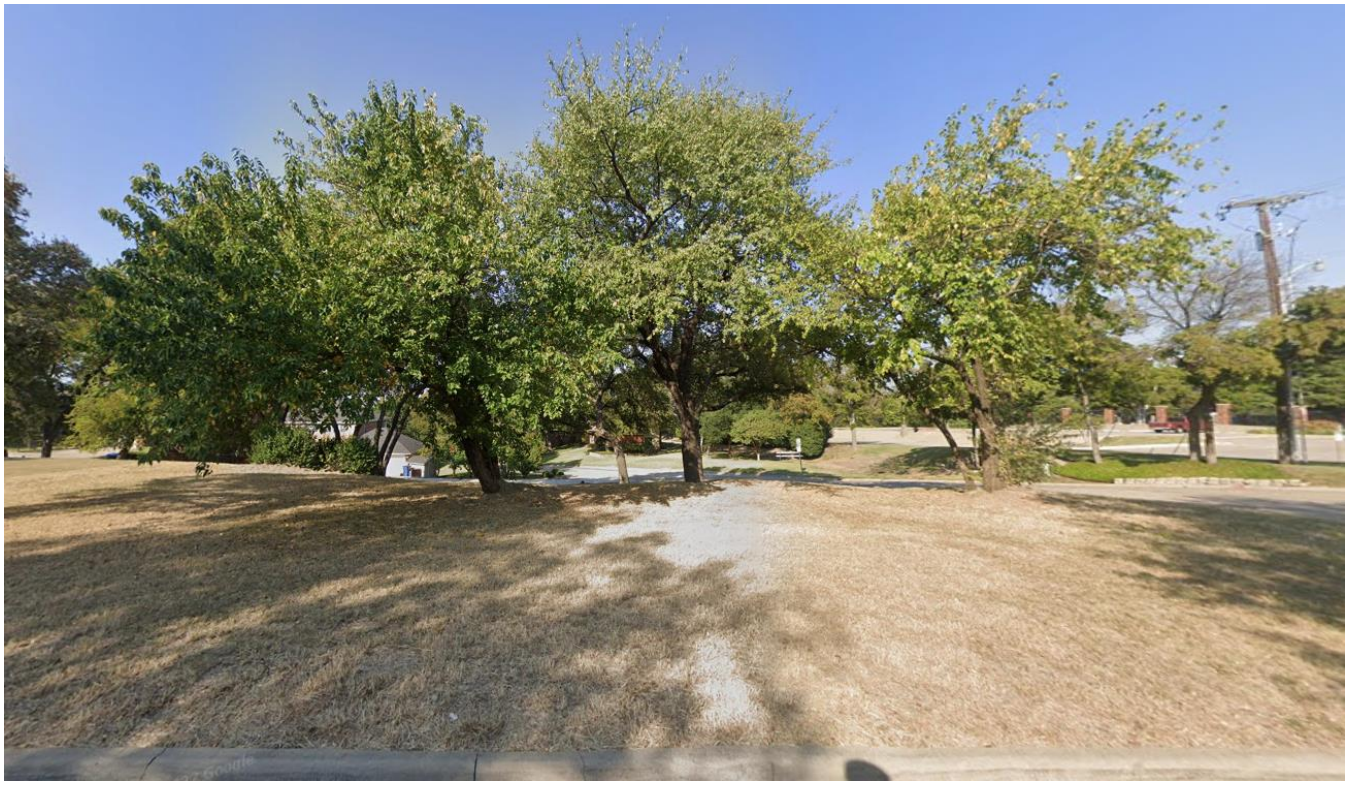
CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

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
702 S. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
704 S. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
706 S. Alamo Road	Single-Family Home	1981	4,374	*N/A*	Brick and Siding
710 S. Alamo Road	Single-Family Home	1981	4,957	*N/A*	Brick and Stucco
804 S. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
806 S. Alamo Road	Single-Family Home	2007	3,745	*N/A*	Brick
808 S. Alamo Road	Single-Family Home	2015	3,814	*N/A*	Brick
703 Forest Trace	Single-Family Home	1978	4,730	*N/A*	Brick
705 Forest Trace	Single-Family Home	2003	4,085	*N/A*	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	*90*	Brick, Stone, & Siding
709 Forest Trace	Vacant	N/A	N/A	*N/A*	N/A
711 Forest Trace	Single-Family Home	1985	3,540	*N/A*	Brick
	AVERAGES:	1991	4,074	90	



702 S. Alamo Road

704 S. Alamo

706 S. Alamo Road

710 S. Alamo Road

804 S. Alamo Road

806 S. Alamo Road

808 S. Alamo Road

703 Forest Trace

705 Forest Trace

707 Forest Trace

709 Forest Trace

711 Forest Trace

CITY OF ROCKWALL

ORDINANCE NO. 25-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 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE 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 Jerret R.Smith 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 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, 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 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

DRAFT 12-17-2024

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) All residential structures shall be constructed with a minimum 3:12 roof pitch.

4) The residential plot plan shall meet the required side yard setback of six (6) feet; and,

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 ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

DRAFT ORDINANCE 6.2024

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 6th DAY OF JANUARY, 2025.

_____

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *December 16, 2024*

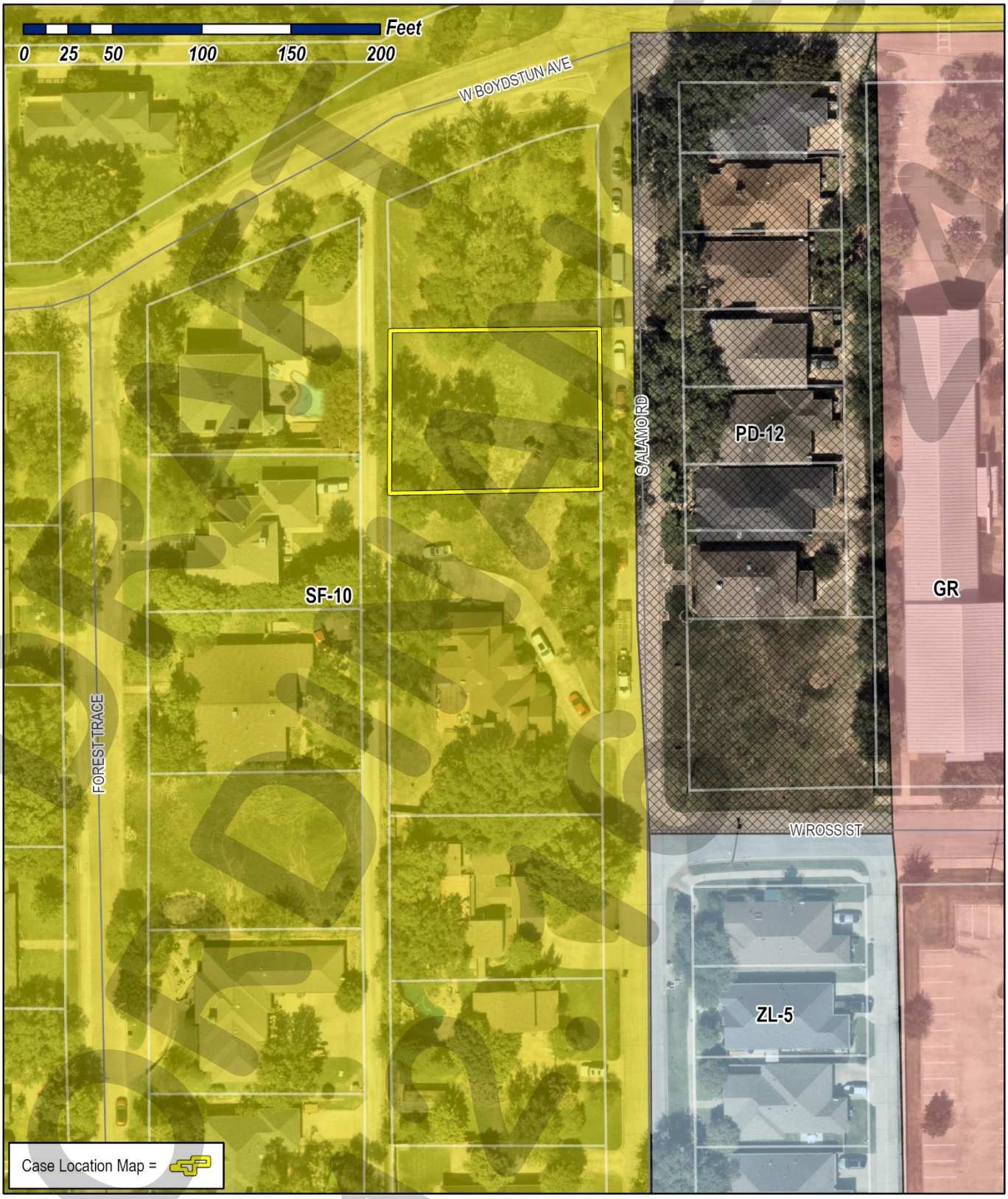
2nd Reading: *January 6, 2025*

DRAFT ORDINANCE 12.16.2024

Exhibit 'A':
Location Map

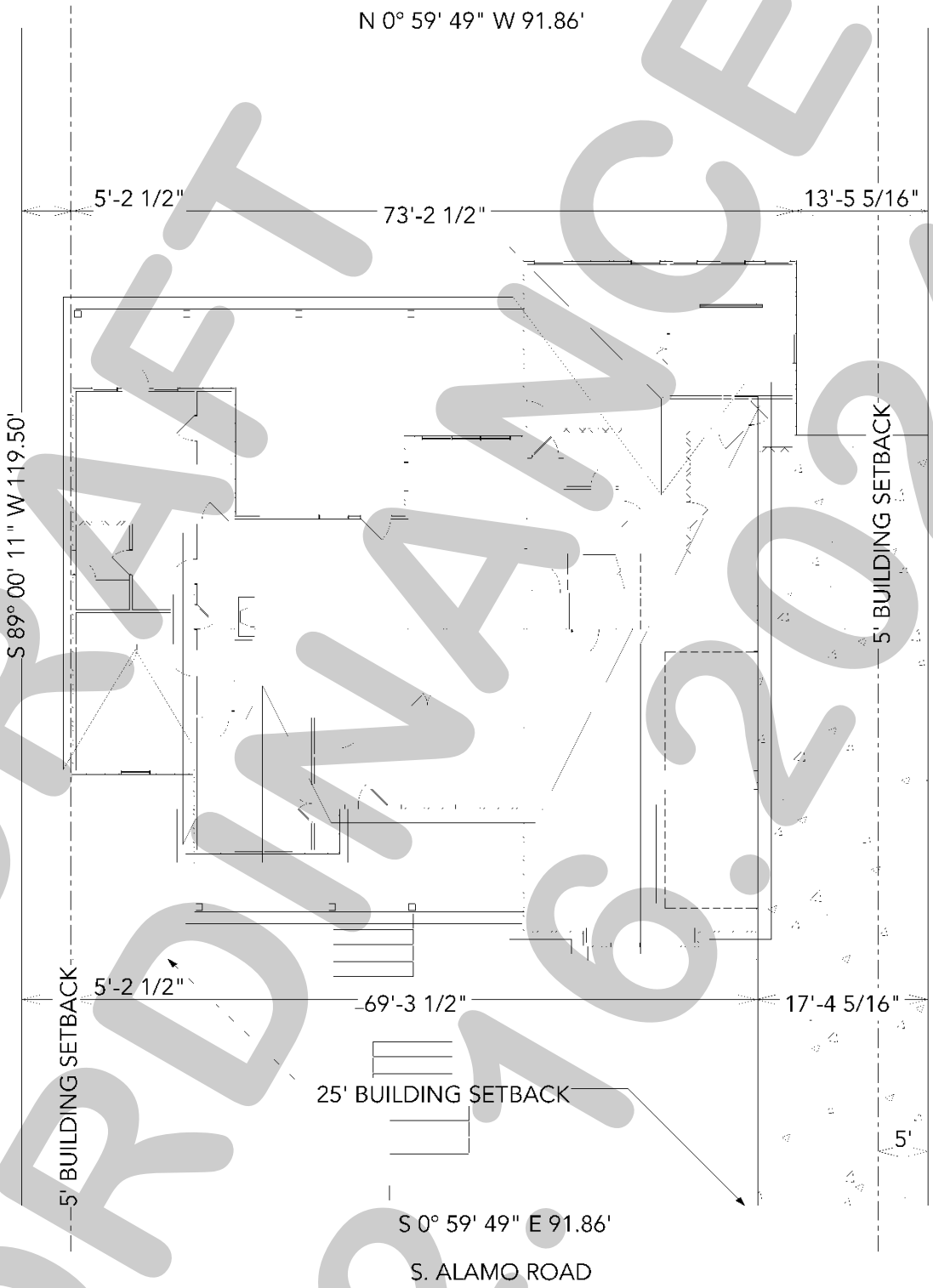
Address: *704 S. Alamo Road*

Legal Description: *Lot 2, Block A, Highridge Addition*



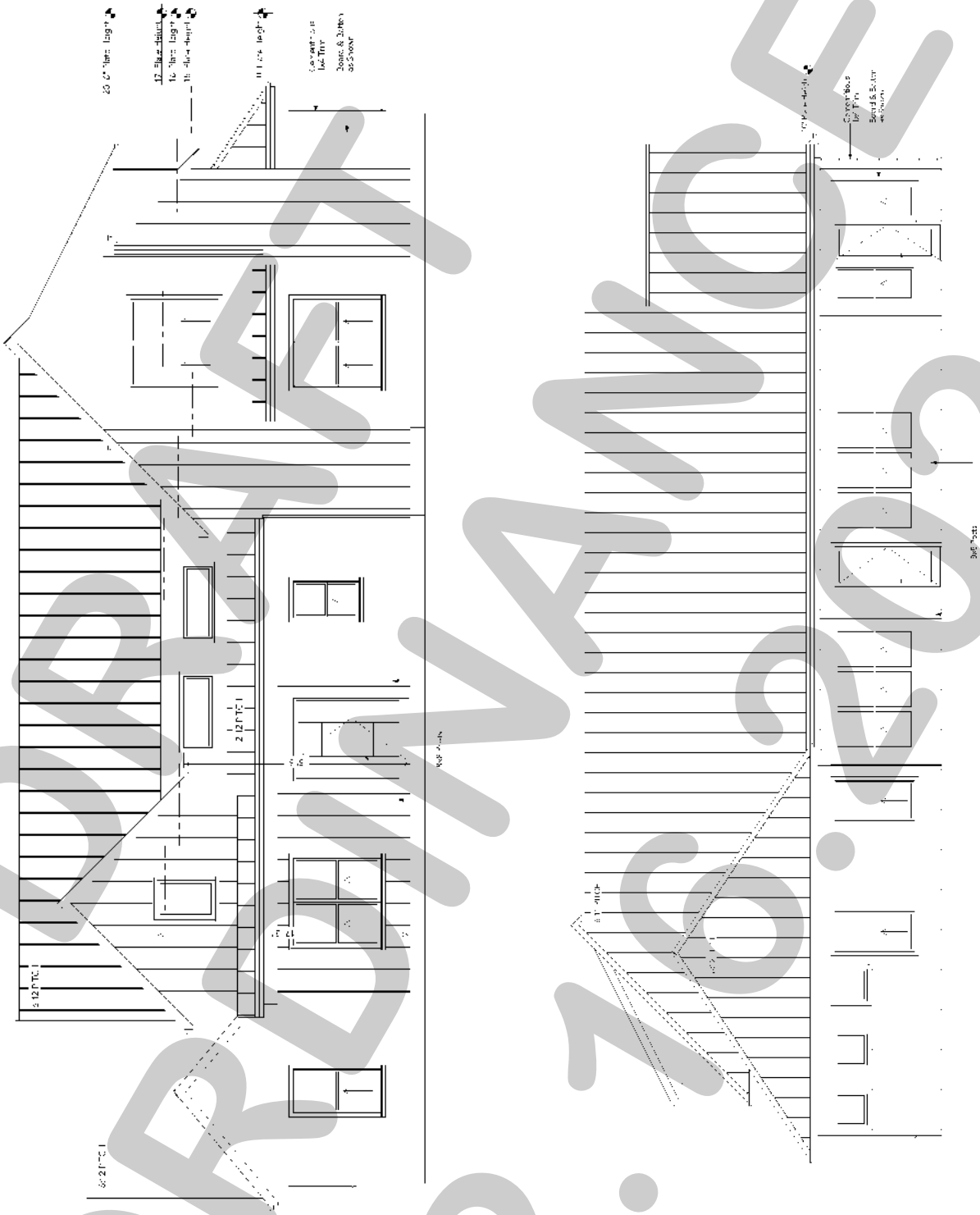
DRAFT

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 12.16.2024

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
12.16.2024

Exhibit 'C':
Building Elevations

DRAFT
ORDINANCE
12.16.2024

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:	December 16, 2024
APPLICANT:	Daryl Schroeder
CASE NUMBER:	Z2024-059; *Specific Use Permit (SUP) for a Short-Term Rental at 117 Lanshire Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP)* for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

BACKGROUND

The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37* [*Case No. A1986-005*]. At the time of annexation, the subject property was a portion of a larger 103.79-acre tract of land (*i.e. Tract 2 of the E.P. Gaines Chisum Survey, Abstract No. 64*), and was zoned Agricultural (AG) District. On December 4, 1995, the subject property was rezoned to Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses. On December 28, 2001, the subject property was platted as Lot 20, Block D, Lynden Park, Phase 3 Addition as part of *Case No. PZ2001-076-01*. According to the Rockwall Central Appraisal District (RCAD), the existing 3,591 SF single-family home situated on the subject property was constructed in 2003.

PURPOSE

The applicant -- *Daryl Schroeder*-- 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 117 Lanshire Drive. The land uses adjacent to the subject property are as follows:

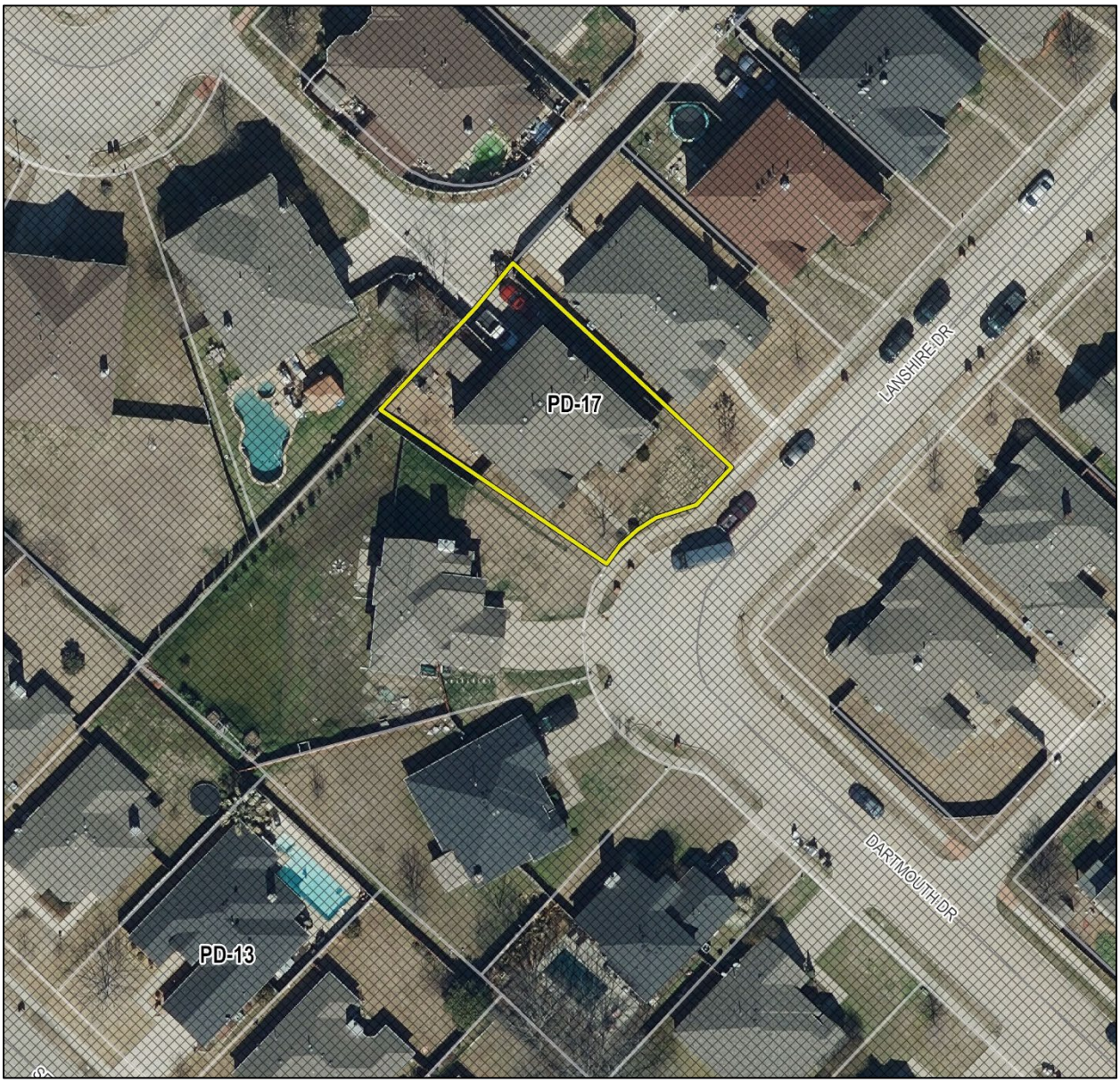
North: Directly north of the subject property is Lynden Park Estates, Phase 2 Addition, which was established on December 22, 2000 and consists of 104 single-family residential lots. Beyond this is Lynden Park Estates, Phase 1B Addition, which was established on August 4, 1997 and consists of 27 single-family residential lots. North of this is Lynden Park Estates, Phase 1A Addition, which was established on June 10, 1997 and consists of 70 single-family residential lots. All of the Lynden Park Estates Subdivision is zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses. Beyond this is W. Ralph Hall Parkway, which is classified as an M4D (*i.e. major collector, four [4] 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 is Lynden Park Estates, Phase 4 Addition, which was established on January 5, 2005 and consists of 94 single-family residential lots. This area is zoned Planned Development District 17 (PD-17) for Single-Family 7 (SF-7) District land uses. Beyond this is a 90.50-acre vacant tract of land, which is a part of a larger 140.50-acre tract of land (*i.e. Tract 3 of the G Wells Survey, Abstract No. 219*), which is zoned Planned Development District 101 (PD-101) for Single-Family 10 (SF-10) District land uses. This is the future location of the Peachtree Meadows Subdivision, which is currently under construction.

South: Directly south of the subject property is the continuation of Lynden Park Estates, Phase 3 Addition. Beyond this is Tubbs Road, which is classified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Rockwall Lake Estates, Phase 1 Addition, which was established on June 15, 1956 and is zoned Planned Development District 75 (PD-75).

West: Directly west of the subject property is the Windmill Ridge Estates Subdivision, which was established on September 9, 1962 and consists of 551 single-family residential lots. Beyond this is Horizon Road (*i.e. FM 3097*), which is classified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in 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 117 Lanshire Drive, and at the time of application it was determined that there was already a permitted *Non-Owner-Occupied Short-Term Rental* within 1,000-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.

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 58.80-feet from an existing, permitted *Non-Owner-Occupied Short-Term Rental* (*i.e.114 Lanshire Drive*) [*Permit No. STR2024-3481*] that accommodates up to eight (8) guests with three (3) bedrooms and three (3) bathrooms. In addition, the proposed *Short-Term Rental* is also located within the 1,000-foot buffer of two (2) other *Non-Owner-Occupied Short-Term Rentals (STRs) [i.e. 112 Sequoia Road and 141 Summerhill Drive*]. These three (3) *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 3,591 SF single-family home that has five (5) bedrooms and three (3) 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 within this subdivision. 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.

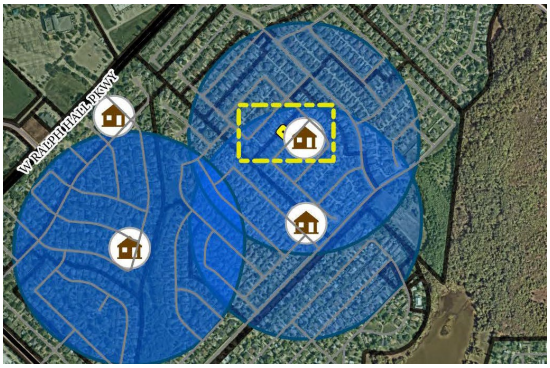


FIGURE 1: SUBJECT PROPERTY PROXIMITY TO EXISTING NON-OWNER-OCCUPIED SHORT-TERM RENTAL

NOTIFICATIONS

On November 21, 2024, staff mailed 154 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowners Association (HOA), which was the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in favor and two (2) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve of 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 December 10, 2024, the Planning and Zoning Commission approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 6-0. 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	117 Lanshire Dr Rockwall TX 75087				
SUBDIVISION	Lynden Park Estates Ph 3	LOT	16	BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	A1		CURRENT USE	Single family	
PROPOSED ZONING	A1		PROPOSED USE	Short-term rental	
ACREAGE	.25	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	Daryl Schroeder	☐ APPLICANT	
CONTACT PERSON	Daryl Schroeder	CONTACT PERSON	
ADDRESS	1205 Lake Glen Cir	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	425-931-1518	PHONE	
E-MAIL	daryl.schroeder@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daryl Schroeder [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 15 DAY OF November, 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."

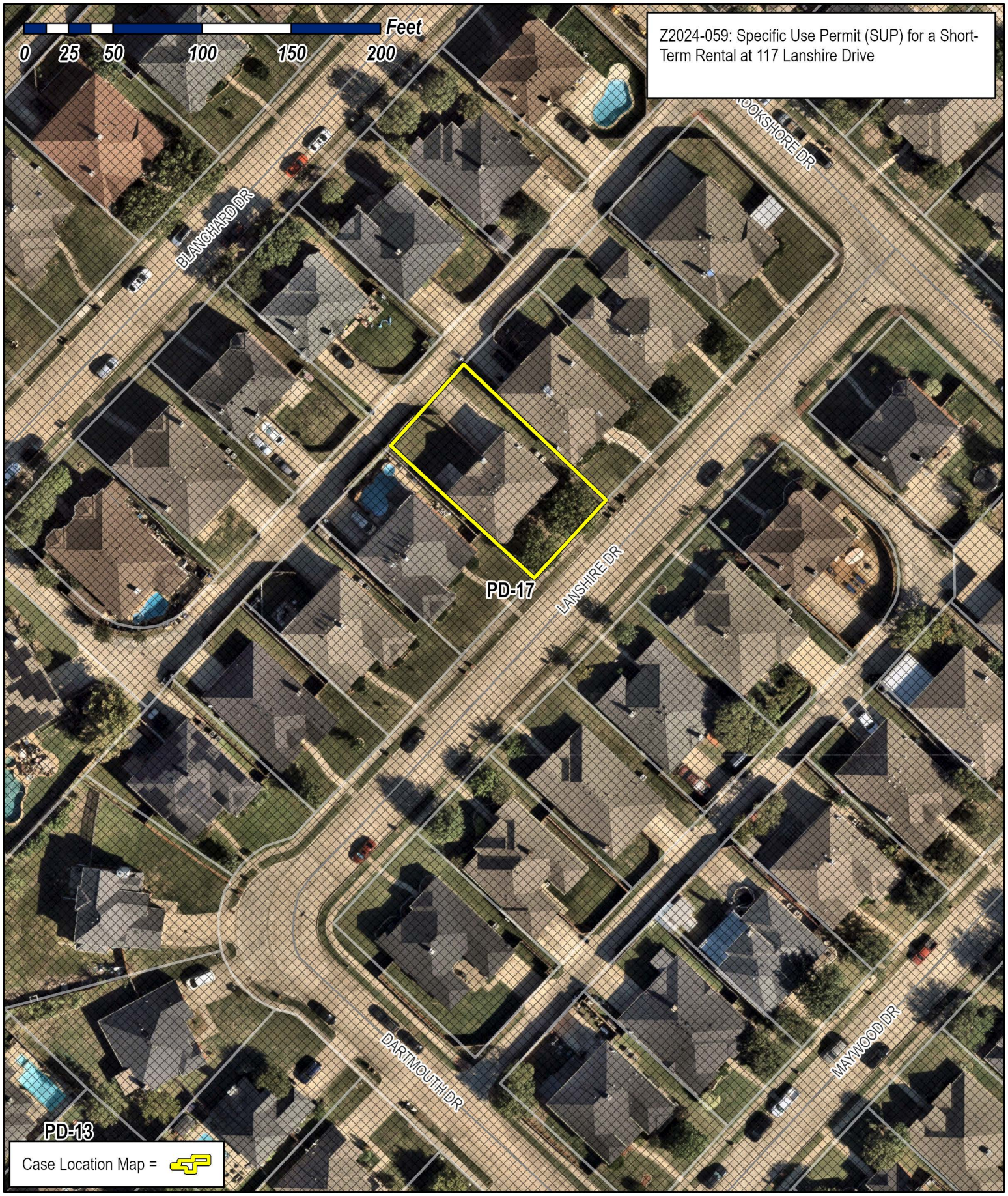
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024.

OWNER'S SIGNATURE Daryl Schroeder

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Karen Porter

NOTARY PUBLIC STATE OF TEXAS
KAREN PORTER
Notary ID #133883341
My Commission Expires
July 28, 2026

MY COMMISSION EXPIRES 07/28/2026



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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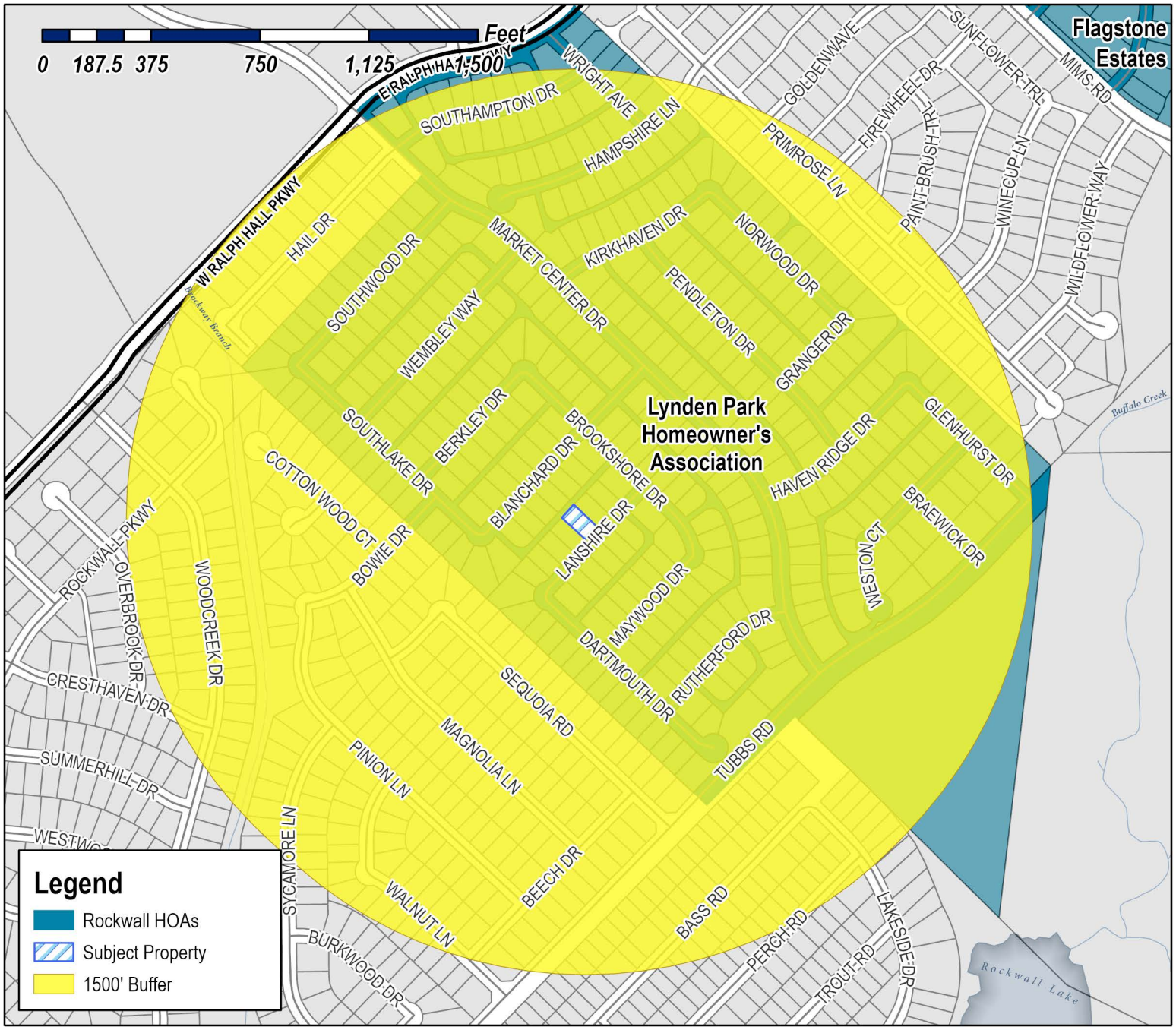
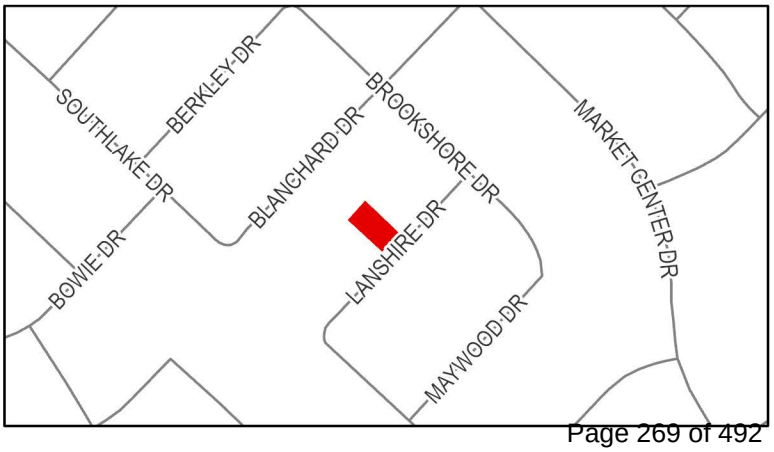


Case Number: Z2024-059
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 117 Lanshire Drive

Date Saved: 11/15/2024
For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, November 20, 2024 2:02 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-059]
Attachments: HOA Map (11.15.2024).pdf; Public Notice (P&Z) (11.18.2024).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, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 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.

Z2024-059: SUP for Short-Term Rental
Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP)* for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire 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
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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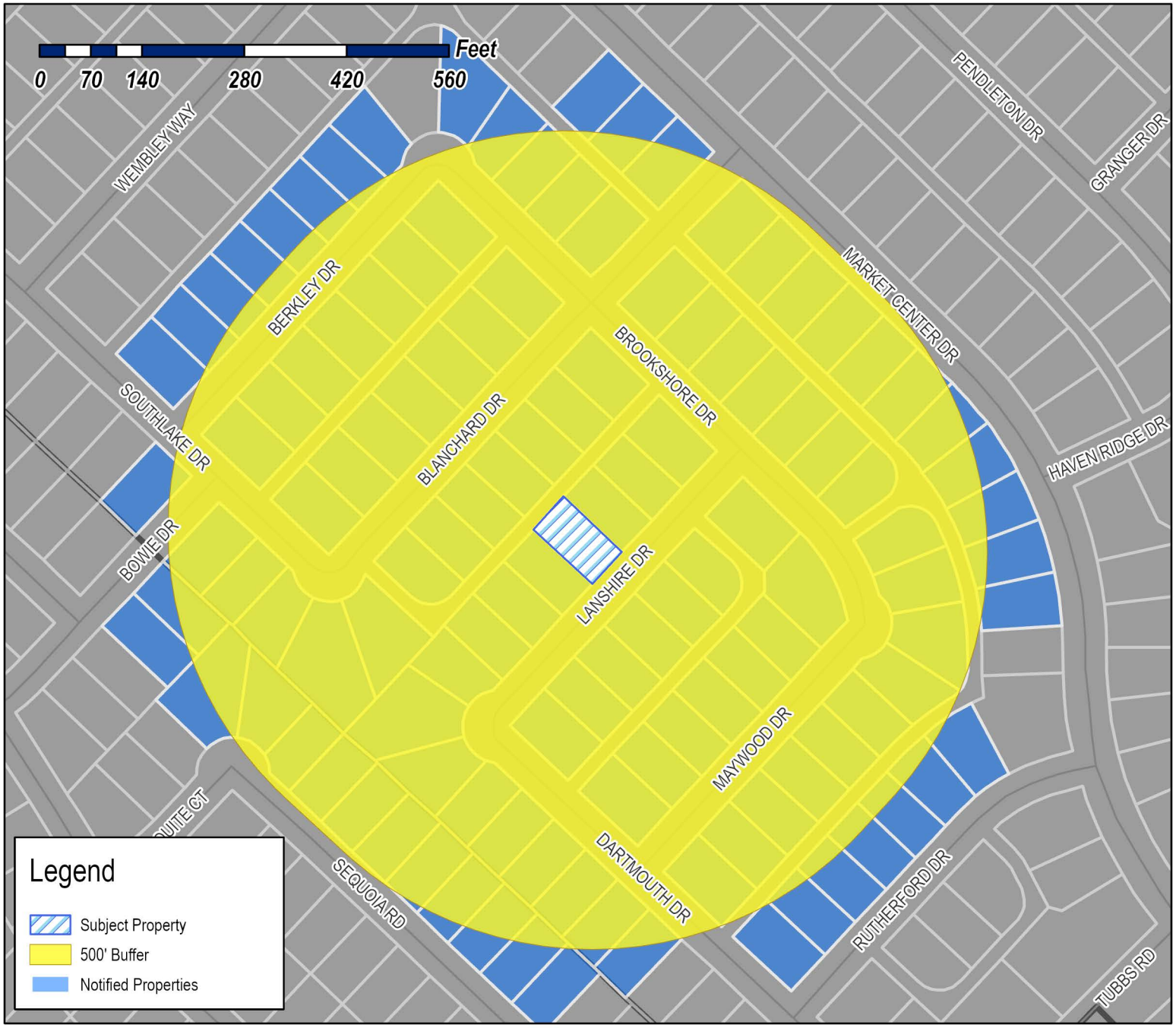

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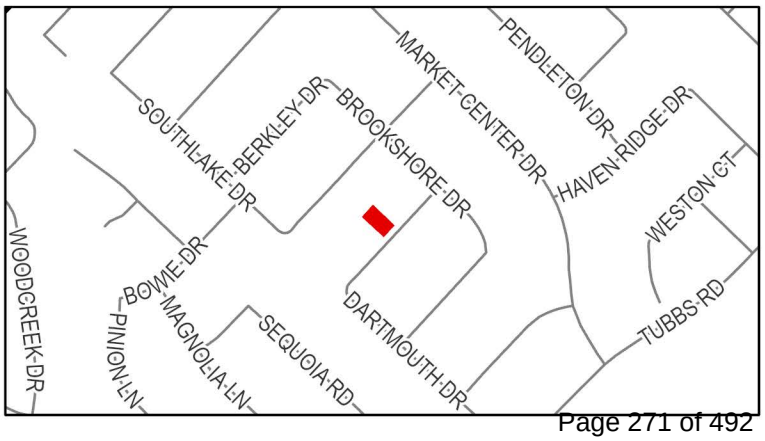

HOLLAND STEVEN & NAOMI
100 BROOKSHORE DRIVE
ROCKWALL, TX 75032

PURCHASING FUND 2023-2, LLC
1001 S CAPITAL OF TEXAS HWY BLDG 1 STE 100
WEST LAKE HILLS, TX 78746

ISYA LIMITED PARTNERSHIP
1018 MOUNT AUBURN
DALLAS, TX 75223

KFLETSION SIMON HADEGE
102 BROOKSHORE DR
ROCKWALL, TX 75032

BURGETT BRYAN DELL
104 BROOKSHORE DR
ROCKWALL, TX 75032

CAMPBELL FLORENCE I
106 BROOKSHORE DR
ROCKWALL, TX 75032

STARNES CHARLES O & LORRAINE K
108 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
110 BROOKSHORE DR
ROCKWALL, TX 75032

OFFILL ROBERT L & CRYSTAL J
110 LANSHIRE DR
ROCKWALL, TX 75032

DELIZ CRYSTAL D
110 MAYWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
111 LANSHIRE DR
ROCKWALL, TX 75032

ENRIGHT THOMAS & ROXANNE
111 MAYWOOD DR
ROCKWALL, TX 75032

MARCIA GAIL BROWN BORDERS LIVING TRUST
111 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
112 MAYWOOD DR
ROCKWALL, TX 75032

GUAJARDO RAUL E & JORDANNE MORROW
112 BROOKSHORE DRIVE
ROCKWALL, TX 75032

RESIDENT
113 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
113 RUTHERFORD DR
ROCKWALL, TX 75032

GONZALEZ VICTOR M
113 MAYWOOD
ROCKWALL, TX 75032

CSH PROPERTY ONE, LLC
1131 W WARNER RD STE 102
TEMPE, AZ 85284

RESIDENT
114 MAYWOOD DR
ROCKWALL, TX 75032

GALLOWAY STEPHEN J & GWENDOLYN R
114 BROOKSHORE DR
ROCKWALL, TX 75032

LECLERC ANDRE
114 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
115 MAYWOOD DR
ROCKWALL, TX 75032

BOYLE HEBRON VICTORIA
115 LANSHIRE DR
ROCKWALL, TX 75032

LO CHAYRA & JUDY LAM
115 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
116 MAYWOOD DR
ROCKWALL, TX 75032

WAFER CHRISTOPHER D & WILANDA L
116 BROOKSHORE DR
ROCKWALL, TX 75032

TRAN NGOC AND XUYEN HUYNH
116 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
117 LANSHIRE DR
ROCKWALL, TX 75032

IGNACIO DAVID SCOTT A
117 BERKLEY DRIVE
ROCKWALL, TX 75032

LIMON MARIA ARACELY AND NORBERTO
117 MAYWOOD
ROCKWALL, TX 75032

CLARK ERIC DWAYNE & PATRICIA D
117 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
118 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
118 MAYWOOD DR
ROCKWALL, TX 75032

VAN HEYST DAUAN N & RANDALL
118 LANSHIRE DR
ROCKWALL, TX 75032

RESIDENT
119 SOUTHLAKE DR
ROCKWALL, TX 75032

PAGADUAN KEVIN I & DEEJAY
119 LANDSHIRE DRIVE
ROCKWALL, TX 75032

NUNEZ ARMANDO M & DELIA ANGUIANO
119 MAYWOOD
ROCKWALL, TX 75032

SOUMIE NAHNAH P
119 RUTHERFORD DR
ROCKWALL, TX 75032

RESIDENT
120 LANSHIRE DR
ROCKWALL, TX 75032

SAMMIS FLEETWOOD & MELONIE
120 MAYWOOD
ROCKWALL, TX 75032

WANI LLC
12048 S.E. 210TH STREET
KENT, WA 98031

RESIDENT
121 RUTHERFORD DR
ROCKWALL, TX 75032

CALAGUING MILA B
121 BERKLEY DR
ROCKWALL, TX 75032

WILLIAMS LATONYA
121 BLANCHARD DRIVE
ROCKWALL, TX 75032

UKPAI OGBEYALU
121 LANSHIRE DR
ROCKWALL, TX 75032

SIMONS EKATERINA SMIRNOVA & CHRISTOPHER CLARK
121 MAYWOOD
ROCKWALL, TX 75032

RESIDENT
122 BERKLEY DR
ROCKWALL, TX 75032

MARROQUIN DOMINGO & CLAUDIA D
122 BLANCHARD DR
ROCKWALL, TX 75032

HOUSER MICKEY AND JENNIFFER MALABOSA
122 LANSHIRE DRIVE
ROCKWALL, TX 75032

CORUJO JAMES AND JANISS
122 MAYWOOD DR
ROCKWALL, TX 75032

COZART MICHAEL
123 LANSHIRE DR
ROCKWALL, TX 75032

MAREZ SARAH E AND MICHAEL E
123 MAYWOOD DRIVE
ROCKWALL, TX 75032

JACKSON DALE E
123 RUTHERFORD DR
ROCKWALL, TX 75032

MYLES BOBBY J JR
123 SOUTHLAKE DR
ROCKWALL, TX 75032

BYERS JEFFREY
124 BROOKSHORE DR
ROCKWALL, TX 75032

CUELLAR JOEL A & MARTHA C
124 LANSHIRE DR
ROCKWALL, TX 75032

RODRIGUEZ RUBEN & LUCY
125 BERKLEY DR
ROCKWALL, TX 75032

ELKINS THOMAS
125 BLANCHARD DR
ROCKWALL, TX 75032

HUA THI THIEN HUONG
125 LANSHIRE DR
ROCKWALL, TX 75032

NABI NABIULLAH AND SIMIN
126 BERKLEY DRIVE
ROCKWALL, TX 75032

DUNN CLAYTON F AND JILLIAN
126 BLANCHARD
ROCKWALL, TX 75087

RESIDENT
127 SOUTHLAKE DR
ROCKWALL, TX 75032

FAY TERRENCE R & RENEE L
127 LANSHIRE DR
ROCKWALL, TX 75032

MUCHILWA PHENIKE AND
OLVER SAMUEL
128 BROOKSHORE DRIVE
ROCKWALL, TX 75032

RESIDENT
129 BERKLEY DR
ROCKWALL, TX 75032

AL BANNA WALID AHMAD
129 BLANCHARD DR
ROCKWALL, TX 75032

SKYLES BRENDA RENEE AND RICHARD ERIC
HYATT
130 BERKLEY DR
ROCKWALL, TX 75032

PEMBERTON DAVID S & SABRINA
130 BLANCHARD DRIVE
ROCKWALL, TX 75032

BANKS LIDIA ELIZABETH & DARREL JAMES
131 SOUTHLAKE DRIVE
ROCKWALL, TX 75032

RESIDENT
132 BROOKSHORE DR
ROCKWALL, TX 75032

COKELEZ KENAN
132 SEQUOIA ROAD
ROCKWALL, TX 75032

PROPERTY RENAISSANCE INVESTMENTS LLC
1321 UPLAND DR UNIT 6293
HOUSTON, TX 77043

RESIDENT
133 BERKLEY DR
ROCKWALL, TX 75032

UDOFIA UKO
133 BLANCHARD DR
ROCKWALL, TX 75032

NAIDOO VINCENT PAUL & SCHENNEL PEREIRA &
PONAMAL NAIDOO
134 BERKLEY DR
ROCKWALL, TX 75032

BIRDSONG SERENA AND
BILLY COCHARD
134 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
135 SOUTHLAKE DR
ROCKWALL, TX 75032

RESIDENT
136 BROOKSHORE DR
ROCKWALL, TX 75032

RESIDENT
136 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
137 BLANCHARD DR
ROCKWALL, TX 75032

WESTERVELT BARBARA
137 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
138 BERKLEY DR
ROCKWALL, TX 75032

RESIDENT
138 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
140 SEQUOIA RD
ROCKWALL, TX 75032

ROSARIO JUAN
140 BROOKSHORE DRIVE
ROCKWALL, TX 75032

DEDNER WANDA G
141 BERKLEY DR
ROCKWALL, TX 75032

MORGAN PAULA
141 BLANCHARD DR
ROCKWALL, TX 75032

JOSEPH STEPHEN K & JESSY
142 BERKLEY DR
ROCKWALL, TX 75032

CONFIDENTIAL
142 BLANCHARD DRIVE
ROCKWALL, TX 75032

NGUYEN VINH AND GINA
14264 FAITH DR
FRISCO, TX 75035

SEDLAK AMANDA MARIE
144 SEQUOIA ROAD
ROCKWALL, TX 75032

THOMAS MAKIA S
145 BERKLEY DR
ROCKWALL, TX 75032

TATUM LANCE & APRIL
145 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
146 BOWIE DR
ROCKWALL, TX 75032

GONZALEZ GRACIELA & ROLANDO
146 BERKLEY DR
ROCKWALL, TX 75032

MURPHY AUDREY LENEE ANDREWS
146 BLANCHARD DR
ROCKWALL, TX 75032

RESIDENT
147 MESQUITE CT
ROCKWALL, TX 75032

RESIDENT
148 SEQUOIA RD
ROCKWALL, TX 75032

RESIDENT
150 BOWIE DR
ROCKWALL, TX 75032

BOYD SONIA B AND
MACEO R PRICE JR
150 BLANCHARD DRIVE
ROCKWALL, TX 75032

TUNNELL DAVID AND PENNY
152 SEQUOIA ROAD
ROCKWALL, TX 75032

ARGONAUT RENTALS SERIES B LLC
1521 FAIRFIELD DR
PLANO, TX 75074

SHAH VIREN
156 SEQUOIA
ROCKWALL, TX 75032

MENCHACA JENNIFER
160 SEQUOIA RD
ROCKWALL, TX 75032

KAO GEN FANG
161 PINE DR
PORT TOWNSEND, WA 98368

SUAREZ MARIA J & BETSY M
164 SEQUOIA RD
ROCKWALL, TX 75032

RIVERA ERIK
168 SEQUOIA RD
ROCKWALL, TX 75032

RIDGEWAY RYAN A & HARRIS H JORGENSEN
1935 WIND HILL RD
ROCKWALL, TX 75087

PANG SUSAN JANG
2033 HUNTCLIFFE CT
ALLEN, TX 75013

RESIDENT
225 DARTMOUTH DR
ROCKWALL, TX 75032

ARELLANO-CRUZ PAULA M AND FELIX
227 DARTMOUTH DR
ROCKWALL, TX 75032

TATE ANTHONY R
227 LUMSDEN CIR W APT 101
COLLIERVILLE, TN 38017

AUSTIN TAMIKA S
229 DARTMOUTH DR
ROCKWALL, TX 75032

RODRIGUEZ ROGELIO
231 DARTMOUTH DR
ROCKWALL, TX 75032

RESIDENT
233 DARTMOUTH DR
ROCKWALL, TX 75032

RATHMELL DONNA SUE
235 DARTMOUTH DR
ROCKWALL, TX 75032

SAGUM CHRISTOPHER AND MONICA
2351 BRITTAN AVE
SAN CARLOS, CA 94070

MANDARI EMILIANA
237 DARTMOUTH DR
ROCKWALL, TX 75032

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

AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

LU TIANSHI
2840 CLEAR CREEK DRIVE
ROCKWALL, TX 75032

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

520 YFLK LLC
3105 CORNELL AVENUE
DALLAS, TX 75205

RAMIREZ RAUL JR
3145 MARKET CENTER DR
ROCKWALL, TX 75032

DASGUPTA MONOROMA & MALA DAS GUPTA
3149 MARKET CENTER DR
ROCKWALL, TX 75032

DOWLATSHAHI MIRABOUTALEB S
MOLLY D DOWLATSHAHI
3153 MARKET CENTER DR
ROCKWALL, TX 75032

ALVARADO DEANDRA CHRISTINE AND DANIEL ALONSO
3159 MARKET CENTER DRIVE
ROCKWALL, TX 75032

ABU JENABO
3163 MARKET CENTER DRIVE
ROCKWALL, TX 75032

SANCHEZ RINA
3167 MARKET CENTER DR
ROCKWALL, TX 75032

RESIDENT
3171 MARKET CENTER DR
ROCKWALL, TX 75032

FIGUEROA MARISELA L AND
SUSAN L FIGUEROA
3175 MARKET CENTER DR
ROCKWALL, TX 75032

GLENN JUDITH J
3179 MARKET CENTER DR
ROCKWALL, TX 75032

PARKER EDDIE E
3181 MARKET CENTER DR
ROCKWALL, TX 75032

HUYNH ANNIE
3183 MARKET CENTER DR
ROCKWALL, TX 75032

IHNE FAMILY TRUST
WILLIAM F IHNE & HENRIETTA IHNE - TRUSTEES
3187 MARKET CENTER DR
ROCKWALL, TX 75032

NGUYEN JONATHAN L JR
3191 MARKET CENTER DR
ROCKWALL, TX 75032

SMIETANKO MIECZYSLAW Z SZPYRKO AND
MIROSLAWA AND
MAGDALENA SMIETANKO
3193 MARKET CENTER DR
ROCKWALL, TX 75032

LOZA FABIOLA ESTRADA
4518 CARMEL LN
ROWLETT, TX 75088

CHEN QINGSHENG & YAN FENG
4715 147TH PL SE
BELLEVUE, WA 98006

LIGHT JEFF
519 INTERSTATE 30 #140
ROCKWALL, TX 75032

YIP FRANCIS W AND MARGARET W
545 MOUNTAIN HOME DR
SAN JOSE, CA 95136

GJD REAL ESTATE LLC- 121 RUTHERFORD SERIES
637 FOREST BEND DRIVE
PLANO, TX 75025

ALSAMMAK PROPERTIES LLC- SERIES 3
7857 CR 542
NEVADA, TX 75173

ALSAMMAK AHMED AND
BAN AL TAIE
7858 CR 542
NEVADA, TX 75173

HUTCHINS MATTHEW AND JULIE
9 LANTERN DRIVE
HEATH, TX 75032

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

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

ELLIS MARK AND
DENISE HENRY
M/R
, TX

RSB TOKEN INVESTMENTS LLC
PO BOX 1664
ROCKWALL, TX 75087

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

HENDERSON NORMA
PO BOX 705
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

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:

Z2024-059: SUP for Short Term Rental

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP)* for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire 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, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 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, December 16, 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. Z2024-059: SUP for 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

From: Skyles, Brenda
To: Planning
Subject: SUP : Z2024-059
Date: Tuesday, December 10, 2024 9:57:48 AM

I am in favor for the SUP because I assume that it will be well managed and the exterior will be more maintained than some of the rentals in the neighborhood. There is no reason that short term rentals should be banned when other houses in the neighborhood are run like a hostel - renting out rooms to numerous tenants with turnover almost monthly. A short term rental will have no less cars on the street than the house I am referring to - there are at least 6 cars at all times, with a semi truck cab also there for days at a time.

Thank you,
Brenda Skyles

The information contained in this e-mail may be privileged, confidential, and/or protected from disclosure. If you are the intended recipient, further disclosures are prohibited without proper authorization. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and destroy this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly prohibited and no waiver of any attorney-client, work product, or other privilege is intended. No binding agreement on behalf of Baylor Scott & White Health, or any affiliated entity, is permitted by e-mail without express written confirmation by a duly authorized representative of Baylor Scott & White Health.
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From: Kevin Pagaduan
To: Ross, Bethany; Planning; Deejay Pagaduan
Subject: Case #: Z2024-059
Date: Thursday, December 12, 2024 9:41:25 AM

Good morning,

I am stating my reasons for voting a "NO" as I am the owner of the residence DIRECTLY next door (119 Lanshire Dr.) to the residence in question (117 Lanshire Dr.). I have 4 daughters, 2 of which are 7 yr old SPECIAL NEEDS TWINS who live with my wife and me.

A short-term, Airbnb-style, home would be a disaster for our community of young families, especially mine. My SPECIAL NEEDS TWINS have ANXIETY issues, who are bothered by the slightest abrupt NOISE. Our homes are TOO CLOSE, as I share a fence with the residence in question, too close to buffer any noises or SAFEGUARD against unruly, dangerous, behaviors that a short-term rental would invite with those looking to party with alcohol on a daily basis.

A Dallas Fire Marshall lives in our neighborhood and HIGHLY recommends AGAINST a short-term rental as the Dallas Fire Dept. deals with CONSTANT COMPLAINTS from similar rentals every day. The likelihood of PARTIES with ALCOHOL within a neighborhood of YOUNG FAMILIES whose houses with little to NO ROOM in between them is UNSAFE, irrational and irresponsible on the part of decision-makers. Also, our street is not big enough for multiple vehicles of invited guests looking to party on a nightly basis.

A short-term rental is a VERY HIGH-RISK proposal with absolutely NO GOOD BENEFITS to the surrounding community. Our local POLICE and FIRE DEPARTMENTS would be adversely affected as they'd be called upon often due to the endless SAFETY HAZARDS posed by irresponsibly placing a short-term rental right in the middle of a tight community of young family residents.

So please consider highly my VOTE AGAINST the idea of a short-term rental. All of my neighbors whom I've spoken with have similar concerns and unanimously say an emphatic "NO!"

Thank you,

Kevin Pagaduan
119 Lanshire Drive
Rockwall, TX 75032
214-681-0825

Sent from my iPhone

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2024-059: SUP for 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.

Short-Term Rental (STR) offer's no "Value to our Neighbors or Neighborhood (STR's offers only one's a short time convenience).
STR could affect our property market value.
STR's has a history of neighborhood problems. This could cause homeowners unnecessary distress.

Name: Eddie PARKER

Address: 3181 Market Center Dr

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

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

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]

DMSS 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.

DMSS 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.

DMSS 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.

DMSS 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*.

DMSS 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: 117 Lanshire Dr
Zoning: Residential A1
Subdivision: Lynden Park Estates Phase 3
Lot: 16
Block:
General Location:

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: Daryl Schroeder
Phone: 425-931-1518
Mailing Address: 1205 Lake Glen circle
City: Rockwall
State: TX
Zip Code: 75087
Email: dmssholdings1@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☒ Same as Property Owner

Name:
Phone:
Mailing Address:
City:
State:
Zip Code:
Email:

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- [x] *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- [x] *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- [x] *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.
- [x] *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.
- [x] *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:

- [x] *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.
- [x] *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.*).
- [x] *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.
- [x] *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*.
- [x] *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.
- [x] *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- [x] *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.
- [x] *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.
- [x] *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*).
- [x] *SLEEPING ACCOMMODATIONS*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- [x] *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 15 *DAY OF* November, *20*24.

RESPONSIBLE PARTY'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

KAREN PORTER
Notary ID #133883341
My Commission Expires
July 28, 2026

MY COMMISSION EXPIRES 07/28/2026

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 15 *DAY OF* November, *20*24.

PROPERTY OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

KAREN PORTER
Notary ID #133883341
My Commission Expires
July 28, 2026

MY COMMISSION EXPIRES 07/28/2026

117

9800 Fredericksburg Road
San Antonio, Texas 78288

DARYL SCHROEDER
117 LANSHIRE DR
ROCKWALL, TX 75032

November 12, 2024

Reference: Existing USAA Rental Property Insurance Policy Summary

We're writing to provide the following summary of the USAA rental property policy:

Effective date of policy:	October 18, 2024 12:01 a.m. local time
Policy expiration date:	October 18, 2025 12:01 a.m. local time
Policy location:	117 LANSHIRE DR, ROCKWALL, TX 75032
Policy number:	GIC 017729247 80A
Named Insured:	DARYL SCHROEDER

Description of coverage(s)	
Dwelling coverage:	$559,000
Home Protector:	Included
Personal belongings:	$5,000
Personal liability:	$500,000
Medical payments:	$5,000
Deductible(s)	
All other perils:	$2,000
Wind and hail:	2.00% ($11,180)
Revised Annual Premium:	$2,718.65
Mortgage clause:	SFMC, LP ISAOA/ATIMA 5408 W PLANO PARKWAY PLANO, TX 75093
Loan number:	45001872529

Your Home Protector coverage, if included, provides you an additional 25% of dwelling coverage. Policy terms, conditions and exclusions apply.

Notification to Additional Interest Upon Cancellation
If this policy is canceled or not renewed, the mortgagee/lender will be properly notified at least 10 days before the date cancellation or nonrenewal takes effect.

If you have questions about the changes to the policy, please call us at 210-531-USAA (8722), our mobile shortcut #8722 or 800-531-8722. As always, we appreciate the opportunity to serve you.

Thank you,
USAA General Indemnity Company

SAMPLE SHORT TERM RENTAL PROOF OF INSURANCE

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/04/2024

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 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 ABC Insurance Services, LLC 50 On My Way, Suite 100 Somewhere, TX 75123	**CONTACT NAME:** **PHONE (A/C, No, Ext):** 888-777-0000 **FAX (A/C, No):** 800-777-0001 **E-MAIL ADDRESS:** abcinsinfo@abc.com
INSURED Jane & John Doe 123 North Side Street Fate, TX 75087	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** ABC Local Agents of Texas LLC **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

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	
	X COMMERCIAL GENERAL LIABILITY			PIV00000001	06/27/2024	06/27/2025	EACH OCCURRENCE	$ 500,000
	CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 0
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 1,000,000
	X POLICY [ ] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 1,000,000
	OTHER:							
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						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? N/A						E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						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: 1234 Sunny Place Circle, Rockwall, TX 75087

CERTIFICATE HOLDER

Additional Insured:
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

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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SHORT-TERM RENTALS

LIABLITY INSURANCE REQUIREMENTS

MUNICIPAL CODE OF ORDINANCES AND ARTICLE 04 AND 13 OF THE UDC ORDINANCE NO. 24-10:

7) Commercial Insurance. Each Short-Term Rental property shall be **required to have 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.** The applicant for a Short-Term Rental shall provide a copy of the certificate of insurance which shows the name insured, any additional insureds, the location address, the effective date, the coverage limit and type. The owner must notify the City of Rockwall within 30 days if the insurance status changes and provide the City with the updated insurance information. The Short-Term Rental Permit shall be revoked in accordance with Section 13-29, Revocation or Suspension of a Short-Term Rental Permit, of this Article if updated insurance information is not provided.

How does Airbnb home insurance work?

For homeowners considering renting their property as a short-term rental via a website like Airbnb, you must know whether or not your homeowners insurance provides the proper coverage. Short-term rentals (STRs) most often require additional endorsements or a new type of coverage altogether. Below, you'll find out how a typical homeowners policy handles home sharing, as well as some short-term rental insurance options that can help ensure that you are properly covered.

Key Takeaways

- Hosts of short-term rentals like Airbnbs require additional insurance to fully protect you and your belongings
- Airbnb offers its own type of insurance, but there are gaps in coverage that lead hosts to other options
- Some insurers offer home-sharing insurance options as an endorsement

Does standard homeowners insurance cover Airbnb properties?

Homeowners insurance coverage was developed to offer protection in the event of perils (causes of loss) such as fire, lightning, and wind. Things quickly get murky when you operate a business from your home — and insurers typically consider home-sharing a business activity.

If you rent out your property regularly, a standard homeowners policy isn't likely to provide adequate coverage. Home insurance policies often exclude liability coverage — including bodily injury and property damage — **for any business activity run from the home**. If you are relying solely on your homeowners policy for protection, you may be at risk of being underinsured. Exception: Most homeowners insurance policies offer protection for the occasional rental, as long as you inform the company beforehand.

Coverage by Policy Type for Short Term Rental Hosts

Coverage type	What it covers	Standard homeowners insurance	Other homeshare-specific policies	Standard landlord policy	Airbnb insurance
Loss of rent coverage	Reimburses hosts for loss of rental income due to guest behavior	No	✓*	✓*	✓
Liability	Guest injuries and damages to property belonging to guests	Maybe**	✓	✓	✓
Personal Property	Covers damage to property belonging to you such as furniture and electronics	Maybe**	✓	✓	✓
Dwelling coverage	Covers the building itself and any damage that may arise	Maybe**	✓	✓	✓

**Coverage may be available but might require additional add-ons.*

***Claims accepted at the discretion of the carrier (**most insurers won't cover claims resulting from commercial activity on your property under a standard home policy**).*

The risks of home-sharing

Opening your home to strangers comes with some risks. Should a guest damage your belongings or incur bodily injury while staying on your property, you could be exposed to risk if you don't carry the correct insurance. Have a look at some of the most common risks of home-sharing below:

- Vandalism
- Theft
- Property damage
- Personal liability

Landlords may be liable for the actions of tenants renting out their apartments. If a guest is injured, the landlord — as the owner of the property — could be held liable depending on the situation. This is one reason that many leasing agreements explicitly prohibit home-sharing.

What is home-sharing insurance?

Home-sharing insurance refers to the portion of insurance coverage necessary to protect your home as you operate an STR. Regular home-sharing is considered to be a business activity, **rendering your standard homeowners policy nullified as it does not protect business activity on your property**.

A standard home insurance policy provides liability coverage and property damage, typically extending to the *property's guests and their belongings*. Once you begin operating your home as an STR, this coverage suite may leave gaps.

In some cases, insurance companies offer protection for Airbnb or VRBO hosts with tenants who stay only occasionally. Bear in mind, however, the major differences between a one-off rental situation and the operation of a dedicated Airbnb business. **To carry coverage in the latter case, you will need a home-sharing endorsement or a separate commercial insurance policy.**

Regular home-sharing is considered to be a business activity, and since standard homeowners policies do not cover this, you must add on an endorsement.

A short-term rental insurance endorsement may be available through your current insurance company. These cover theft and property damage. Certain endorsements may cover liability, theft, vandalism, as well as damage to guests' property.

However, if property rentals comprise a significant portion of your income, you may need to purchase a separate insurance policy. In many cases, a landlord policy may suffice. Landlord insurance covers the primary dwelling, other structures on the property, personal property inside the dwelling, lost rental income, and any liability claims filed against you.

Zebra tip: Consider specialized home-sharing insurance policies

Companies like Proper Insurance sell insurance products specifically tailored to Airbnb and the home-sharing industry. This is often known as **short-term rental insurance**. These policies cover issues such as accidental damage to property, infestations, and mold. They also increase your personal liability coverage substantially, even covering legal fees in the event claims are made against you.

Does Airbnb offer insurance?

Some home-sharing companies offer a form of coverage for hosts. For instance, **Airbnb offers protection through their own program called AirCover**,[1] which is free for hosts and automatically included. AirCover is the name of the overall protection plan and comprises three programs: **Host Damage Protection**,[2] **Host Liability Insurance**,[3] and **Experience Liability Insurance**.

The majority of hosts on the Airbnb platform rent out their homes for standard lodging purposes. Airbnb Experiences[4] differ in that they include in-person activities hosted by local experts, often offering activities like cooking classes, nature-based experiences and exercise. Because such experiences pose a unique level of risk, hosts who participate are covered by the Experience Liability insurance section of AirCover.

For everyone else, the other sections of AirCover protect you and your property. Let's take a deeper look at Host Damage Protection and Host Liability Insurance.

Host damage protection: Provides up to $1 million in property damage coverage.

- What is covered: Damage caused by guests, unexpected cleaning costs due to the behavior of a guest, income lost if you are forced to cancel a booking due to damage caused by a guest.
- What's not covered: Damage from wear and tear, loss due to acts of nature, injury or property damage to guests

Host liability protection: Provides up to $1 million in coverage for guests' property damage or bodily injury.

- What is covered: Bodily injury to a guest, damage or theft of guest property, damage caused by a guest in common areas.
- What is not covered: Intentional damage, damage to your personal property.

It's important to be aware of the gaps in Airbnb's insurance coverage. Airbnb Host Protection Insurance **does not cover loss of income, intentional acts, or mold.** It is not intended as a replacement for homeowners insurance, and **should instead be treated as supplementary protection to your primary coverage.** Also, be aware that the claims process can be tedious, as claims go through Airbnb directly and are not handled by your own insurance company.

Insurance for VRBO, HomeAway, FlipKey, onefinestay, and others

Sites like VRBO, Homeaway, FlipKey, and onefinestay offer guidance on recommended insurance coverage for hosts. **VRBO suggests using a vacation rental policy.** The company worked to help design the coverage to suit the needs of its users. **It is designed to cover homes that rotate between being rented out, being owner-occupied, and sitting empty for long periods. VRBO insurance is offered via Proper Insurance.**

HomeAway offers $1 million in liability coverage for its users, while Onefinestay has a policy underwritten by a syndicate of Lloyd's of London, though the details on the coverage are vague. FlipKey suggests finding an insurance company that offers home-sharing coverage.

Research exactly what is covered by your home-sharing network and how it works with your current homeowners insurance. This can help you avoid gaps in coverage for whichever STR platform you choose to utilize.

Why you still need insurance even with Airbnb's damage policy
While the damage policy serves as one layer of protection, you still need the proper insurance policy to fill in the gaps. Airbnb's security deposits and Host Damage Protection plans offer coverage for damages made by the behavior of a guest, but damages caused by other perils will not be covered. **This is where your home-sharing insurance policy kicks in. Airbnb recommends thinking of supplemental insurance as a must have, rather than a "nice-to-have."**[5]

Learn more about Airbnb statistics.

Does renters insurance cover Airbnb and home-sharing networks?

If you rent your home, it may still be possible to advertise it on a home-sharing site as a rental (referred to as rental arbitrage). The first thing you'll need to do, however, is to check with your landlord to verify that this is allowed. Many leases explicitly prohibit such activity, so it always pays to check. Some renters forgo getting permission from their landlord, which can lead to trouble if an insurance claim is necessary, potentially resulting in eviction.

After receiving your landlord's consent, the next step is to consult your renters insurance policy to check for any restrictions. Some insurers may not allow you to rent out your apartment for longer than a certain duration, while others might restrict how much money you're allowed to make via home rentals each year. Some renters insurance companies may not offer STR coverage at all.

As with homeowners insurance, it's always wise to check with your renters insurance company to explore your options.

The best insurance companies for Airbnb hosts

Not every homeowners insurance company looks kindly on home-sharing. The sharing economy has forced insurance companies to change how they provide coverage. As with ride-sharing, some insurers have responded with special short-term rental insurance options for home-sharing. Along with the limited liability insurance policy offered by most home-sharing companies, other insurance carriers offer options, including:

- Allstate HostAdvantage[6]: This program from Allstate protects against theft and damage to personal property up to $10,000 per rental period.
- Erie Homeshare[7]: Erie's product offers coverage for property damage, theft and liability claims, and is only available for the insured's primary residence.
- Proper Insurance[8]: This home-sharing policy operates a bit differently than others in that these plans are written as business policies that are meant to replace your existing plan. Proper takes components of commercial, personal, tenant and unoccupied policies to create a custom coverage suite for hosts.

Does Airbnb offer insurance for guests?
Yes, coverage provided to hosts through Airbnb explicitly covers injuries and damages to your personal property. However, be aware that the claims process in these situations often goes through the host,

which could lead to challenges. Note that protections such as cancellation fees are not typically offered through home-share sites and refunds are typically at the discretion of the host.

In most cases, your homeowners or renters insurance policy will provide you with a fair amount of protection while you're traveling. Your personal belongings are covered against most losses, including theft or fire. Your personal property coverage for belongings outside your residence is 10% of coverage C (your total personal property amount) or up to $1,000, whichever is greater. This is subject to a deductible. This may be limited to theft alone on certain policies, so you'll need to check with your insurance company. Travel insurance is also a great option to consider while staying in an Airbnb or similar short-term rental.

Zebra tip: Always inform your insurance company of home-sharing

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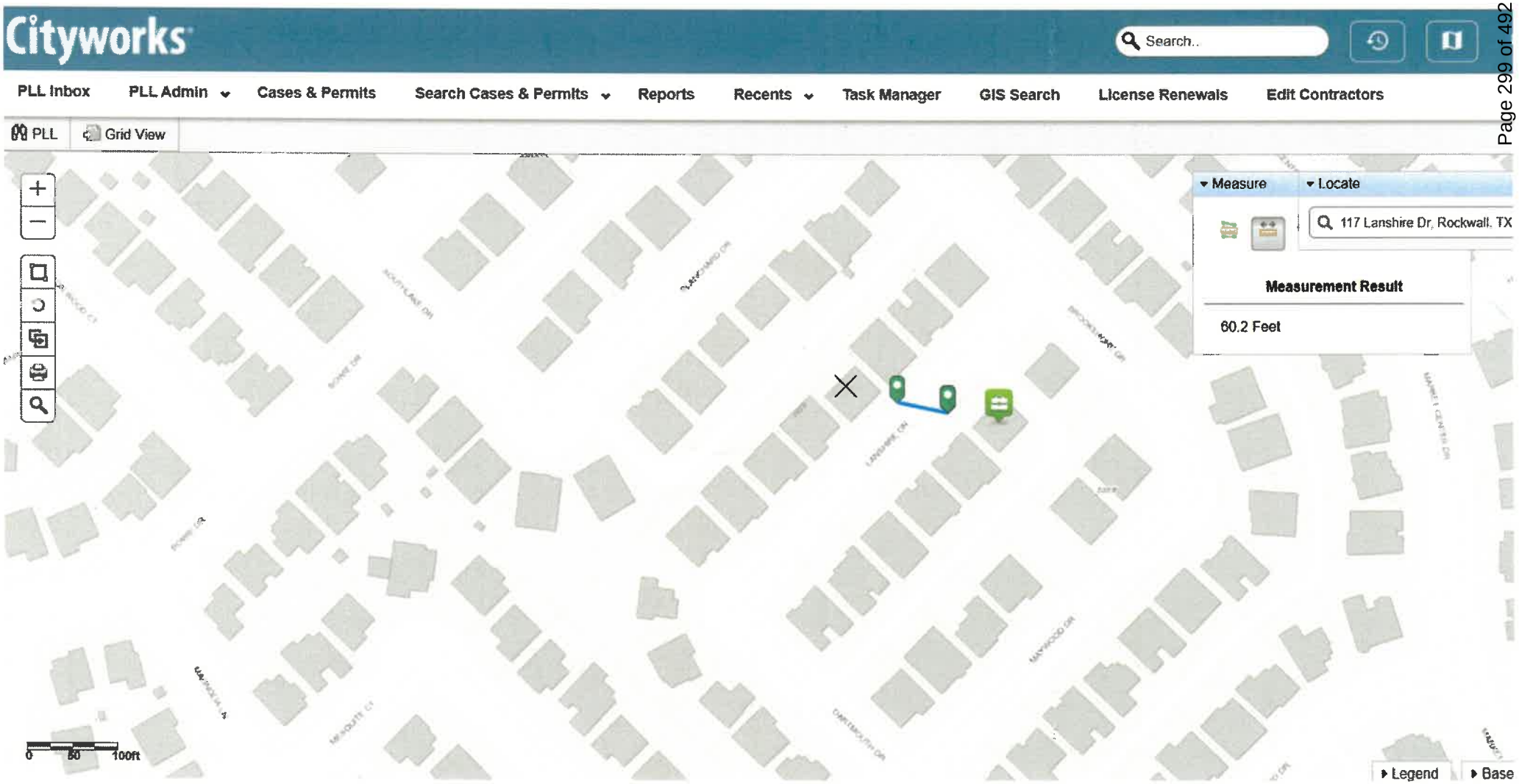
One of the most important things you can do before becoming an STR host is to inform your insurance company. The company can then help you determine what's covered by your current homeowners policy, as well as whether you'll need an Airbnb endorsement or altogether different coverage. Without informing your provider, you risk having gaps in your coverage or potentially violating the terms of your policy if your insurer does not allow vacation rentals.

https://www.thezebra.com/homeowners-insurance/coverage/airbnb-insurance/#:~:text=Do%20you%20need%20commercial%20insurance,their%20home%20as%20an%20STR.


Cityworks
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PLL Admin
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Search Cases & Permits
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Task Manager
GIS Search
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Edit Contractors
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Measurement Result
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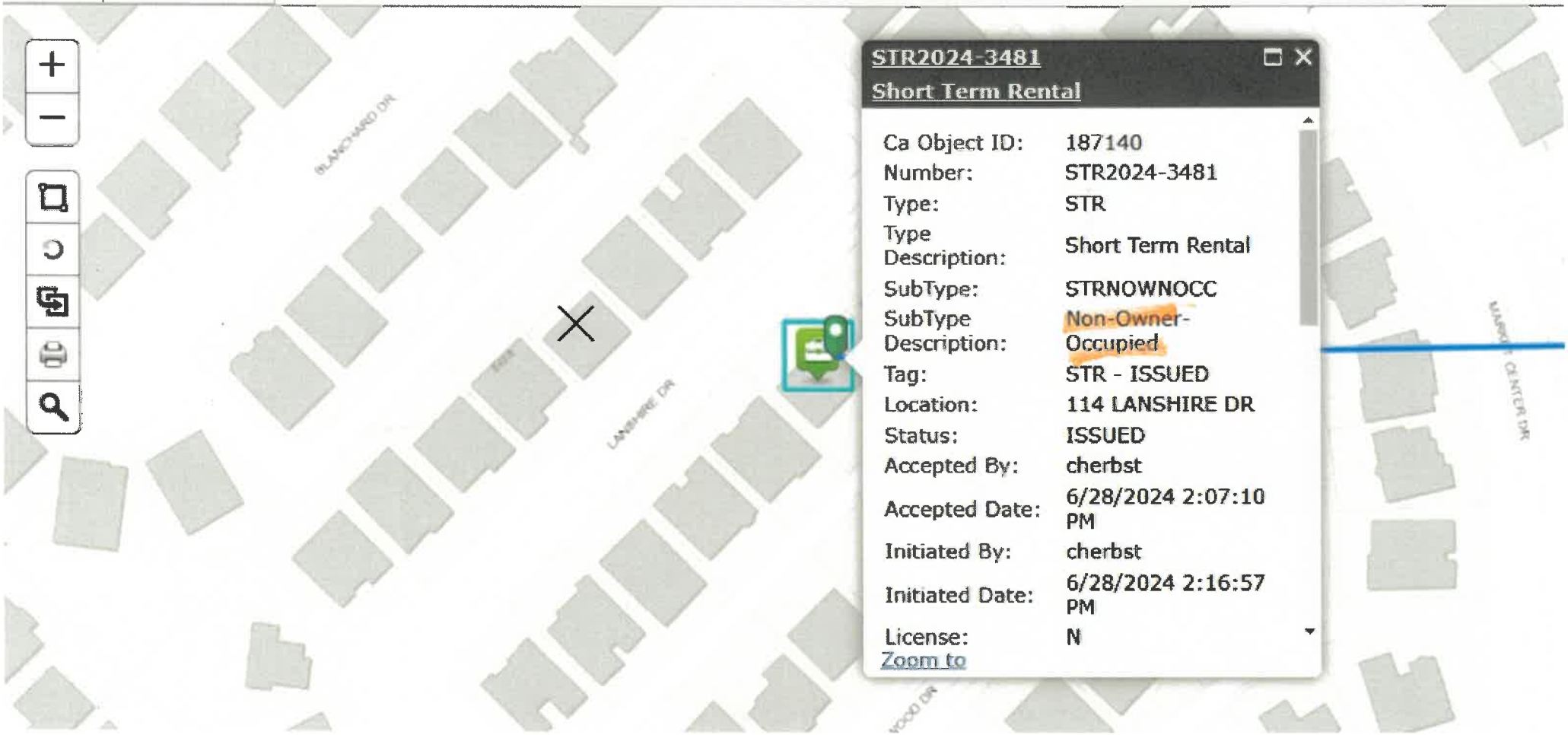
Base

Cityworks

PLL Inbox | PLL Admin | Cases & Permits | Search Cases & Permits | Reports | Recents | Task Manager

PLL | Grid View



STR2024-3481
Short Term Rental

Ca Object ID:	187140
Number:	STR2024-3481
Type:	STR
Type Description:	Short Term Rental
SubType:	STRNOWNOCC
SubType Description:	Non-Owner-Occupied
Tag:	STR - ISSUED
Location:	114 LANSHIRE DR
Status:	ISSUED
Accepted By:	cherbst
Accepted Date:	6/28/2024 2:07:10 PM
Initiated By:	cherbst
Initiated Date:	6/28/2024 2:16:57 PM
License:	N

Zoom to

Introduction

I'm applying for 117 Lanshire Drive, Rockwall TX, 75087 to be a short-term-rental to produce income while we work towards my autistic son, Luke (18), becoming viable to live with peers in what the Autism Resource Center of Dallas calls a "neighborhood home". Having it as a short term rental provides benefits of having a furnished house with a very short lease cycle that would allow a transition to occur on a temporary or continuous basis without interrupting tenants.

Meet Luke

18 Years old.

Loves stuffies - especially pokemon and 'weird' ones such as stuffed stomach/teeth (I Heart Guts). Loves science, and drawing.

Diagnosed with Autism at age 2.

"High functioning" - can clean, cook, walk to store, go shopping, do laundry, ask for help, use a phone, etc.

Still diagnosed as "Level 2 autism" (significant help needed) due to his social issues - he's unable to focus, has had an aide for all years of schooling. He passed general education classes with that help.

Will need significant work to be able to hold a job - is working with Rockwall ISD, not on job skills, but work tolerance and social skills. He has been progressing well.

Notes:

- Luke does not qualify for state housing until medicare is approved - this takes approximately 400 days in Texas, and was started in May 2024.
- The closest state Housing is in Greenville.
- Lakes Regional indicates there's long waiting lists and may not be able to get into one without private pay (> $3,000/ mo).

- It becomes more clear that the best way forward for everyone is a “neighborhood home” approach - to keep Luke close to family, as well as continue with Rockwall ISD until age 22.

Historical Timeline

Introduction to “Neighborhood home” concept.

2/10/2024

- “A look ahead” conference by the Autism Resource Center of Dallas (ARC). Led me down a path to discovering what I could do for my son, Luke in what they call a “Neighborhood home”
- See Appendix 1.

2/28/2024

- I ask the school system (Amber Wagoner - transition specialist Heather Weaver - Luke’s ARD manager) about guidance, but find they’d never heard of the prospect. We discussed options and thoughts of how this could go forward.

7/5/2024 - Luke’s escalated at home aggression

- Luke, while doing arts and crafts with cousin (9) and sister, Chloe, (5) gets aggressive due to a cat figure that he prefers being taken by Chloe.
- Luke is taken to ER at Baylor Scott. Doctors change medicine, drastically, and takes 2-3 months to fully get back to normal dosages. Luke is released back to family as they state “the hospitals or for those who don’t have ongoing care, and Luke does”.

8/18/2024

- Luke, due to a conversation, gets escalated and bites step-mom, Melissa. Police are called, and after deliberation, Luke is transported by them to ER. (Methodist hospital)
- When we go to the ER, Luke is still in heightened aggression. The civil worker at the hospital summarises “We – the state of Texas – do not have facilities for someone like Luke.”

Luke moves out of the home

8/19/2024 -

- I take Luke to Lakes Regional MHMR facility to try to seek help. We’d been trying to contact them for months - but this time, I just go into the office, as it’s urgent. They give us a few resources, and eventually leads to somewhere.
- We set our house up with barricades to keep Luke separated from the family until we can find a better solution. It’s like living in a prison.

8/19/2024

- Lakes Regional Intake

8/20/2024

- I ask Lakes Regional and School system about the prospect of Luke living independently. Both say there’s no known reason he can’t. They both suggest “we all want him to live in the least restrictive environment”.

8/22/2024

- I take out a lease on an apartment at EastBank apartments for Luke to live independently @ $1500/mo.
- We set up minor monitoring (Camera on main room, camera on medicine), door sensors, and watch / phone that have location tracking.

8/23/2024 - Luke Moves in, and by all accounts is thriving.

<u>The search for a long term solution</u>

9/10/2024 -

- I get the itch to make a long term solution. I reach out to a known realtor, and after looking at 3-4 houses, I jump on one that has the potential to be a “Neighborhood home”. I think of the worst case scenario being that it’d be an AirBnB or Long term Rental.

10/18/2024

- I sign on 117 Lanshire Drive - a 5 bedroom house , which was bought well under market value, and required significant investment to get liveable - all of which is completed, or underway.

Going forward:

The goal of 117 Lanshire is to have a “neighborhood home”. In short, it would be registered as a HUD house and accept housing vouchers from Section 504 (Disabled/IDD) clients. With the intent that Luke, and people like Luke, could live together in a welcoming environment.

At this time, however, Luke is not capable of living with others due to the continued aggression. While we work on his medicine, and behavioral training through the school district and Lakes Regional, it is not viable to put Luke in a house with another disabled individual. To be financially viable, there needs to be at least 3 to 4 individuals at the home to cover expenses

This leaves 2 options:

Long-Term-Rental

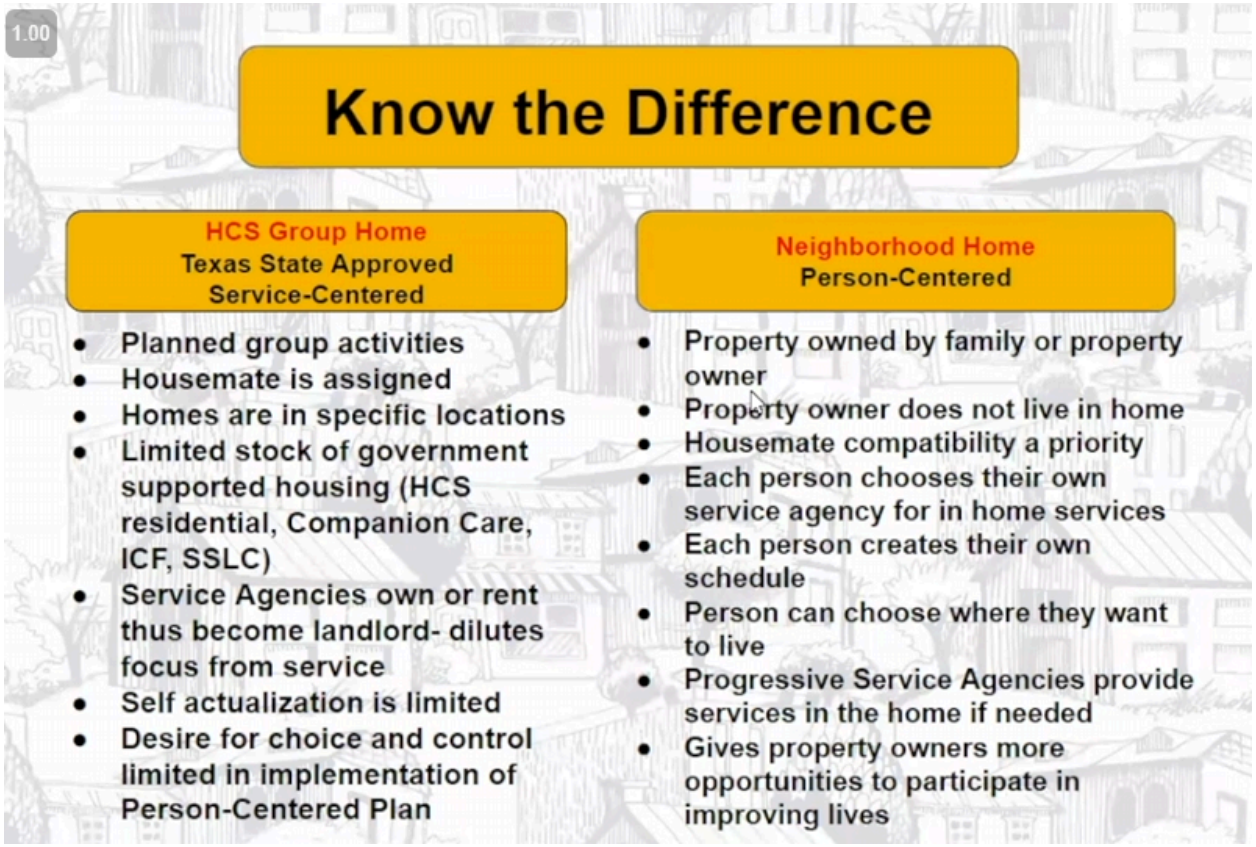
- Ties up the house for months/years at a time, meaning if Luke becomes capable of behaviorally working with others ,we may have to wait a full lease-cycle prior to transition.
- Also makes it harder to coordinate with peers joining Luke in the home.

Short-Term-Rental

- Ties up the house for short periods. Allowing us to switch to the Neighborhood home model as soon as Luke is ready.
- Short Term Rentals need to be furnished, similar to the needs of a Neighborhood home.

Appendix 1: Neighborhood home reference Sheet

NOTE: https://vimeo.com/video/545247624 ; password **lcandothis**



Neighborhood Homes

Are owned by people who want to offer housing to people with disabilities.

- Advantage: More family control over how the house is run so that issues can be resolved quickly and tenants can live their lives as independently as possible.
- Rental property is in the neighborhood.
- Type of property needs to follow laws and regulations.
  - Personal investment property. Could be in an LLC.
  - Business investment property.
- Can be a collaborative effort among families.
- Using a housing voucher - one lease for tenant "family" (all tenants living in a house are defined as a family by housing authorities).
- No housing voucher – lease for family or lease for each tenant.
- https://www.txcpsh.org/openings-in-neighborhood-homes

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Housing Vouchers

A housing voucher allows people living in a voucher home to have affordable rent (about 30% of income, SSI ($794)SSDI included). The voucher is attached to the property.

- A **Project-Based Voucher(PBV)** is valued at the **Small Area Fair Market Rent** (SAFMR) for a zip code assigned by Housing and Urban Development (HUD).
- The housing authority distributing the voucher has leeway to increase (or decrease) the value of the voucher. https://www.txcpsh.org/pbv
- The amount the property owner receives in defined by the housing authority.
- CPSH is offering a free workshop series to go into detail on **Project-Based Vouchers May 3, 10, & 17**- registration at txcpsh.org/pbvworkshop
- https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021_code/select_geography_sa.odn

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Neighborhood Home with a Voucher

- You own the home. This program is NOT about how to finance or purchase a home.
- Property owner does NOT live in home.
- CPSH suggests a 3 or 4 bedroom home. The HUD voucher program allows more bedrooms. (HCS-residential programs limit 4 bedrooms per home so this guideline is on the safe side. Also, local ordinances may look at more than 4 bedrooms rented out as a boarding house. Check local city ordinances.)
- Property owner applies for the Project-Based Housing voucher.

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CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 17 (PD-17) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.1515-ACRE PARCEL OF LAND IDENTIFIED AS LOT 16, BLOCK D, LYNDEN PARK ESTATES, PHASE 3, 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 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire 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 Planned Development District 17 (PD-17) 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 17 (PD-17) 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 17 (PD-17); Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article

DRAFT 12.3.2024

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.

(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

DRAFT ORDINANCE 12.16.2024

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 6th DAY OF JANUARY, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 16, 2024*

2nd Reading: *January 6, 2025*

DRAFT ORDINANCE 12.16.2024

Exhibit 'A'
Legal Description

Address: *114 Lanshire Drive*
Legal Description: *Lot 16, Block D, Lyden Park Estates, Phase 3*

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]

DMSS 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.

DMSS 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.

DMSS 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.

DMSS 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*.

DMSS 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: 117 Lanshire Dr — Zoning: Residential A1
Subdivision: Lynden Park Estates Phase 3 — Lot: 16 — Block:
General Location:

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: Daryl Schroeder — Phone: 425-931-1578
Mailing Address: 1205 Lake Glen circle — City: Rockwall — State: TX — Zip Code: 75087
Email: dmssholdings1@gmail.com

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☒ Same as Property Owner

Name: — Phone:
Mailing Address: — City: — State: — Zip Code:
Email:

SHORT-TERM RENTAL APPLICATION AND REGISTRATION · CITY OF ROCKWALL · 385 SOUTH GOLIAD STREET · ROCKWALL, TX 75087 · [P] (972) 771-7709

DRAFTED 12.16.2024

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:

- [x] *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- [x] *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- [x] *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.
- [x] *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.
- [x] *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:

- [x] *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.
- [x] *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.*).
- [x] *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.
- [x] *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*.
- [x] *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.
- [x] *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- [x] *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.
- [x] *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.
- [x] *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*).
- [x] *SLEEPING ACCOMMODATIONS*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- [x] *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 15 *DAY OF* November, 2024

RESPONSIBLE PARTY'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

KAREN PORTER
Notary ID #133883341
My Commission Expires
July 28, 2026

MY COMMISSION EXPIRES 07/28/2026

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 15 *DAY OF* November, 2024

PROPERTY OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

KAREN PORTER
Notary ID #133883341
My Commission Expires
July 28, 2026

MY COMMISSION EXPIRES 07/28/2026

SHORT-TERM RENTAL APPLICATION AND REGISTRATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7709

DRAFT
ORDINANCE
12.3.2024

Exhibit 'C'
Short-Term Rental Photographs

DRAFT 12.3.24

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:	December 16, 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 519.53-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [*20.3942-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 remainder 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* [*i.e. Case 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 May 17, 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 (*i.e. Case No. Z2024-027*). Specifically, the applicant was proposing to entitle the subject property for 41.00-acres of limited General Retail (GR) District land uses, and a 989-lot single-family residential subdivision that would have consisted of five (5) lot sizes (*i.e. [A] 27, 185' x 200' lots; [B] 71, 100' x 110' lots; [C] 54, 80' x 110' lots; [D] 372, 72' x 110' lots; and [E] 465, 62' x 110' lots*). On June 4, 2024, the applicant submitted a letter requesting to withdraw the case to allow the applicant time to "…handle some contractual issues …" and make changes to the concept plan to address community feedback. On June 25, 2024, the Planning and Zoning Commission approved a motion to allow the withdraw of the request by a vote of 6-0, with one (1) vacant seat.

Following this withdraw request, on July 19, 2024, the applicant 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 (*i.e. Case No. Z2024-033*). 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). Based on this, on September 13, 2024, the applicant resubmitted 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 (*i.e. Case No. Z2024-048*). Specifically, the applicant was 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 would have consisted 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*). On October 15, 2024, the Planning and Zoning Commission reviewed the applicant's new request and approved a motion to recommend approval by a vote of 5-1, with Commissioner Hagaman dissenting and Commissioner Odom absent. Following this action, the City Council reviewed the case on October 21, 2024 and approved a motion to deny the request without prejudice by a vote of 4-2, with Mayor Johannesen and Councilmember Thomas dissenting.

Again, since the case was denied without prejudice, the applicant resubmitted a new development application on November 15, 2024 (*i.e. Case No. Z2024-060*). A summary of all of the requests submitted to the City and the change from submittal to submittal and an overall change in the request is as follows:

TABLE 1: SUMMARY OF CHANGES FOR CASES Z2024-027, Z2024-033, Z2024-048 & Z2024-060

	Z2024-027	Z2024-033		Z2024-048		Z2024-060		OVERALL CHANGE
ACREAGES	PROPOSED	PROPOSED	CHANGE	PROPOSED	CHANGE	PROPOSED	CHANGE	
DEVELOPABLE RESIDENTIAL	427.92	427.92	-	427.92	-	427.92	-	-
RESIDENTIAL FLOODPLAIN	67.50	67.50	-	67.50	-	67.50	-	-
DEVELOPABLE COMMERCIAL	28.65	28.65	-	28.65	-	15.01	(-13.64)	(-13.64)
COMMERCIAL FLOODPLAIN	12.35	12.35	-	12.35	-	9.1	(-3.25)	(-3.25)
GROSS ACREAGE	536.42	536.42	-	536.42	-	519.53	(-16.89)	(-16.89)
OPEN SPACE								
OPEN SPACE ACREAGE	190.85	190.85	-	187.00	(-3.85)	183.75	(-3.25)	(-7.1)
OPEN SPACE PERCENTAGE	28.14%	28.14%	-	27.42%	(-0.72%)	28.00%	(+0.58%)	(-0.14%)
LOTS TYPES								
185' x 200' (65,340 SF)	0	0	-	12	(+12)	12	-	(+12)
185' x 200' (43,560 SF)	27	24	(-3)	13	(-11)	13	-	(-14)
120' x 200' (32,670 SF)	0	0	-	18	(+18)	18	-	(+18)
100' x 200' (21,780 SF)	0	15	(+15)	0	(-15)	8	(+8)	(+8)
100' x 150' (12,000 SF)	0	0	-	66	(+66)	65	(-1)	(+65)
100' x 140' (12,000 SF)	0	46	(+46)	0	(-46)	0	-	-
100' x 110' (12,000 SF)	71	0	(-71)	0	-	0	-	(-71)
82' x 125' (9,600 SF)	0	125	(+125)	168	(+43)	247	(+79)	(+247)
80' x 110' (9,600 SF)	54	0	(-54)	0	-	0		(-54)
72' x 125' (8,640 SF)	0	377	(+377)	339	(-38)	249	(-90)	(+249)
72' x 110' (8,640 SF)	372	0	(-372)	0	-	0	-	(-372)
62' x 125' (7,440 SF)	0	308	(+308)	269	(-39)	258	(-11)	(+258)
62' x 110' (7,440 SF)	465	0	(-465)	0	-	0	-	(-465)
52' x 120' (6,000 SF)	0	65	(+65)	0	(-65)	0	-	-
TOTAL LOTS	989	960	(-29)	885	(-75)	870	(-15)	(-119)
DENSITY								
GROSS DENSITY	2.02	1.79	(-0.23)	1.65	(-0.14)	1.68	(+0.03)	(-0.34)
GROSS RESIDENTIAL DENSITY	2.00	1.94	(-0.06)	1.79	(-0.15)	1.76	(-0.03)	(-0.24)
NET DENSITY	2.31	2.24	(-0.07)	2.07	(-0.17)	2.03	(-0.04)	(-0.28)

KEY:
RED: DECREASED FROM PREVIOUS SUBMITTAL
GREEN: INCREASED FROM PREVIOUS SUBMITTAL

PURPOSE

On November 15, 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 24.10-acres of limited General Retail (GR) District land uses, and a 870-lot single-family residential subdivision that will consist of eight (8) 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] eight [8], 100' x 200' lots that are a minimum of 21,780 SF; [E] 65, 100' x 150' lots that are a minimum of 12,000 SF; [F] 247, 82' x 125' lots that are a minimum of 9,600 SF; [G] 249, 72' x 125' lots that are a minimum of 8,640 SF; and, [H] 258, 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 Independent School District (RISD), and the southside being bounded by S. Goliad Street [*SH-205*], Lofland Circle, and the Lake Rockwall Estates Subdivision. The land uses adjacent to the subject property are as follows:

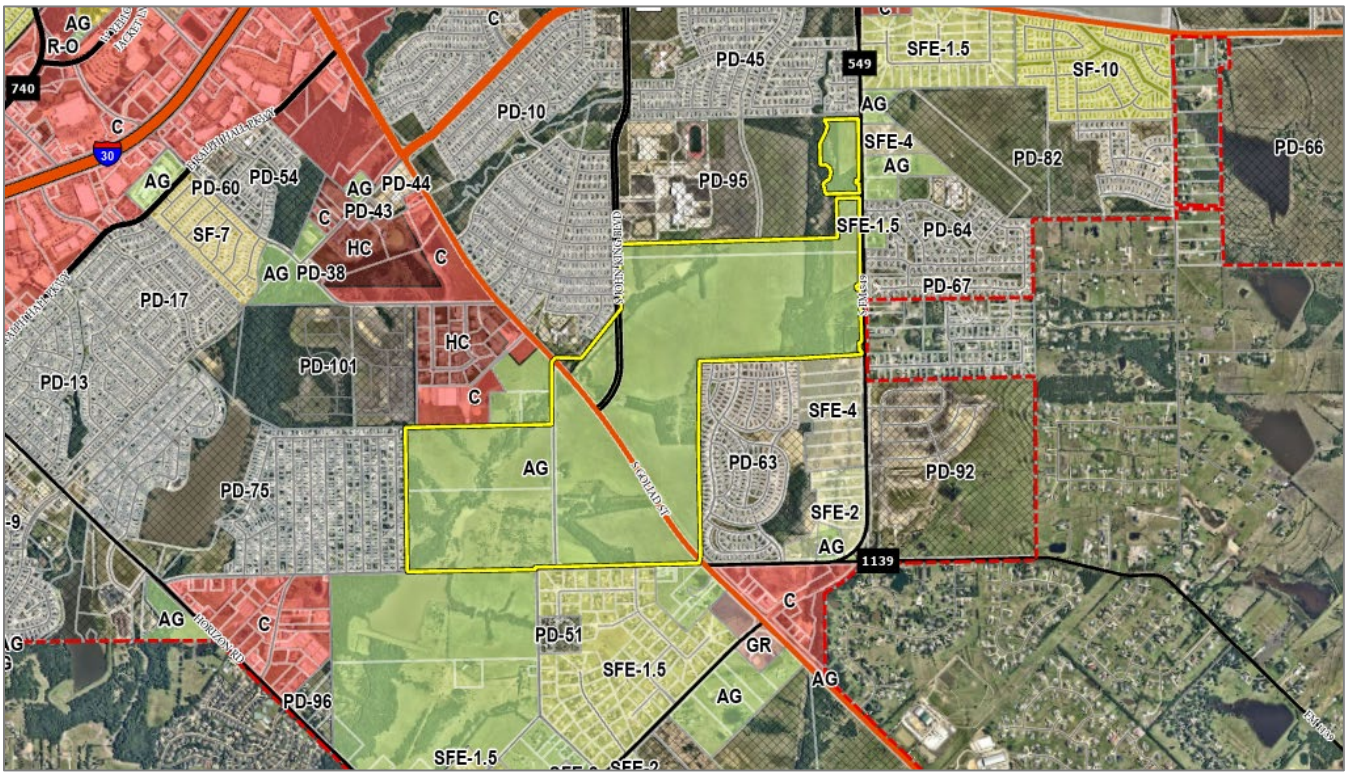
North: Directly north of the subject property is an 80.00-acre parcel of land (*i.e. Lot 3, Block A, Rockwall CCA Addition*), which is occupied by a *Public Secondary School* (*i.e. Rockwall 9th Grade Center South*). North of this is a 27.4460-acre parcel of land (*i.e. Lot 1, Block A, Rockwall CCA Addition*), which is occupied by a *Public Secondary School* (*i.e. the Rockwall College and Career Academy*). Also, north of the subject property is a 145.554-acre tract of land (*i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25*), which is vacant. All of these properties are owned by the Rockwall Independent School District, and are zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses. Beyond these tracts of land is the Lofland Farms Subdivision, which consists of 401 single-family residential lots on 130.52-acres of land. This subdivision is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is the following: [*1*] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [*2*] the Lofland Lake Estates Subdivision, which consists of 15 single-family residential lots on 66.10-acres that are zoned Agricultural (AG), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estates 4.0 (SFE-4.0) Districts; and, [*3*] Lofland Circle, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of Lofland Circle is the Oaks of Buffalo Way Subdivision, which consists of 65 single-family residential lots on 117.63-acres. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property are the following subdivisions: [*1*] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [*2*] the Lofland Lake Estates Subdivision, which consists of 15 single-family residential lots on 66.10-acres that are zoned Agricultural (AG), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estates 4.0 (SFE-4.0) Districts; and, [*3*] the Oaks of Buffalo Way Subdivision, which consists of 65 single-family residential lots on 117.63-acres that are zoned Single-Family Estate 1.5 (SFE-1.5) District. Also, east of the subject property is FM-549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation [TXDOT], four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are the following subdivisions: [*1*] the Hickory Ridge Subdivision, which consists of 544 single-family residential lots on 191.83-acres that are zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6), Single-Family 7 (SF-7) and Single-Family 8.4 (SF-8.4) District land uses; and, [*2*] the Lake Rockwall Estates East Subdivision, which consists of 638 single-family residential lots on 156.99-acres that are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 519.53-acre subject property will incorporate *commercial* and *residential* land uses. This includes ~24.10-acres of land dedicated to limited General Retail (GR) District land uses and ~495.42-acres of land consisting of 870 residential lots, two (2) public parks, private open space, two (2) amenities centers, and a proposed water tower site. The proposed 870 single-family residential lots will consist of eight (8) 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*] eight (8) *Type 'D'* lots that are a minimum of 100' x 200' or a minimum of 21,780 SF, [*5*] 65 *Type 'E'* lots that are a minimum of 100' x 150' or a minimum of 12,000 SF, [*6*] 247 *Type 'F'* lots that are a minimum of 82' x 125' or a minimum of 9,600 SF, [*7*] 249 *Type 'G'* lots that are a minimum of 72' x 125' or a minimum of 8,640 SF, and [*8*] 258 *Type 'H'* lots that are a minimum of 62' x 125' or a minimum of 7,440 SF. This translates to a gross density of *1.68* dwelling units per gross acre for the total development (*i.e. 1.76 dwelling units per acre without the ~24.10-acre tracts 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 2: LOT COMPOSITION

LOT TYPE	*MINIMUM LOT SIZE (FT)*	*MINIMUM LOT SIZE (SF)*	*DWELLING UNITS (#)*	*DWELLING UNITS (%)*
A	185' x 200'	65,340 SF	12	01.38%
B	185' x 200'	43,560 SF	13	01.49%
C	120' x 200'	32,670 SF	18	02.07%

D	100' x 200'	21,780 SF	8	00.92%
E	100' x 150'	12,000 SF	65	07.47%
F	82' x 125'	9,600 SF	247	28.39%
G	72' x 125'	8,640 SF	249	28.62%
H	62' x 120'	7,440 SF	258	29.66%
			870	100.00%

TABLE 3: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ▶	***A***	***B***	***C***	***D***	***E***	***F***	***G***	***H***
MINIMUM LOT WIDTH [1]	185'	185'	120'	100'	100'	82'	72'	62'
MINIMUM LOT DEPTH	200'	200'	200'	200'	150'	125'	125'	125'
MINIMUM LOT AREA (SF)	65,340	43,560	32,670	21,780	12,000	9,600	8,640	7,440
MINIMUM FRONT YARD SETBACK [2], [5] & [6]	30'	30'	30'	30'	30'	20'	20'	20'
MINIMUM SIDE YARD SETBACK [9]	15'	15'	15'	10'	10'	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET)	15'	15'	15'	15'	15'	15'	15'	15'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT [8]	20'	20'	20'	20'	20'	20'	20'	20'
MAXIMUM HEIGHT [3]	35'	35'	35'	35'	35'	35'	35'	35'
MINIMUM REAR YARD SETBACK [4]	30'	30'	30'	10'	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [7]	3,500	3,500	3,200	3,200	3,200	2,800	2,800	2,750
MAXIMUM LOT COVERAGE	40%	40%	50%	50%	50%	65%	65%	65%
MINIMUM GARAGE PARKING SPACES	3	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.

[9]: ALL *CORNER LOTS* THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE *CORNER LOT* SIDES TO (*I.E. A KEYSTONE LOT*), SHALL HAVE A SIDE SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITATED WITHIN THIS SETBACK.

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 76.60-acres of floodplain* -- represents a total of 183.75-acres of open space, which translates to 28.00% (*i.e. [76.60-acres of floodplain/2] + 65.78 + 6.40 + 1.97 + 33.00 = 145.45-acres/519.53-acres gross = 27.99645%*) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (*or 103.906-acres*) by 7.99645% (*or ~41.544-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 ~24.10-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 ~1.97-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 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 80.00% *J-Swing* or *Traditional Swing* garages (*or a total of 696 Lots*) and 20.00% *Flat Front Entry* garages (*or a total of 174 Lots*). In addition, the only lots that will incorporate the *Flat Front Entry* garage product will be the *Type 'H'* 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. Staff should also note, that 80.00% of all lots (*i.e. all Lot Types other than the Type 'H'* lots) are required to have a three (3) car garage.

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)

TABLE 4: DENSITY CALCULATIONS FOR NET AND GROSS

ACREAGE CALCULATIONS	
DEVELOPABLE RESIDENTIAL ACREAGE	*427.92*
RESIDENTIAL FLOODPLAIN ACREAG	*67.50*
DEVELOPABLE COMMERCIAL ACREAGE	*15.01*
COMMERCIAL FLOODPLAIN ACREAGE	*9.01*
GROSS ACREAGE	*519.53*
TOTAL RESIDENTIAL LOTS	*870*
DENSITY CALCULATIONS	
GROSS DENSITY	*1.68*
GROSS RESIDENTIAL DENSITY	*1.76*
NET DENSITY [1]	*2.03*

NOTES:
1: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTALLY ZONED AREA

dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the *gross* site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of *1.68* dwelling units per acre [*i.e. 870/519.53 = 1.67459 or 1.68*] (*or a gross residential density of 1.76 dwelling units per gross acre less the ~24.10-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 still 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 ~41.544-acres of open space beyond the 103.906-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 ~24.10-acres of land – *15.01-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 ~24.10-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 'G' & 'H'*) -- *which are the predominate lot types at 58.97% for Phase 1, 66.67% for Phase 2, and 53.45% for Phase 3* -- are *not* considered to be a mix of *larger to mid-sized lots*; however, staff should note that this has been heavily decreased from previous submittals. With this being said, this aspect of 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.

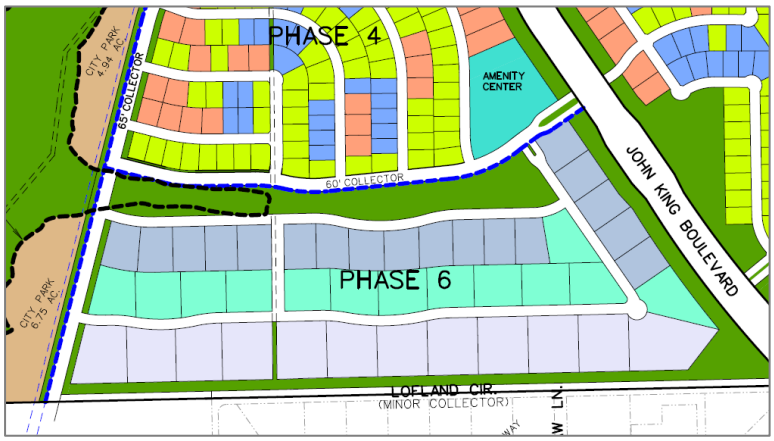


FIGURE 1. AREA ADJACENT TO OAKS OF BUFFALO WAY.

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' & 'H' Lots*, and *Types 'G' & 'H'* 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 November 19, 2024, staff mailed 557 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 214 responses from property owners inside the City limits. These responses were as follows:

(1) Three (3) response from property owners within the 500-foot notification buffer in favor of the applicant's request.
(2) 17 responses from property owners within the 500-foot notification buffer opposed to the applicant's request.
(3) Three (3) responses from property owners outside the 500-foot notification buffer in favor of the applicant's request.
(4) 191 responses from property owners outside the 500-foot notification buffer opposed to the applicant's request.

Staff has provided a map showing the location of all the responses received, and a *For/Against Map* showing that the 20.00% land area was not achieved within the 200-foot notification buffer as stipulated by the Texas Local Government Code (TLGC).

** Staff should note that the notices from property owners outside the 500-foot notification buffer opposed reduced from 202 at the Planning and Zoning Commission meeting to 191 in this case memo. This was due to the removal of several duplicated notices that were not caught because of spelling errors in the names or addresses.*

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) A *PD Development Plan* for the ~24.10-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.

(4) 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 December 10, 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 Conway absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: FM 205, 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 $8246.30 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* November *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."*

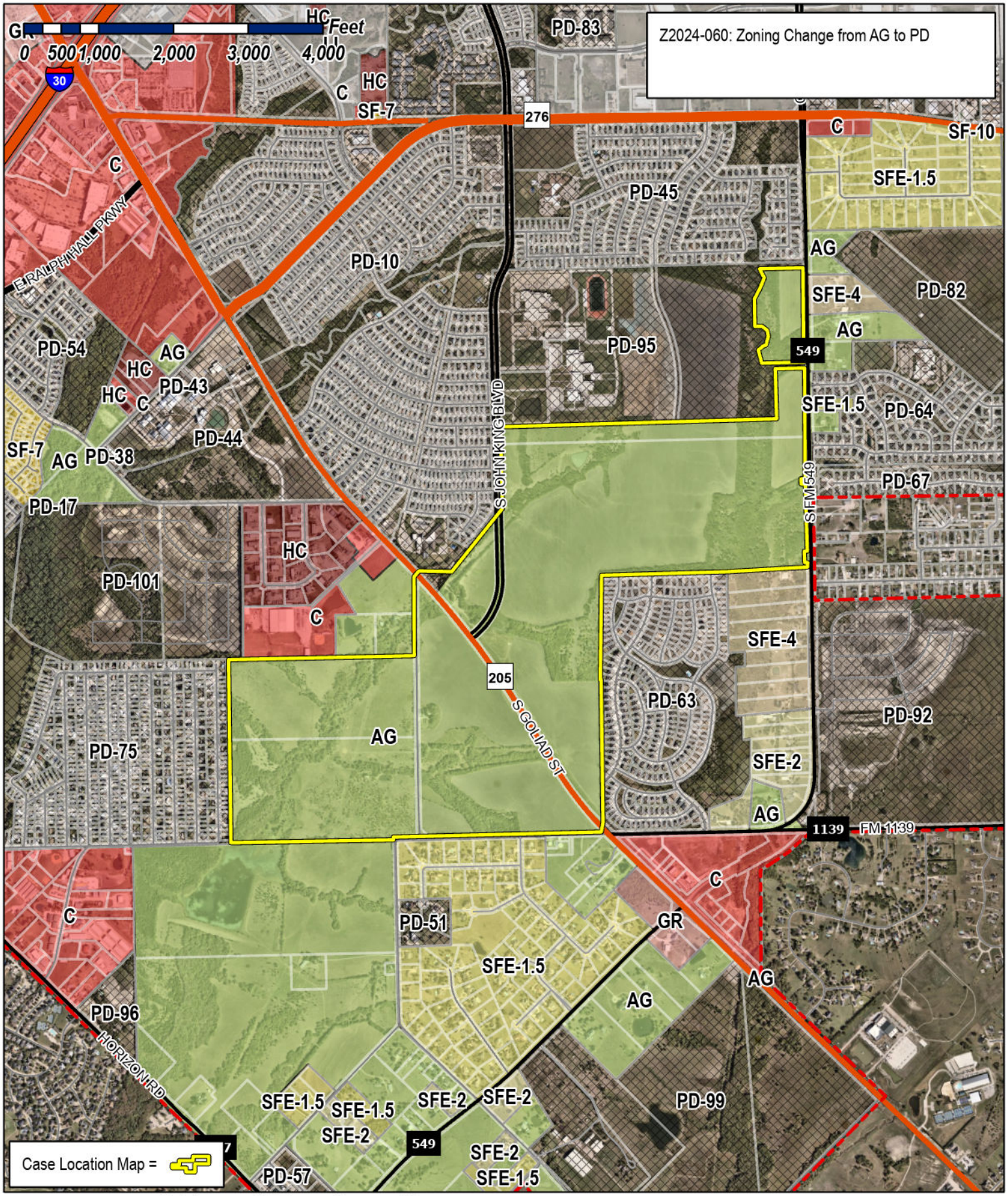
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* November *20* 24

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

MY COMMISSION EXPIRES 4-16-25



City of Rockwall

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

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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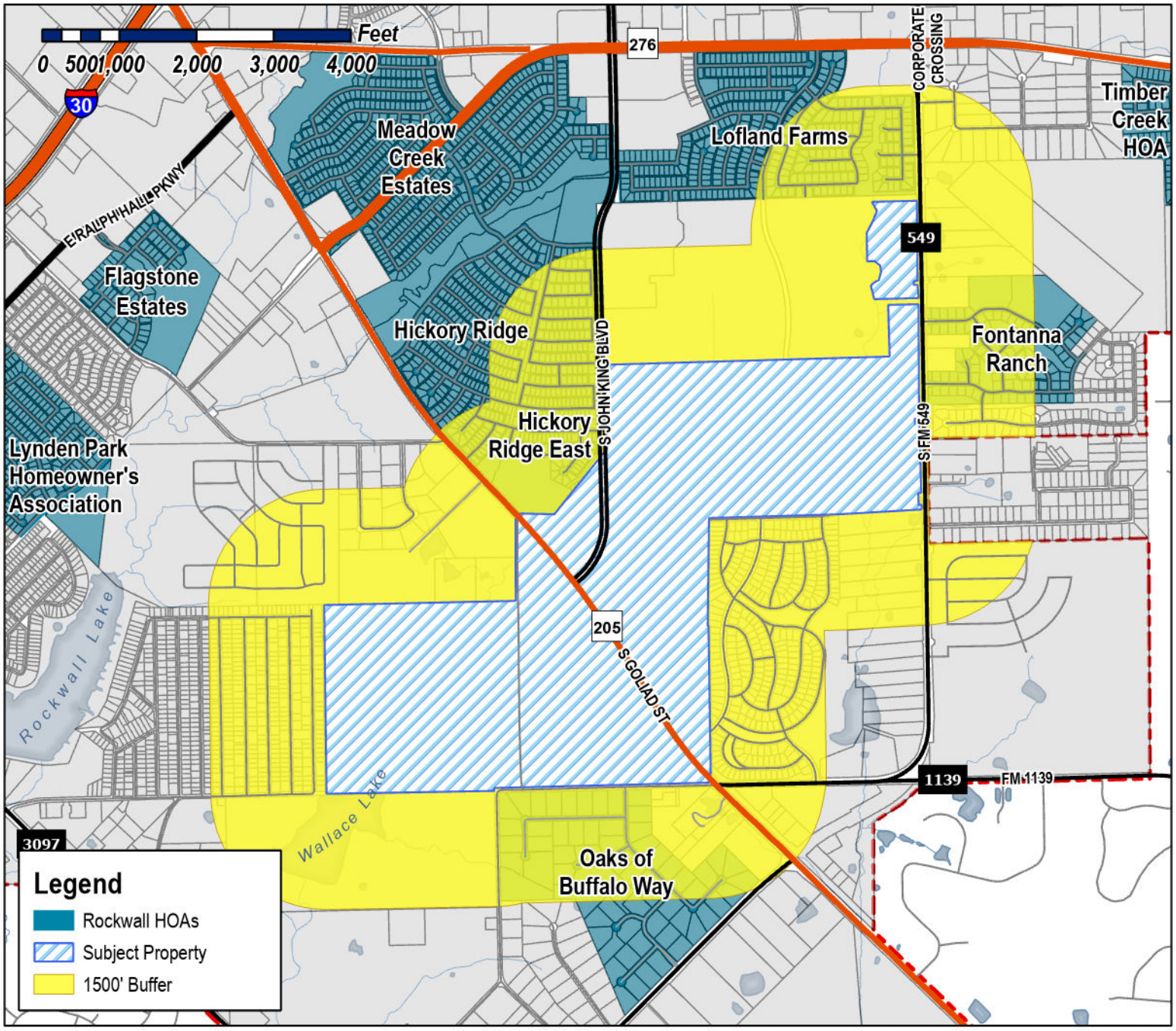
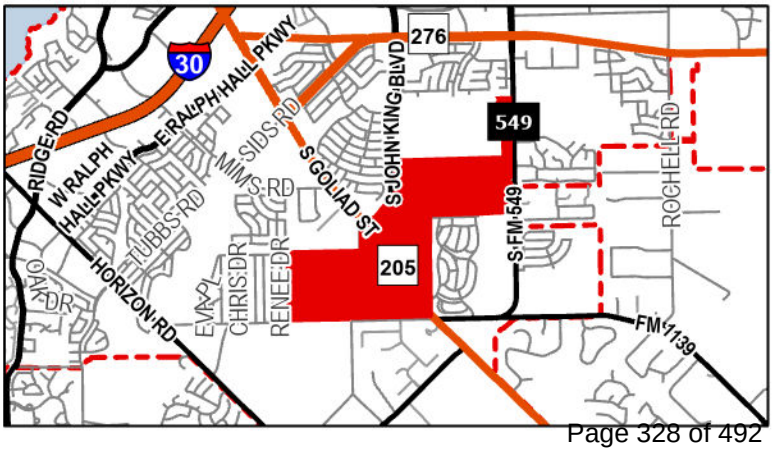


Case Number: Z2024-060
Case Name: Zoning Change from AG to PD
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: FM 205



Date Saved: 11/15/2024
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 [Z2024-060]
Date:	Wednesday, November 20, 2024 2:05:39 PM
Attachments:	Public Notice (11.18.2024).pdf HOA Map (11.15.2024).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, November 22, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 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.

Z2024-060: 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.

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
(W): www.rockwall.com

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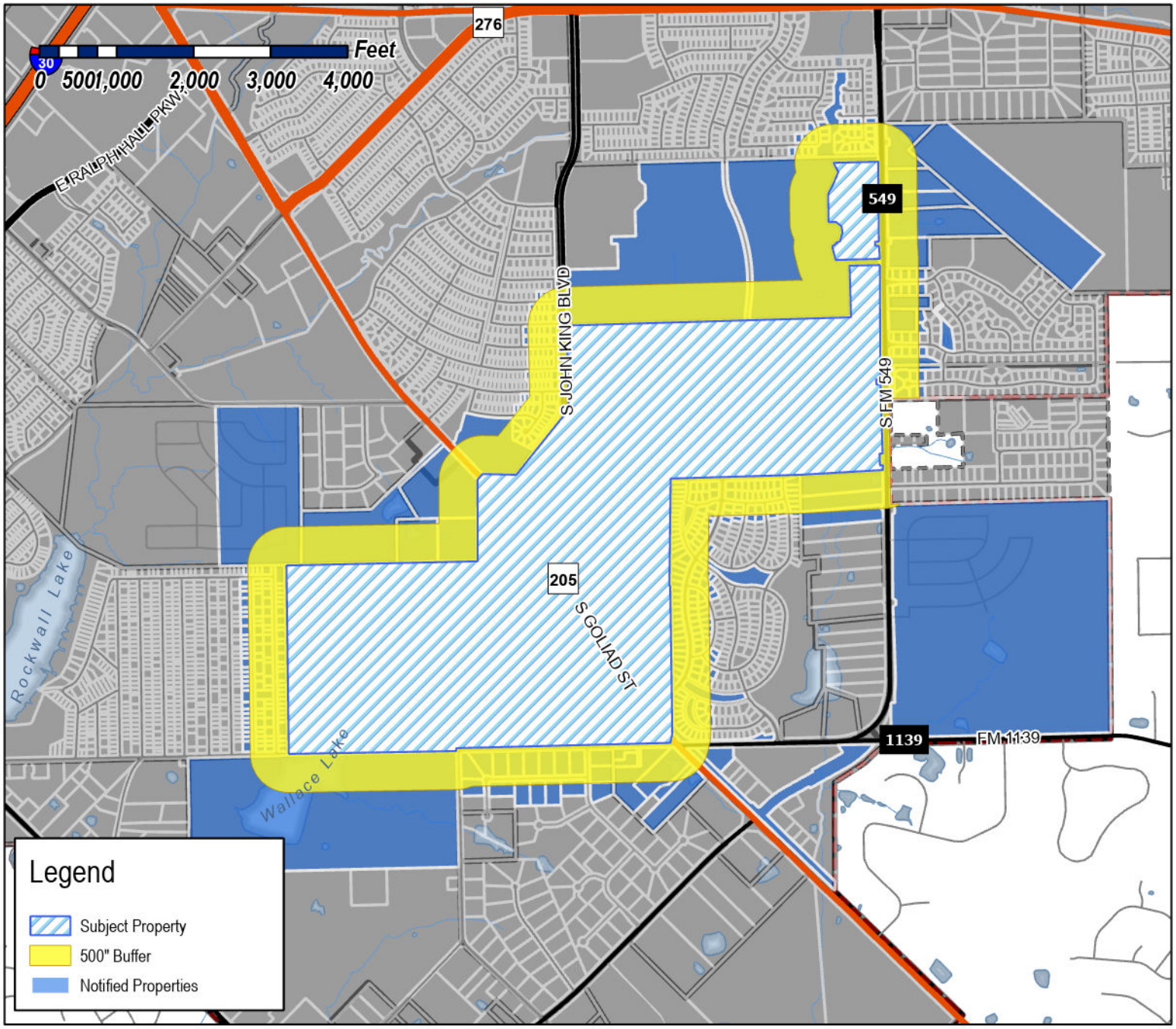

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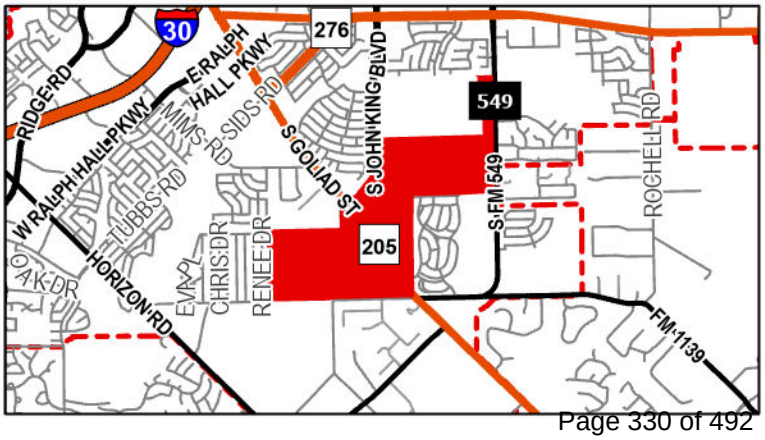

Date Saved: 11/15/2024
For Questions on this Case Call: (972) 771-7745

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
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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

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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

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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

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:

Z2024-060: 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, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 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, December 16, 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. Z2024-060: 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.

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Ryan Bettevy

ADDRESS 4010 Quincy St, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

My neighborhood will be surrounded by this development and I am 100% in favor of it. The price point of the homes they are proposing will benefit all of the surrounding communities. I much prefer this to industrial development or multi family units that could come if this isn't passed. The added benefit of multiple city parks and trails is also exciting.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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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
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- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☐ Other:

PUBLIC NOTICE

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PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
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RECEIVED
NOV 25 2024

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Case No. Z2024-060: 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.

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More Tax Base for City, County, Schools

Name: SHEPHERD PLACE HOMES, INC.
DBA ROBBIE HALE HOMES
972-475-1100
Address: 10527 CHURCH RD #201
DALLAS, TX 75238-2224

Robbie Lee Hale 11/25/2024

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

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Case No. Z2024-060: 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.

Good City Improvements

Name: Jay McLeod

Address: 395 Nicole Dr Rockwall Tx 75032

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Teressa Drenth

ADDRESS 2080 Broken Lance Ln, Rockwall, TX 75032

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

As a resident and property owner directly affected by the plan, I am in opposition to development of this scale. Infrastructure is weak for the homes currently in place with horrible traffic and some already struggling with water supply, etc. I do not support this development.

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.
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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Gregory Delk

ADDRESS 2020 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This plan has way too many homes placed on too small of lots. Too high of density and traffic will be even more out of control than it already is.

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CASE NUMBER Z2024-060

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- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Jill Chisholm

ADDRESS 3011 Fontanna Blvd, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not have the infrastructure. Building way too fast without taking time to examine consequences

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EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Jose A. Vargas

ADDRESS 3124 Coolwood Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Mire traffic and insecurity issues

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.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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- ☐ My neighbors told me about the request
- ☐ Other:

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Murtaza Shah

ADDRESS 4755 Bear Claw Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I oppose this development because it'll cause further congestion on hw205. They need to expand it to accommodate for more traffic in this area.

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2024-060

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- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Christopher Curtis

ADDRESS 4735 Bear Claw Lane Rockwall Texas 75032

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I think it has been made pretty clear by a few members of city council and residents to have this developer come back to the residents around this projected development and discuss. There has been ZERO effort to talk to us. (As of November 21) No one has heard a peep since the last council meeting. Does that clearly mean he is not wanting to discuss this, but only try to rush this during the holiday season? This just seems odd to me. I have attended every meeting and the majority of comments from the community and some council members have been please touch base with the residents. That just has NOT been done. I am very disappointed in the developer. I really had high hopes for this project. I hope all of you feel the same way.

Please consider moving to Jan.

Also, I would love to hear how the city plans to react to the 3 failed RISD school bonds this past November. Obviously, this development isn't on the districts radar (at the moment). I'd love some feedback on that!

Thank you!

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- ☐ My neighbors told me about the request
- ☑ Other: The developer sent me an email.

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CASE NUMBER Z2024-060

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- ☑ I am in opposition of the request

NAME Molli Curtis

ADDRESS 4735 Bear Claw Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwall infrastructure - including schools and roads - cannot afford to take on an additional 900 homes at this time.

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2024-060

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- ☑ I am in opposition of the request

NAME HOWARD DRENTH

ADDRESS 2080 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

As a resident and property owner directly affected by the plan, I am in opposition to development of this scale. Infrastructure is weak for the homes currently in place with horrible traffic and some already struggling with water supply, etc. I do not support this development.

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2024-060

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- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Pam Curtis

ADDRESS 2040 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This developer has yet to do what was requested by both council and the citizens and talk to us! Please have them communicate!! Taking a few homes out and springing this on us over the holidays is incredibly disappointing!

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CASE NUMBER Z2024-060

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- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Sandra Delk

ADDRESS 2020 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This plan has way too many homes placed on too small of lots. Too high of density and traffic will be even more out of control than it already is.

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- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Gregg Podleski

ADDRESS 1950 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

They are not listening to us in our meetings this development not improving our city

PLEASE CHECK ALL THAT APPLY.

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- ☐ Other:

From: Pam Pounds
To: Planning
Subject: Z2024-060 Zoning Change
Date: Sunday, December 1, 2024 7:54:36 PM

Dear Mr. Miller,

This is a response to Z2024-060-Zoning change notification we received again. As a resident who is in the buffer zone, our response has NOT changed. We still disagree with changing this zone to PD.

We oppose this change for multiple reasons. We **do not agree in adding Retail** on FM549 close to the neighborhoods which will bring noise and light pollutants along with additional traffic. There is already an increase in traffic due to the multiple neighborhoods being added. The noise and light pollution will decrease our livelihood and enjoyment of being in our homes. There are literally empty retail lots at Galaxy Ranch development and new retail being added with the IKEA approval. We don't need retail lots right there.

We oppose the change to PD and adding more SMALL lots of single family/residential homes due to increase of traffic in the area. This will be increased due to Klutz farm conversion. The lot sizes are too small and so many homes are being added. We are opposed to loss of more trees, and neighborhoods with small lots/crowding. (IF they are added they should be the same size as Fontanna Ranch to help keep more green, less concrete, less crowding). We oppose more concrete being added with retail and neighborhoods as planned in the proposed change. If more larger lots were added, we would potentially change our opinion.

Thank you,
Pam and Paul Pounds
3010 Fontanna Blvd, Rockwall, 75032

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- ☐ I am in favor of the request
- ☐ I am in opposition to the request.

NAME Lynn Parker

ADDRESS 3015 Wimberley Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Just more of the same from previous application. Building this many homes in the allotted space is way too dense. The surrounding homes will devalue if this goes through. Traffic backup is bad now, imagine what it will be like if these 900 extra homes are built. It would mean an approximate 1800 more vehicles flooding the area. The roads are not able to cope with current traffic. Noise levels will increase. Densely built homes will lead to an area where no one will want to live because the current standard of the communities already in place will depreciate. The surrounding areas will suffer greatly with noise, traffic fumes, population density and a decline in living standards. I am not opposed to new homes, but this many in a small area is not in keeping with the existing areas.

PLEASE CHECK ALL THAT APPLY.

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- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: Email from neighbor

PLEASE RETURN THE BELOW FORM

Case No. Z2024-060: 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.

By developing this parcel of land there will be a tremendous negative impact on already heavy congested traffic at Johnlong/205 & 549. The high density development will also tax our already stressed water supply and put a strain on property values in already developed communities by increasing property tax assessment on those who have been negatively impacted by inflation.

Name: Christine Seumanutafa

Address: 4009 Stablegien Dr. 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.

TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: December 1, 2024

RE: Case No. Z2024-060 – 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. The latest bond has failed and there is no current relief for the overcrowding of our classrooms. Adding hundreds of new households will only exasperate the problem especially without the developer agreeing to provide land for a new school.

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. What about expanded services such as fire and police for the new residents and houses? I am not aware of adding any new city services as part of this project.

5. 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?
6. The proposed development violates the spirt of the density requirements. Larges swaths of the property are not capable of being developed. Yet, the property owner/developer seeks to circumvent the density requirements by including that undevelopable property into the calculation in order to cram more houses in a smaller area instead of conforming to the density requirements for the developable areas of the land. This should not be permitted

While I understand that development is inevitable, cramming hundreds new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development, without the proper resources to provide to those homes based on current allotments, and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

Christine and John Rister

Case No. Z2024-060: 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.

1. Impact on property tax and home value
2. Roads will not support additional traffic
3. Commercial strip proposed will be across from my home

Name: Eugene Termini

Address: 1851 S. FM 549 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.

Case No. Z2024-060: 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.

- destruction of open space & habitat for native flora & fauna
- over-crowding of schools will continue & accelerate
- roads & water mains in this area are already over capacity
- multi-family housing is desperately needed but continually ignored

Name: Amy Dennis

Address: 3094 Limestone Hill Ln, 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 in favor of the request
- ☐ I am in opposition of the request

NAME Peggy Brake

ADDRESS 1323 Calistoga Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

None

PLEASE CHECK ALL THAT APPLY.

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- ☑ Other:

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NAME Charles Schreiber

ADDRESS 1140 Shores Blvd, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Let landowner fully benifit from his land

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- ☐ Other: Interested resident

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- ☑ Other: Councilman text

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- ☑ I am in favor of the request
- ☐ I am in opposition of the request

NAME Carin Brock

ADDRESS 204 Chatfield Dr, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

As a community member who cares about the value of my property and quality development in Rockwall, I'm confused by certain council members' objection to this request in the face of TX legislative priorities that will further limit a City Council's discretionary power. If our council fails to act now and approve a high quality development that meets the guidelines that our Council set out for residential development, we may be stuck with a much lower quality/higher density development in the future. I am in favor of this high quality development.

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- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Teressa Drenth

ADDRESS 2080 Broken Lance Ln, Rockwall, TX 75032

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As a resident and property owner directly affected by the plan, I am in opposition to development of this scale. Infrastructure is weak for the homes currently in place with horrible traffic and some already struggling with water supply, etc. I do not support this development.

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Gregory Delk

ADDRESS 2020 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This plan has way too many homes placed on too small of lots. Too high of density and traffic will be even more out of control than it already is.

PLEASE CHECK ALL THAT APPLY.

- ☑ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- ☐ Other:

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- ☐ I read about the request in the Rockwall Herald Banner
- ☑ My neighbors told me about the request
- ☐ Other:

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Jill Chisholm

ADDRESS 3011 Fontanna Blvd, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

We do not have the infrastructure. Building way too fast without taking time to examine consequences

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Jose A. Vargas

ADDRESS 3124 Coolwood Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Mire traffic and insecurity issues

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Murtaza Shah

ADDRESS 4755 Bear Claw Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I oppose this development because it'll cause further congestion on hw205. They need to expand it to accommodate for more traffic in this area.

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Christopher Curtis

ADDRESS 4735 Bear Claw Lane Rockwall Texas 75032

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I think it has been made pretty clear by a few members of city council and residents to have this developer come back to the residents around this projected development and discuss. There has been ZERO effort to talk to us. (As of November 21) No one has heard a peep since the last council meeting. Does that clearly mean he is not wanting to discuss this, but only try to rush this during the holiday season? This just seems odd to me. I have attended every meeting and the majority of comments from the community and some council members have been please touch base with the residents. That just has NOT been done. I am very disappointed in the developer. I really had high hopes for this project. I hope all of you feel the same way.

Please consider moving to Jan.

Also, I would love to hear how the city plans to react to the 3 failed RISD school bonds this past November. Obviously, this development isn't on the districts radar (at the moment). I'd love some feedback on that!

Thank you!

PLEASE CHECK ALL THAT APPLY.

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- ☐ My neighbors told me about the request
- ☑ Other: The developer sent me an email.

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CASE NUMBER Z2024-060

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- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Molli Curtis

ADDRESS 4735 Bear Claw Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Rockwall infrastructure - including schools and roads - cannot afford to take on an additional 900 homes at this time.

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME HOWARD DRENTH

ADDRESS 2080 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

As a resident and property owner directly affected by the plan, I am in opposition to development of this scale. Infrastructure is weak for the homes currently in place with horrible traffic and some already struggling with water supply, etc. I do not support this development.

PLEASE CHECK ALL THAT APPLY.

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Pam Curtis

ADDRESS 2040 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This developer has yet to do what was requested by both council and the citizens and talk to us! Please have them communicate!! Taking a few homes out and springing this on us over the holidays is incredibly disappointing!

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Sandra Delk

ADDRESS 2020 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

This plan has way too many homes placed on too small of lots. Too high of density and traffic will be even more out of control than it already is.

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☑ I am in opposition of the request

NAME Gregg Podleski

ADDRESS 1950 Broken Lance Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

They are not listening to us in our meetings this development not improving our city

PLEASE CHECK ALL THAT APPLY.

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- ☑ My neighbors told me about the request
- ☐ Other:

From: Pam Pounds
To: Planning
Subject: Z2024-060 Zoning Change
Date: Sunday, December 1, 2024 7:54:36 PM

Dear Mr. Miller,

This is a response to Z2024-060-Zoning change notification we received again. As a resident who is in the buffer zone, our response has NOT changed. We still disagree with changing this zone to PD.

We oppose this change for multiple reasons. We **do not agree in adding Retail** on FM549 close to the neighborhoods which will bring noise and light pollutants along with additional traffic. There is already an increase in traffic due to the multiple neighborhoods being added. The noise and light pollution will decrease our livelihood and enjoyment of being in our homes. There are literally empty retail lots at Galaxy Ranch development and new retail being added with the IKEA approval. We don't need retail lots right there.

We oppose the change to PD and adding more SMALL lots of single family/residential homes due to increase of traffic in the area. This will be increased due to Klutz farm conversion. The lot sizes are too small and so many homes are being added. We are opposed to loss of more trees, and neighborhoods with small lots/crowding. (IF they are added they should be the same size as Fontanna Ranch to help keep more green, less concrete, less crowding). We oppose more concrete being added with retail and neighborhoods as planned in the proposed change. If more larger lots were added, we would potentially change our opinion.

Thank you,
Pam and Paul Pounds
3010 Fontanna Blvd, Rockwall, 75032

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CASE NUMBER Z2024-060

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☐ I am in favor of the request
- ☐ I am in opposition to the request.

NAME Lynn Parker

ADDRESS 3015 Wimberley Ln, Rockwall, TX, 75032, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Just more of the same from previous application. Building this many homes in the allotted space is way too dense. The surrounding homes will devalue if this goes through. Traffic backup is bad now, imagine what it will be like if these 900 extra homes are built. It would mean an approximate 1800 more vehicles flooding the area. The roads are not able to cope with current traffic. Noise levels will increase. Densely built homes will lead to an area where no one will want to live because the current standard of the communities already in place will depreciate. The surrounding areas will suffer greatly with noise, traffic fumes, population density and a decline in living standards. I am not opposed to new homes, but this many in a small area is not in keeping with the existing areas.

PLEASE CHECK ALL THAT APPLY.

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- ☐ My neighbors told me about the request
- ☑ Other: Email from neighbor

PLEASE RETURN THE BELOW FORM

Case No. Z2024-060: 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.

By developing this parcel of land there will be a tremendous negative impact on already heavy congested traffic at Johnlong/205 & 549. The high density development will also tax our already stressed water supply and put a strain on property values in already developed communities by increasing property tax assessment on those who have been negatively impacted by inflation.

Name: Christine Seumanutafa

Address: 4009 Stablegien Dr. 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.

TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: December 1, 2024

RE: Case No. Z2024-060 – 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. The latest bond has failed and there is no current relief for the overcrowding of our classrooms. Adding hundreds of new households will only exasperate the problem especially without the developer agreeing to provide land for a new school.

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. What about expanded services such as fire and police for the new residents and houses? I am not aware of adding any new city services as part of this project.

5. 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?
6. The proposed development violates the spirt of the density requirements. Larges swaths of the property are not capable of being developed. Yet, the property owner/developer seeks to circumvent the density requirements by including that undevelopable property into the calculation in order to cram more houses in a smaller area instead of conforming to the density requirements for the developable areas of the land. This should not be permitted

While I understand that development is inevitable, cramming hundreds new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development, without the proper resources to provide to those homes based on current allotments, and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

Christine and John Rister

Case No. Z2024-060: 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.

1. Impact on property tax and home value
2. Roads will not support additional traffic
3. Commercial strip proposed will be across from my home

Name: Eugene Termini

Address: 1851 S. FM 549 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.

Case No. Z2024-060: 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.

- destruction of open space & habitat for native flora & fauna
- over-crowding of schools will continue & accelerate
- roads & water mains in this area are already over capacity
- multi-family housing is desperately needed but continually ignored

Name: Amy Dennis

Address: 3094 Limestone Hill Ln, Rockwall 75032

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City of Rockwall

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

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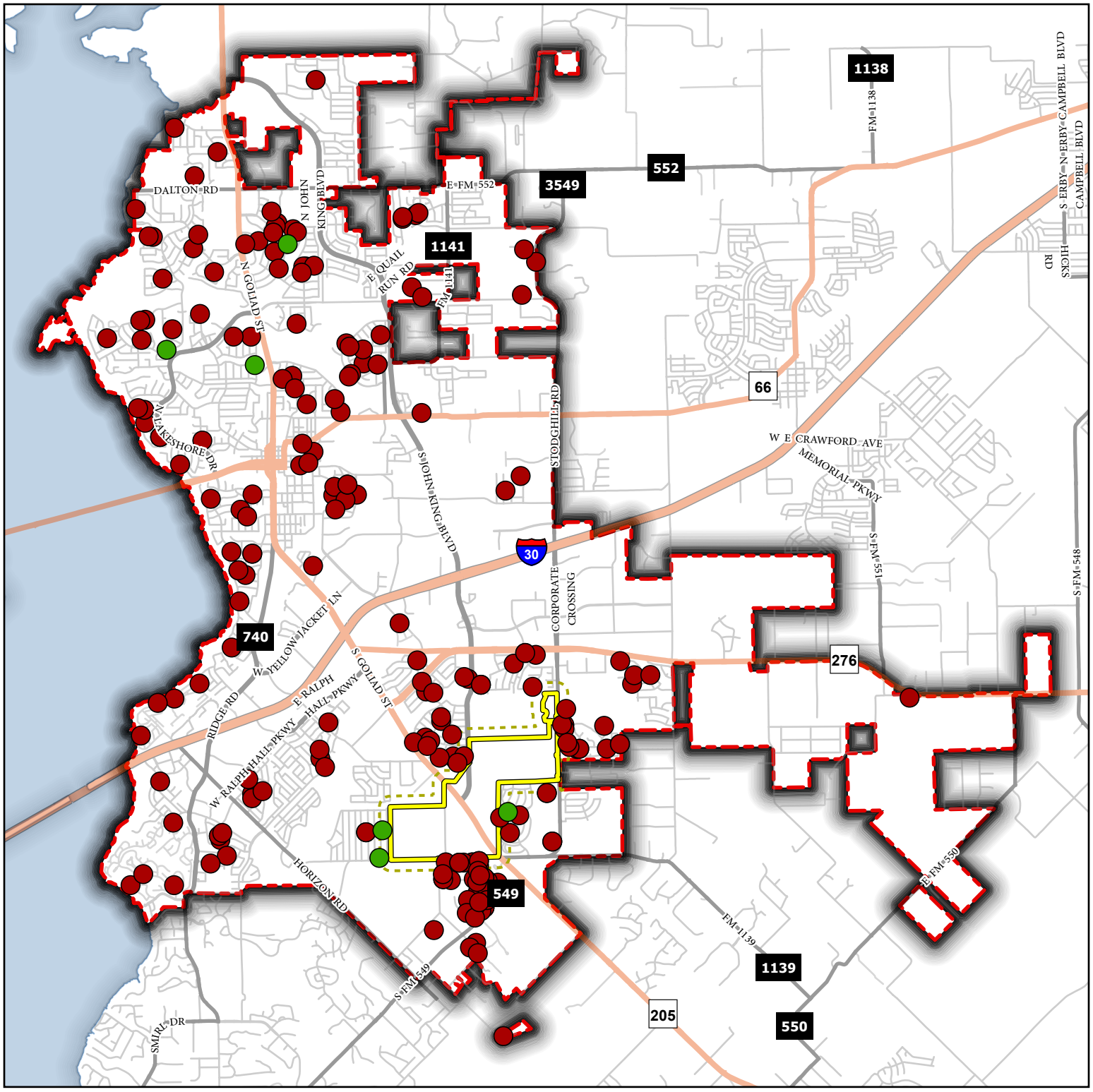

I am in favor of the request
I am in opposition of the request
Subject Property
500 Ft Buffer

Z2024-060 Zoning Change from AG to PD

Date Saved: 12/13/2024
For Questions on this Case Call (972) 771-7745

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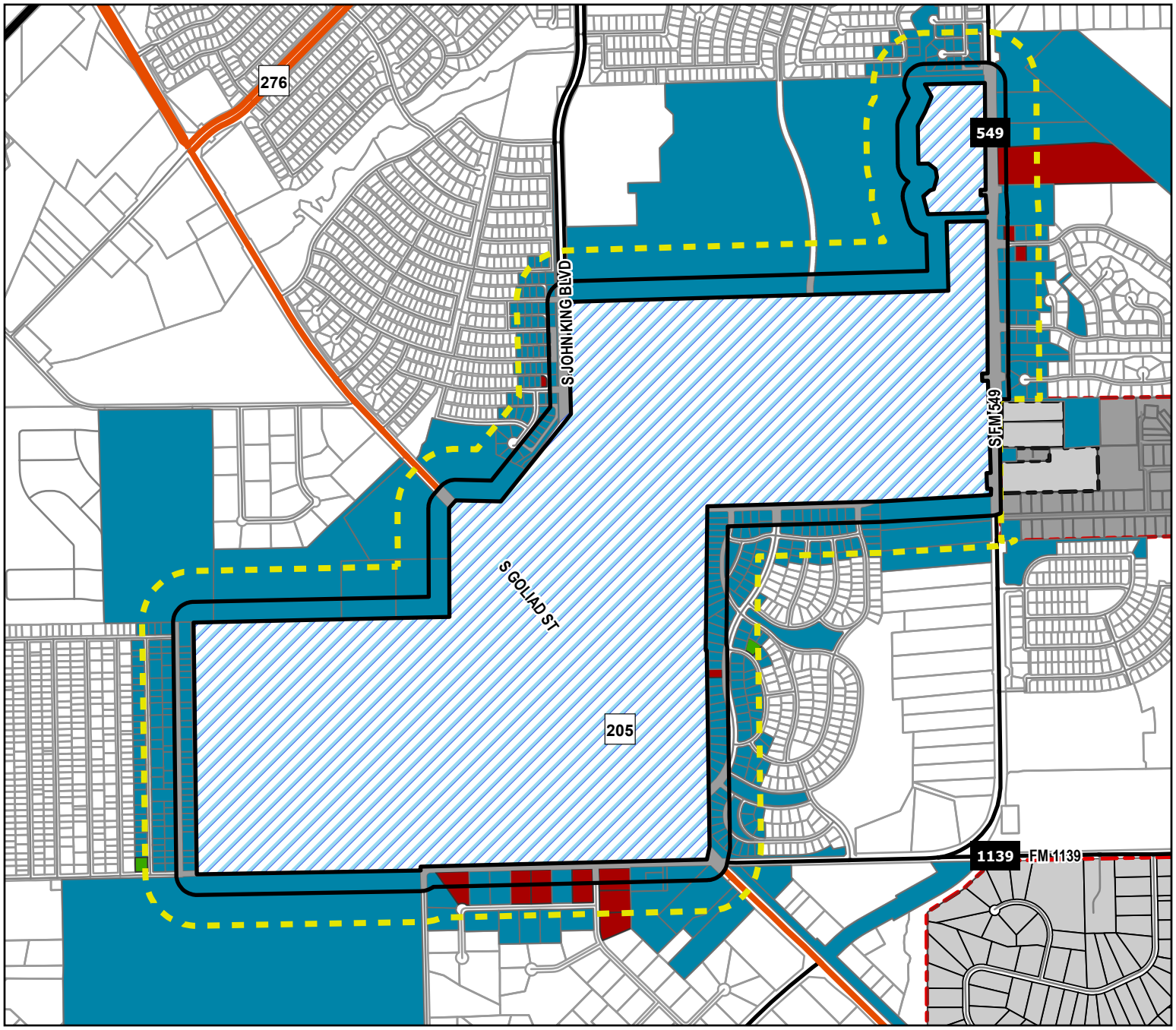
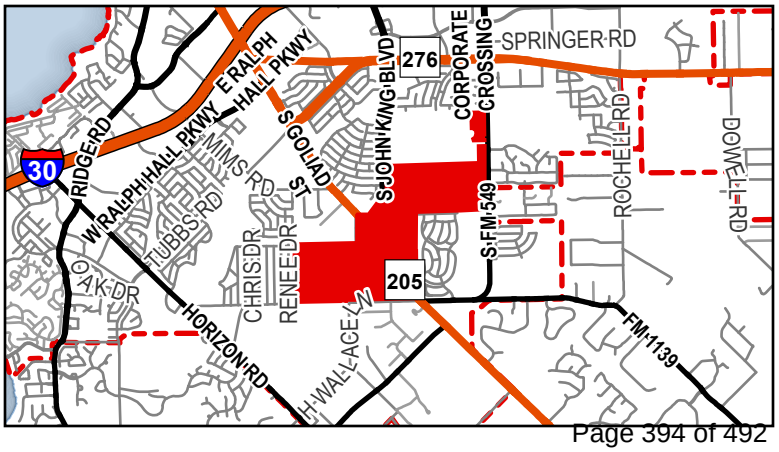


Z2024-060 Zoning Change from AG to PD

- 200 Ft Buffer
- 500 Ft Buffer
- Subject Property
- NO RESPONSE (103.14 Acres) 75.10%
- AGAINST (4.81 Acres) 3.50%
- FOR (0 Acres) 0%
- ROW (29.37 Acres) 21.39%



Date Saved: 12/6/2024

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

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,

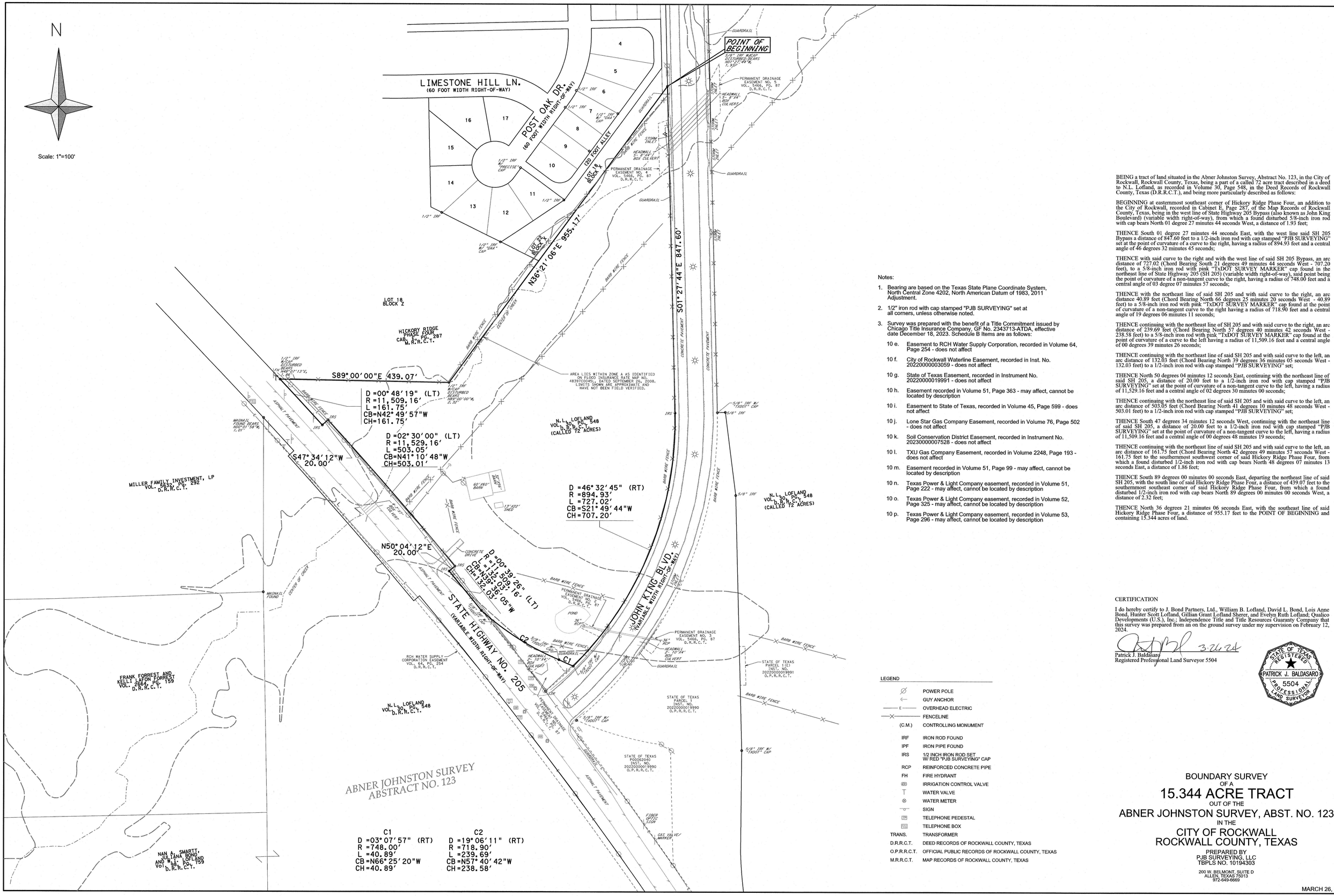
Dear Mr. Miller,

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



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

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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
X	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
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	SIGN
TP	TELEPHONE PEDESTAL
TB	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:

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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;

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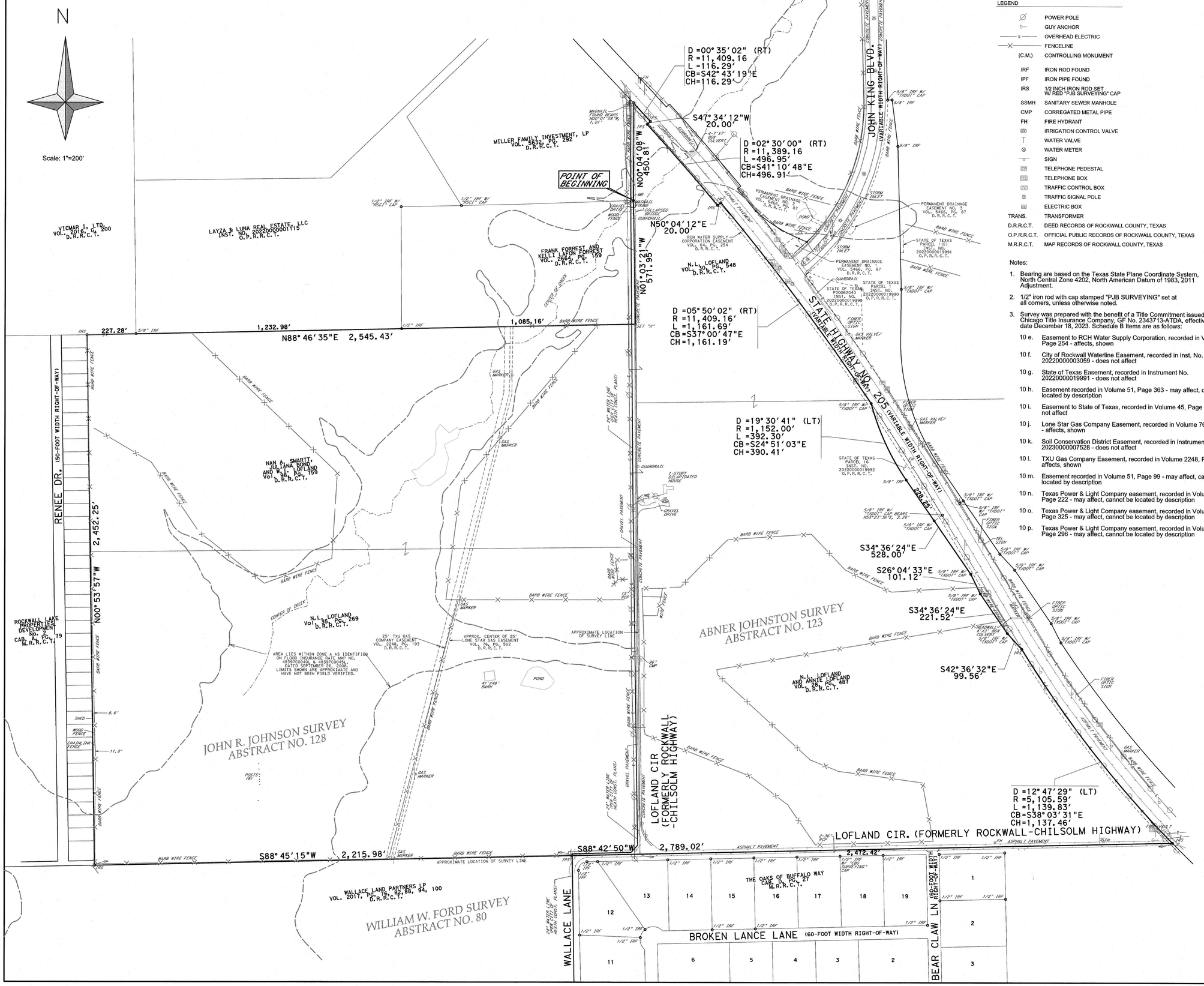

LEGEND

⌀	POWER POLE
←	GUY ANCHOR
E	OVERHEAD ELECTRIC
X	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
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Notes:

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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

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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;

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THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped “PJB SURVEYING” set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Lazya & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Lazya & Luna tract and the southwest corner

of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an “X” set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

Scale: 1"=200'

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER"cap found, continuing a total distance of 499.46 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

3.26.24

Patrick J. Baldasaro
Registered Professional Land Surveyor 5504

STATE OF TEXAS
REGISTERED
PATRICK J. BALDASARO
5504
PROFESSIONAL
LAND SURVEYOR

LEGEND

⌀	POWER POLE
←	GUY ANCHOR
E	OVERHEAD ELECTRIC
	FENCELINE
(C.M.)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2 INCH IRON ROD SET W/ RED "PJB SURVEYING" CAP
SSMH	SANITARY SEWER MANHOLE
CMP	CORREGATED METAL PIPE
FH	FIRE HYDRANT
WMH	WATER MANHOLE
⊤	WATER VALVE
⊗	WATER METER
	SIGN
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;

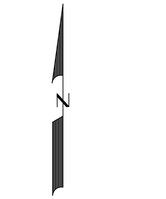
THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink “TxDOT SURVEY MARKER” cap found;

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.



0 200 400 800
SCALE: 1" = 400'

COMMERCIAL 16.9 AC.

LEGEND

TYPICAL LOT SIZES

- TYPE 'A' - 1.35 AC. - 12 LOTS
- TYPE 'B' - 1.0 AC - 13 LOTS
- TYPE 'C' - 0.75 AC. - 18 LOTS
- TYPE 'D' - 0.50 AC. - 8 LOTS
- TYPE 'E' - 100' X 150' - 65 LOTS
- TYPE 'F' - 82' X 125' - 247 LOTS
- TYPE 'G' - 72' X 125' - 249 LOTS
- TYPE 'H' - 62' X 125' - 258 LOTS
- OPEN SPACE - 135.97 Ac.
- AMENITY CENTER - 6.4 Ac.
- CITY PARK - 33.00 Ac.
- COMMERCIAL - 28.1 Ac.

CONCEPT PLAN ACREAGE
GROSS ACRES - 519.53
COMMERCIAL ACREAGE - 28.1
COMMERCIAL FLOODPLAIN - 9.1
RESIDENTIAL ACREAGE - 427.92
RESIDENTIAL FLOODPLAIN - 67.50

DENSITY CALCULATIONS
TOTAL RESIDENTIAL LOTS - 870
DENSITY ON GROSS - 1.67

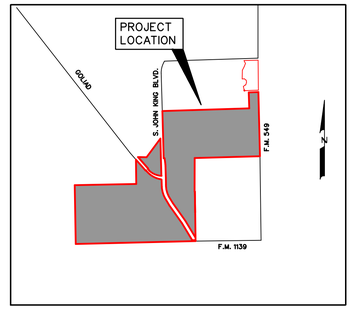
TOTAL FLOODPLAIN ACRES - 74.67

OPEN SPACE REQUIRED - 107.28

OPEN SPACE CALCULATION
CITY PARKS - 33.00
CITY WATER TOWER - 1.97
FLOODPLAIN @ 50% - 37.33
PRIVATE OPEN SPACE - 65.78
AMENITIES CENTERS - 6.4
TOTAL OPEN SPACE - 139.34

EXCESS OPEN SPACE - 32.06

ROCKWALL I.S.D.
JOHN KING BOULEVARD
FALLBROOK DR.
COOLWOOD LN.
CITY PARK 21.3 AC. (FLOODPLAIN - 7.2 AC.)
PROPOSED WATER TOWER SITE
PHASE 2
PHASE 1
AMENITY CENTER
60' COLLECTOR
FLOODPLAIN
F.M. 549
FONTANNA BLVD.
FONTANNA RANCH
WIMBERLY LANE
MERCERS COLONY AVE.
S. GOLIAD
COMMERCIAL 16.9 AC.
COMMERCIAL 7.2 AC.
FUTURE TXDOT R.O.W.
COMMERCIAL 4.0 AC.
PHASE 3
15' TREE PRESERVATION EASEMENT
SOMERSET PARK
STABLE GLEN DR.
PHASE 5
PHASE 4
PHASE 6
CITY PARK 4.94 AC.
CITY PARK 6.75 AC.
65' COLLECTOR
LOFLAND CIR. (MINOR COLLECTOR)
OAKS OF BUFFALO WAY
BEARCLAW LN



LOCATION MAP
N.T.S.

TOTAL ACRES	519.53
GROSS COMMERCIAL ACRES	28.1
TOTAL RESIDENTIAL LOTS	870
RESIDENTIAL DENSITY*	1.67
GROSS RESIDENTIAL DENSITY**	1.77
TOTAL FLOOD PLAIN ACRES	82.0
TOTAL OPEN SPACE ACRES	139.34

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

DECEMBER 2024 SCALE 1" = 400'

CASE NO. Z2024-048

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

N

0 200 400 800
SCALE: 1" = 400'

LEGEND

TYPICAL LOT SIZES

- TYPE 'A' - 1.35 AC. - 12 LOTS
- TYPE 'B' - 1.0 AC - 13 LOTS
- TYPE 'C' - 0.75 AC. - 18 LOTS
- TYPE 'D' - 0.50 AC. - 8 LOTS
- TYPE 'E' - 100' X 150' - 65 LOTS
- TYPE 'F' - 82' X 125' - 247 LOTS
- TYPE 'G' - 72' X 125' - 249 LOTS
- TYPE 'H' - 62' X 125' - 258 LOTS
- OPEN SPACE - 135.97 Ac.
- AMENITY CENTER - 6.4 Ac.
- CITY PARK - 33.00 Ac.
- COMMERCIAL - 28.1 Ac.

CONCEPT PLAN ACREAGE
GROSS ACRES - 519.53
COMMERCIAL ACREAGE - 28.1
COMMERCIAL FLOODPLAIN - 9.1
RESIDENTIAL ACREAGE - 427.92
RESIDENTIAL FLOODPLAIN - 67.50

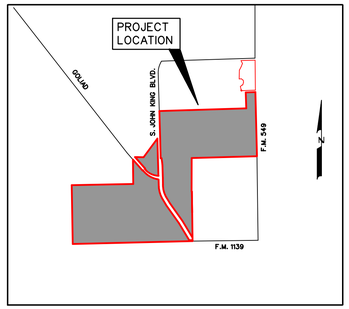
DENSITY CALCULATIONS
TOTAL RESIDENTIAL LOTS - 870
DENSITY ON GROSS - 1.67

TOTAL FLOODPLAIN ACRES - 74.67

OPEN SPACE REQUIRED - 107.28

OPEN SPACE CALCULATION
CITY PARKS - 33.00
CITY WATER TOWER - 1.97
FLOODPLAIN @ 50% - 37.33
PRIVATE OPEN SPACE - 65.78
AMENITIES CENTERS - 6.4
TOTAL OPEN SPACE - 139.34

EXCESS OPEN SPACE - 32.06



LOCATION MAP
N.T.S.

TOTAL ACRES	519.53
GROSS COMMERCIAL ACRES	28.1
TOTAL RESIDENTIAL LOTS	870
RESIDENTIAL DENSITY*	1.67
GROSS RESIDENTIAL DENSITY**	1.77
TOTAL FLOOD PLAIN ACRES	82.0
TOTAL OPEN SPACE ACRES	139.34

NOTE:
* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)
** CALCULATED AT (TOT RES LOTS)/
(TOTAL ACRES-GROSS COMMERCIAL ACRES)

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

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

DECEMBER 2024 SCALE 1" = 400'

CASE NO. Z2024-048

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.
- 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

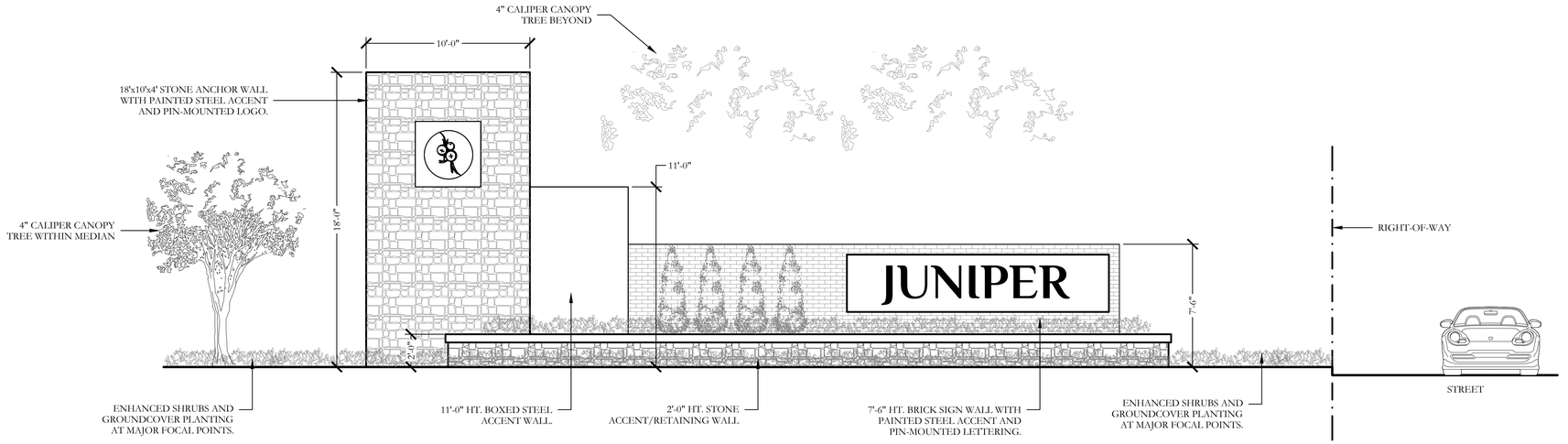
SCALE: 1" = 300'-0"

JUNIPER / OVERALL SIDEWALK AND TRAIL PLAN

City of Rockwall, Rockwall County, Texas

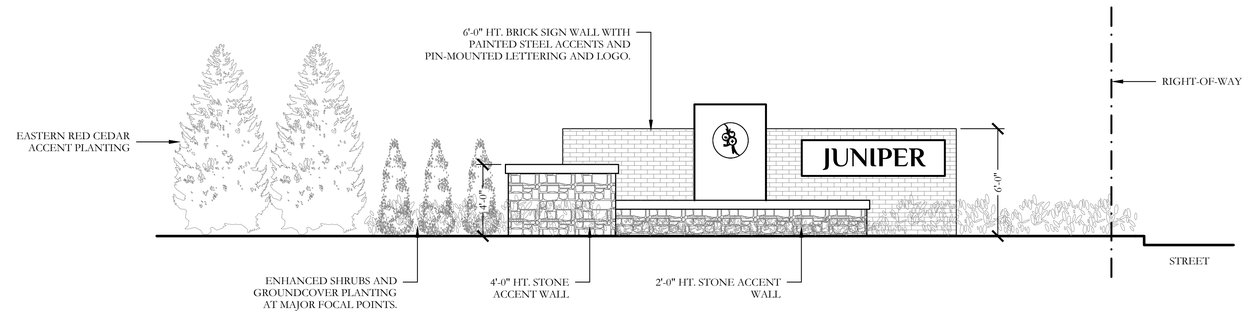
SHEET 1 OF 5
Owner Submittal 12-3-2024

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



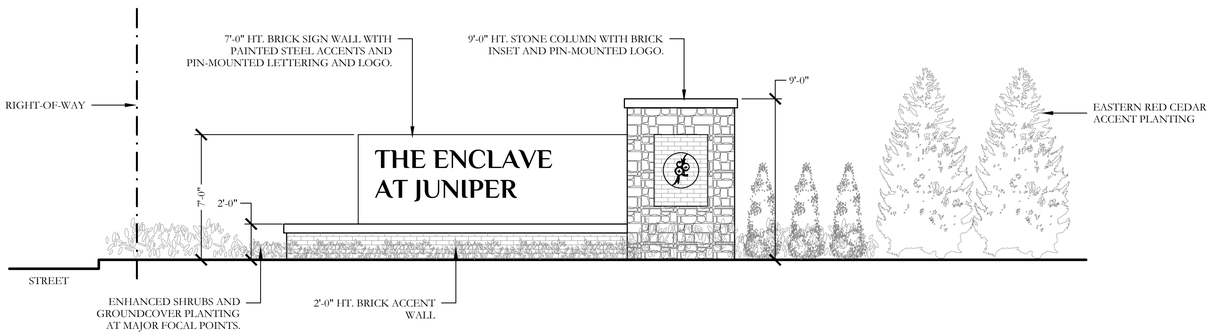
MAIN ENTRY SIGNAGE WITHIN MEDIAN
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"



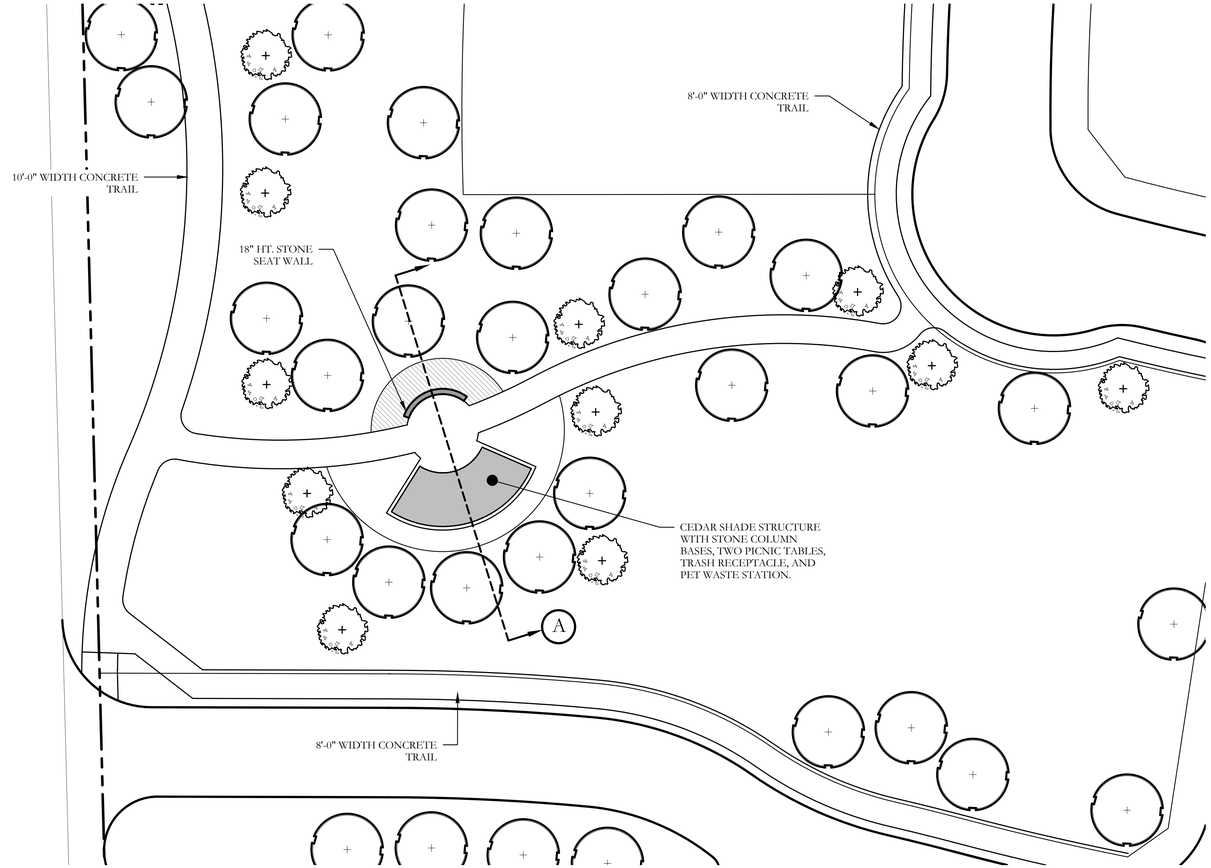
ENCLAVE ENTRY SIGNAGE
ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT ELEVATIONS

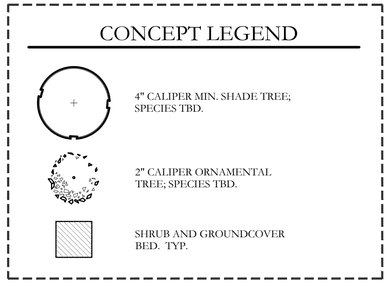
City of Rockwall, Rockwall County, Texas

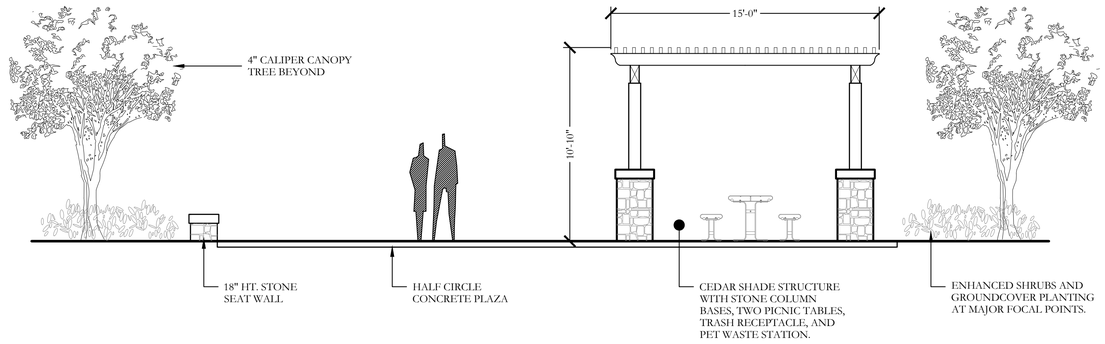
JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



TRAIL STOP
PLAN

SCALE: 1" = 20'-0"





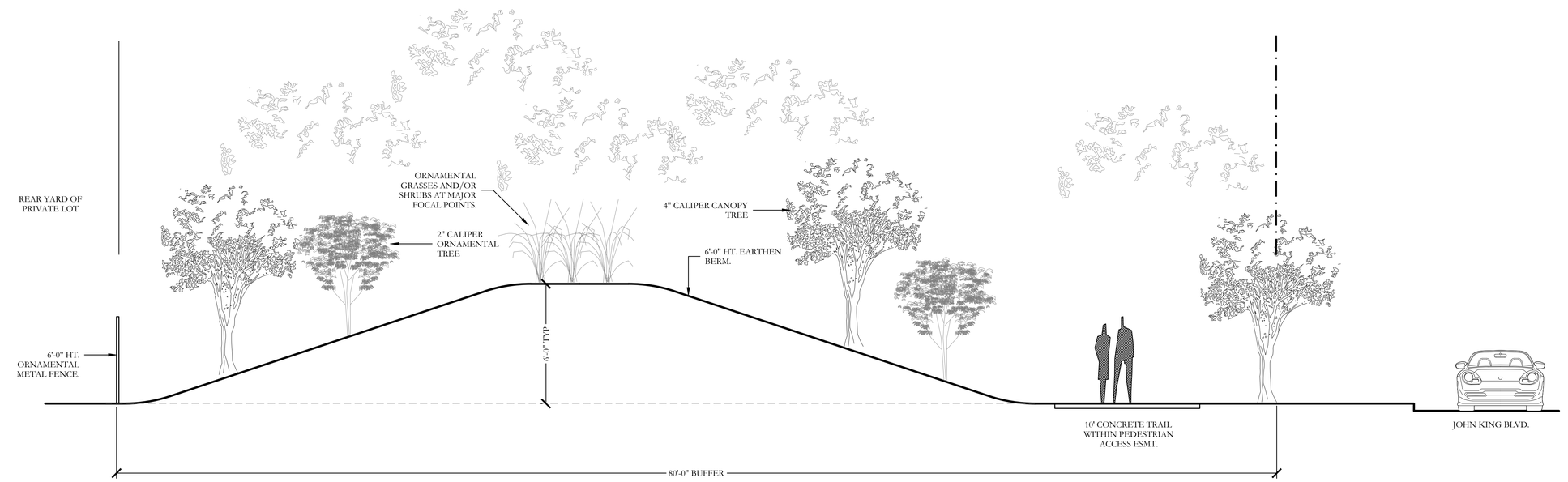
TRAIL STOP - SECTION A (TYPICAL NORTH AND SOUTH TRAIL STOP)
SECTION/ELEVATION

SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT/TRAIL STOP ELEVATIONS

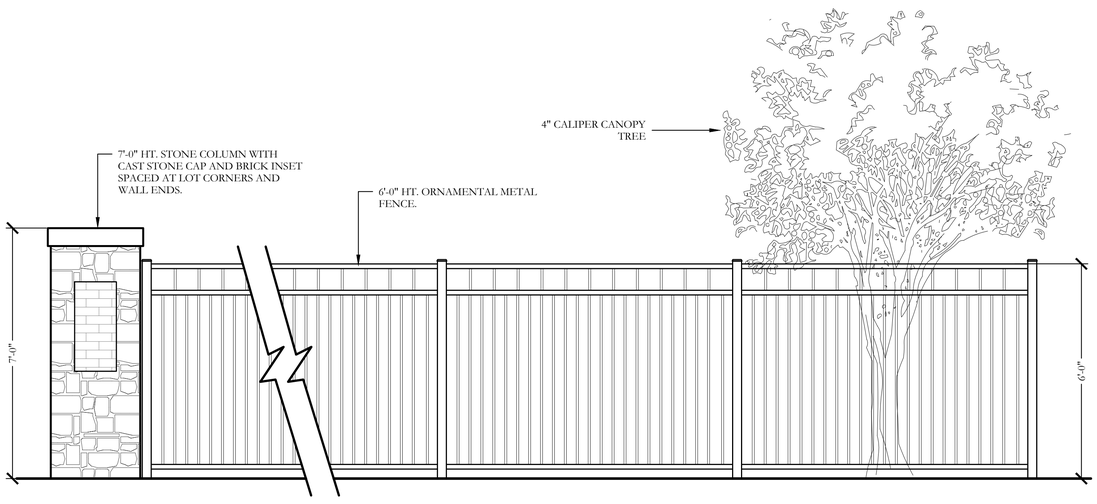
City of Rockwall, Rockwall County, Texas

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

Lot Type	Min Lot Size	Min Lot Size	Dwelling Units	% Dwel Un
1.35 acre	185 x 200	65340	12	1.38%
1 acre	185 x 200	43560	13	1.49%
3/4 acre	120 X 200	32670	18	2.07%
1/2 acre lots	100x200	21,780	8	0.92%
100'	100x150	12000	65	7.47%
82'	82x125	9600	247	28.39%
72'	72x125	8640	249	28.62%
62'	62x125	7440	258	29.66%
			870	100.00%

Total Acres	519.53		
Gross Commercial	24.11		
Total Res Lots	870		
Residential Density	=	1.675	= #res lots/total acres
Gross Res Density		1.756	= #res lots/(total acres-gross commercial)
Total Flood Plain Acres	79.85		
Total Open Space Acres	135.97		

Needs adjustment

9/13 submittal

Phase 1	
Lot Size	Total
62'	43
72'	72
82'	59
100'	13
0.5 Acre	8
1 Acre	0
Total	195

9/13 submittal

Phase 2	
Lot Size	Total
62'	58
72'	56
82'	54
100'	3
1 Acre	0
Total	171

9/13 submittal

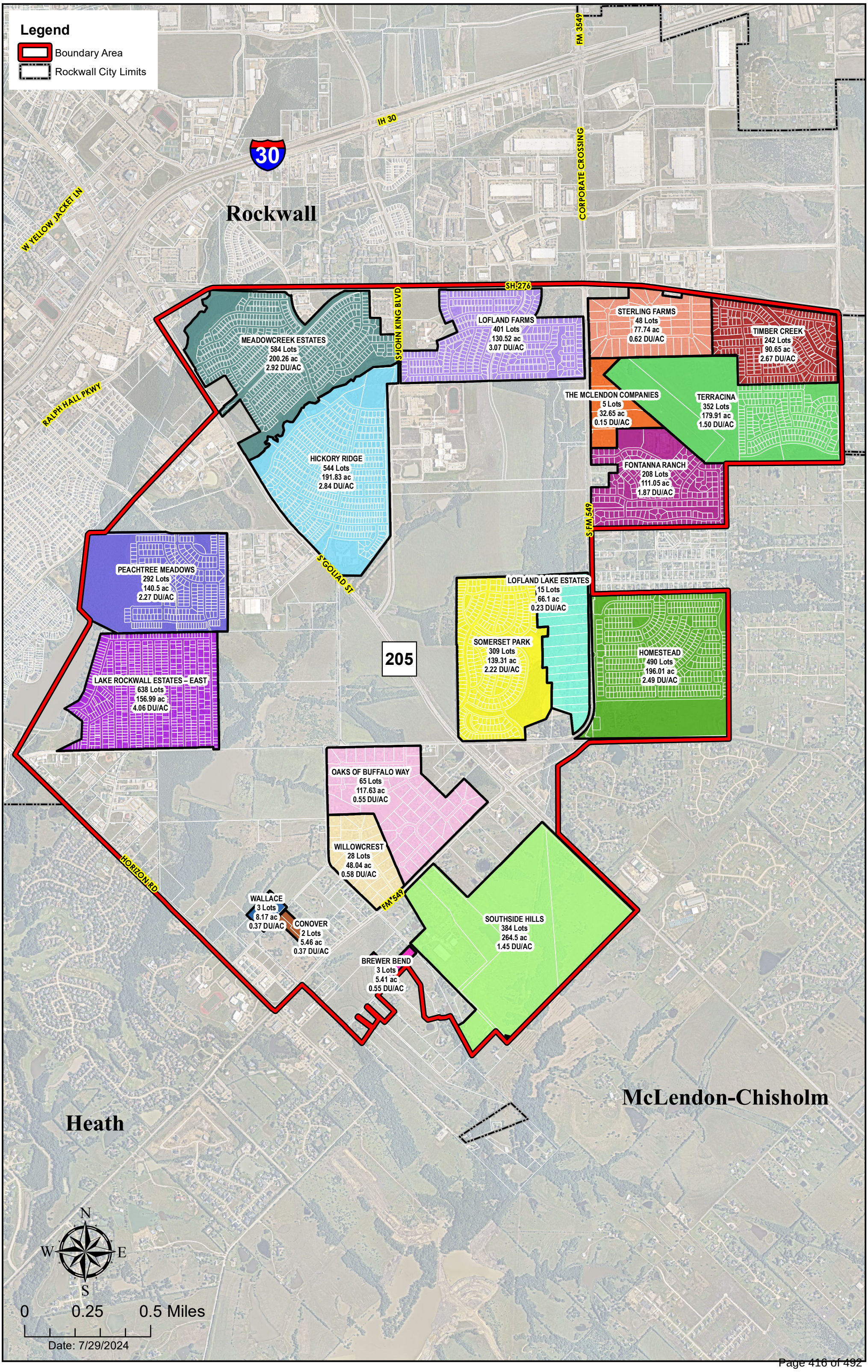
Phase 3	
Lot Size	Total
62'	38
72'	55
82'	60
100'	21
1 Acre	0
Total	174

Phase 4	
Lot Size	Total
62'	0
72'	34
82'	74
100'	28
1 Acre	0
Total	136

Phase 5	
Lot Size	Total
62'	120
72'	31
82'	0
100'	0
1 Acre	0
Total	151

Phase 6	
Lot Size	Total
62'	0
72'	0
82'	0
100'	0
0.75 Acre	18
1.0 Acre	13
1.35 Acre	12
Total	43

All Phases	
Lot Size	Total
62'	259
72'	248
82'	247
100'	65
0.5 Acre	8
0.75 Ac	18
1.0 Ac	13
1.35 Acre	12
Total	870


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
THE MCLENDON COMPANIES
5 Lots
32.65 ac
0.15 DU/AC
TERRACINA
352 Lots
179.91 ac
1.50 DU/AC
RALPH HALL PKWY
HICKORY RIDGE
544 Lots
191.83 ac
2.84 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

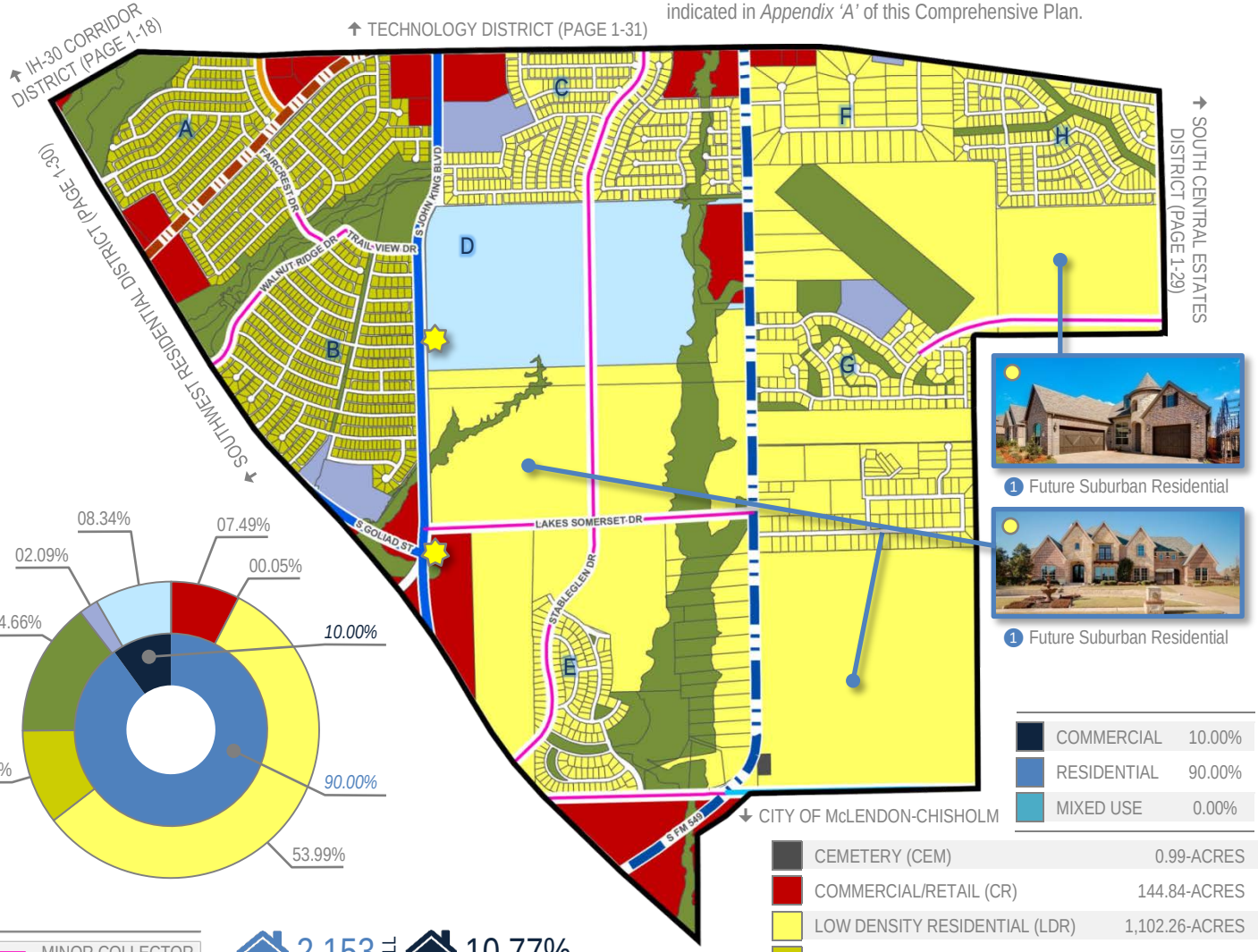
Current Land Use
Future Land Use

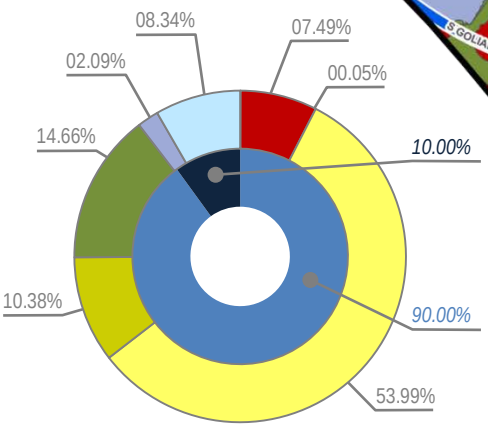
John King Boulevard Trail Plan *Rest Stop/Trailblazer Pylon*

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.

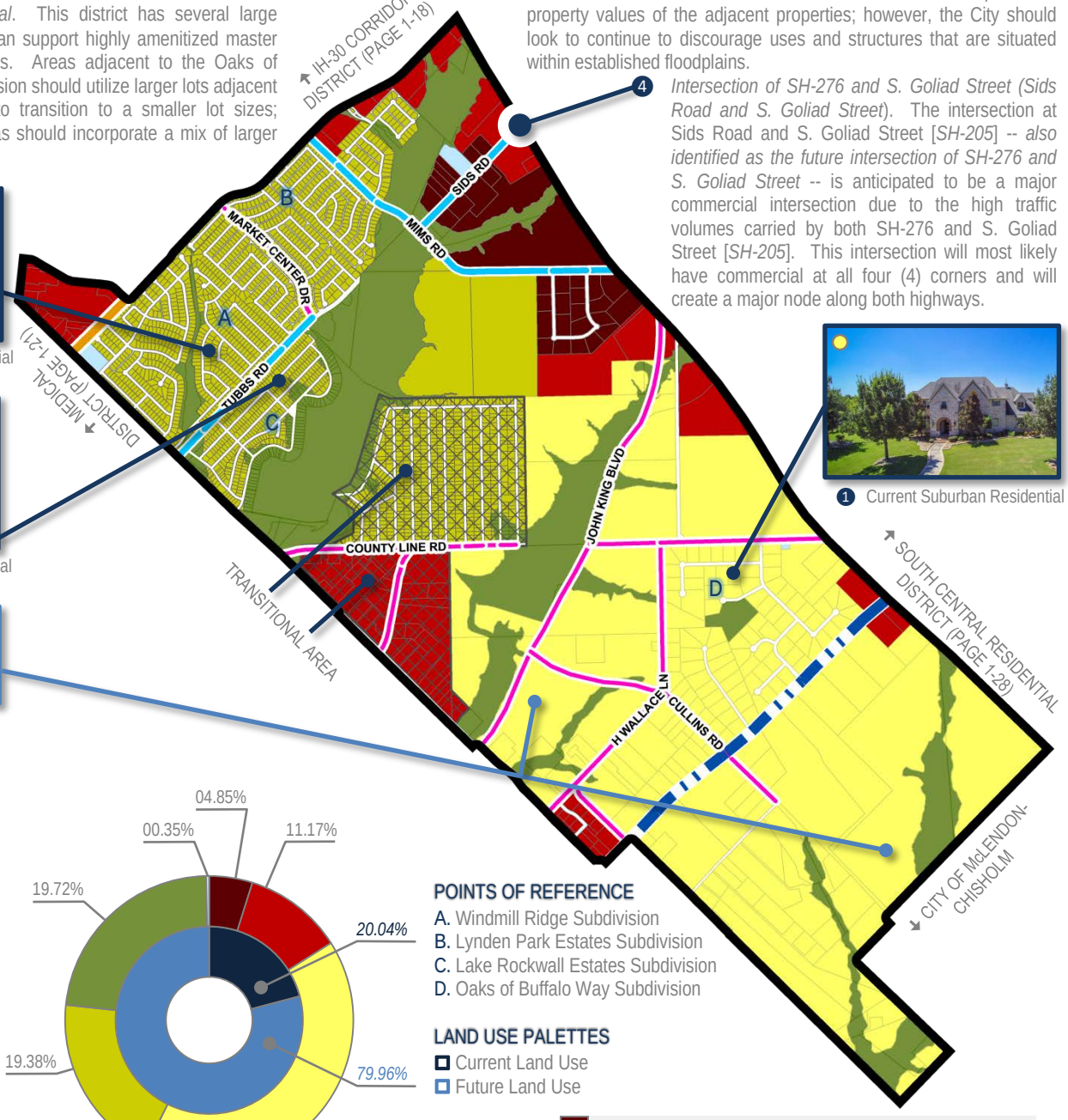
4. *Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street)*. The intersection at Sids Road and S. Goliad Street [*SH-205*] -- *also identified as the future intersection of SH-276 and S. Goliad Street* -- is anticipated to be a major commercial intersection due to the high traffic 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

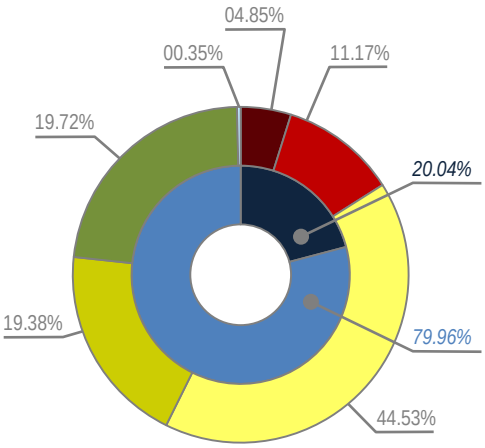
LAND USE PALETTES

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

PROPOSED CHANGES

- **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

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, 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 519.5402-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACT 7 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 519.5402-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [*20.3942-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

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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 6TH DAY OF JANUARY, 2024.

_____

Trace Johannesen, *Mayor*

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ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 16, 2024*

2nd Reading: *January 6, 2025*

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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 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 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;

Exhibit 'A':
Legal Description

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.

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Exhibit 'B':
Survey

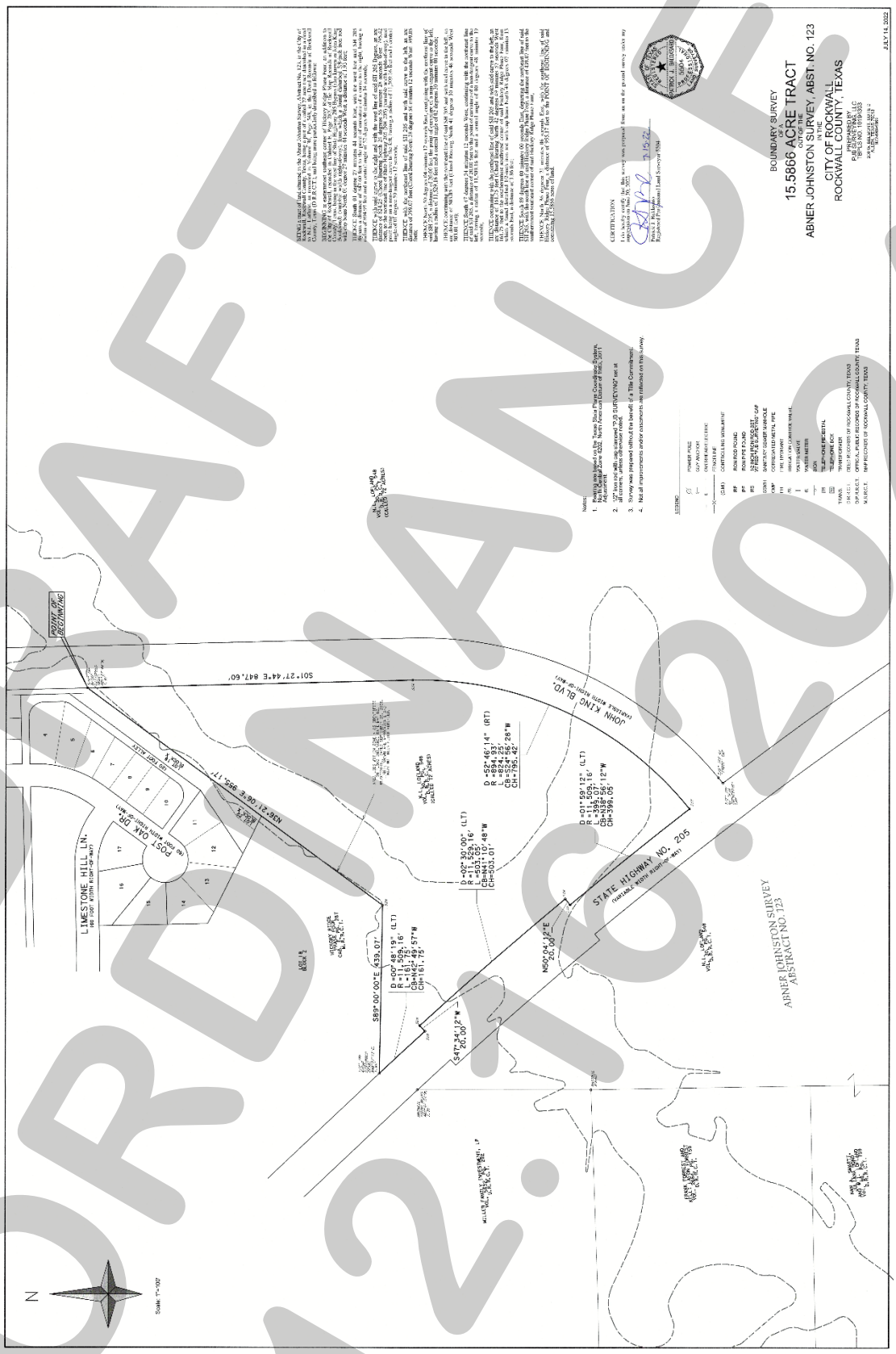

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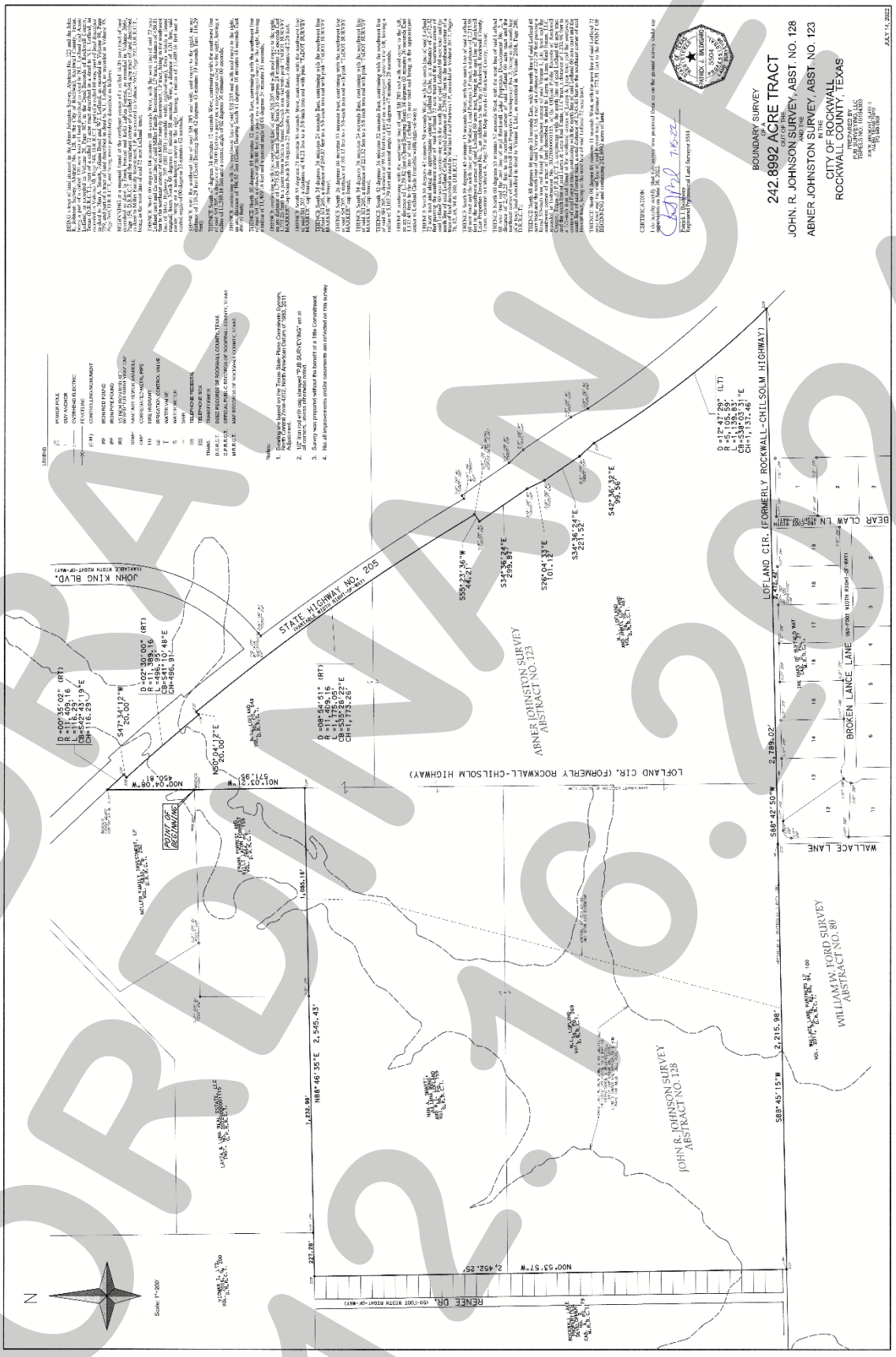
Exhibit 'B':
Survey



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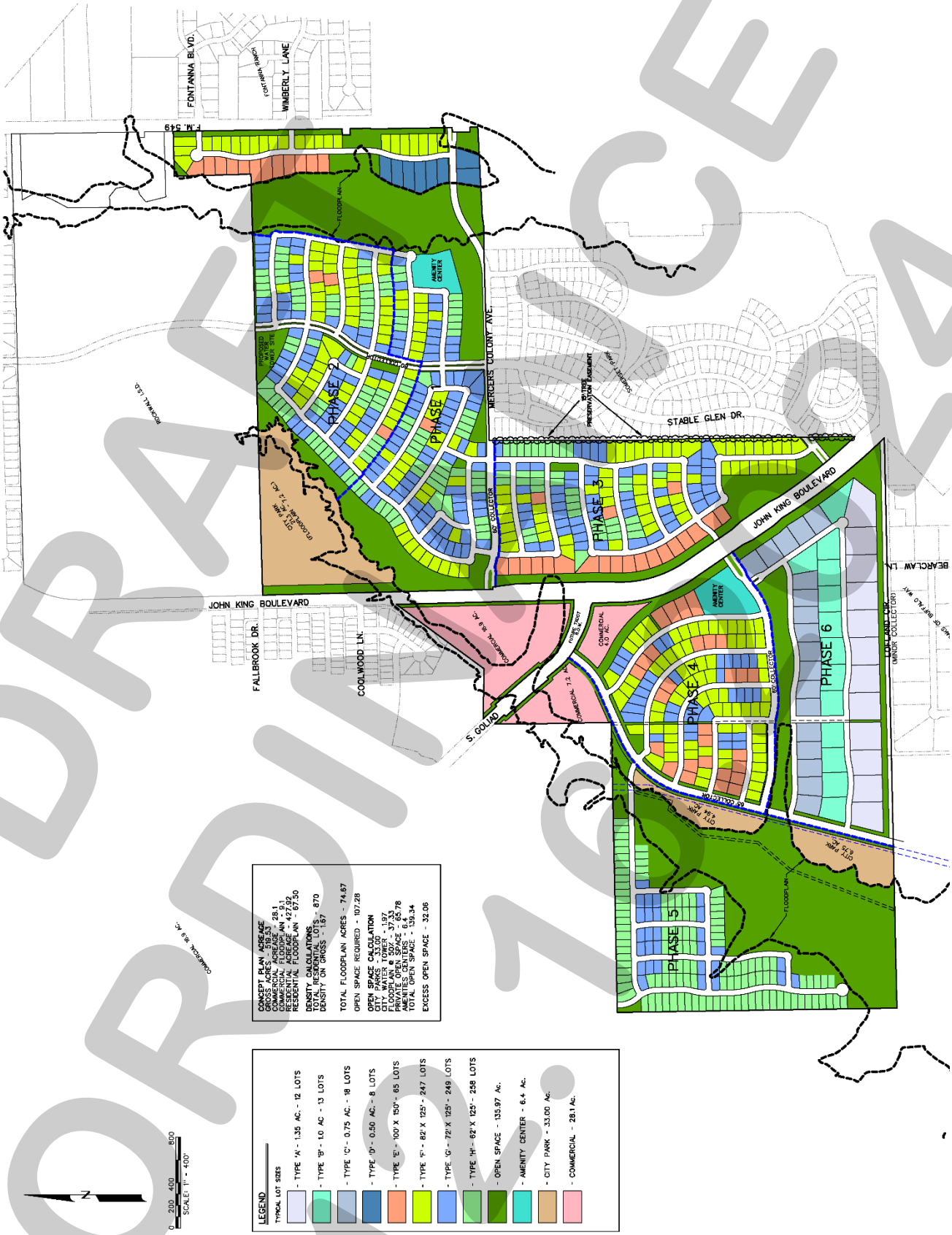
ORDINANCE
12.16.2024

Exhibit 'B':
Survey

BOUNDARY SURVEY
OF A
268.2965 ACRE TRACT
ABNER JOHNSTON SURVEY,
ABST. NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
KIRKMAN ENGINEERING LLC
TBPELS NO. 10194455
JULY 14, 2022
JOHN KING BLVD.
(VARIABLE WIDTH RIGHT-OF-WAY)
STATE HIGHWAY NO. 205
(VARIABLE WIDTH RIGHT-OF-WAY)
F.M. 549
(VARIABLE WIDTH RIGHT-OF-WAY)
POINT OF BEGINNING
ABNER JOHNSTON SURVEY
ABSTRACT NO. 123
N89°23'38"E 3,696.05'
S89°23'25"W 1,672.69'
S00°08'29"W 1,402.01'
N01°36'22"W 669.82'
S00°54'23"E 1,480.72'
S00°59'21"E 868.90'
S00°40'31"E 934.64'
S85°29'39"E 10.37'
N26°59'29"W 99.97'
N34°36'24"W 299.01'
N43°08'15"W 101.12'
N34°36'24"W 266.03'
S35°23'36"W 19.60'
D=06°20'55" (LT)
R=1,509.16'
L=167.25'
CB=N34°13'17"W
CH=167.17'
D=52°52'54" (LT)
R=1,004.93'
L=927.44'
CB=N27°59'44"E
CH=894.94'
D=09°46'28" (RT)
R=5,006.10'
L=854.14'
CB=N38°29'11"W
CH=852.99'
S87°07'00"W 781.16'
S89°41'11"W 55.16'
S81°46'04"W 90.00'
S00°56'00"E 53.61'
S89°04'00"W 40.00'
S00°56'00"E 117.97'
N89°13'14"E 55.16'
S89°09'37"W 5.34'
S00°46'46"E 70.00'
S89°13'14"W 55.00'
S00°54'23"E 176.33'
N89°04'00"E 40.00'
DUKES LEAD DR.
STABLE GLEN DR.
LOT 1
BLOCK A
KIRKMAN ESTATES
INST. NO. 20190000001234

Exhibit 'C':
Concept Plan



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10/16/2024

Exhibit 'D':
Entry Signage and Trail Plan

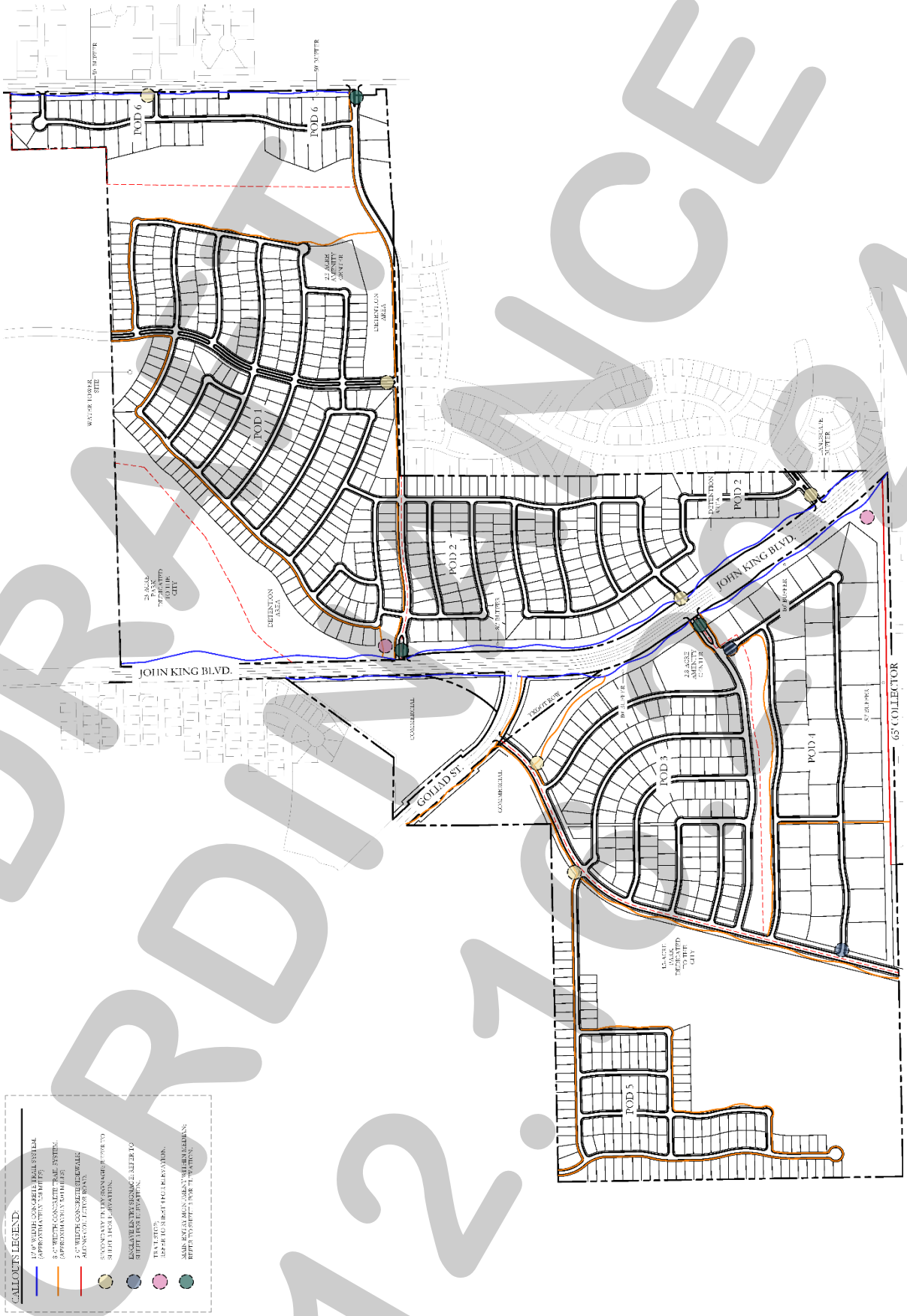

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Exhibit 'E':
Amenity Centers

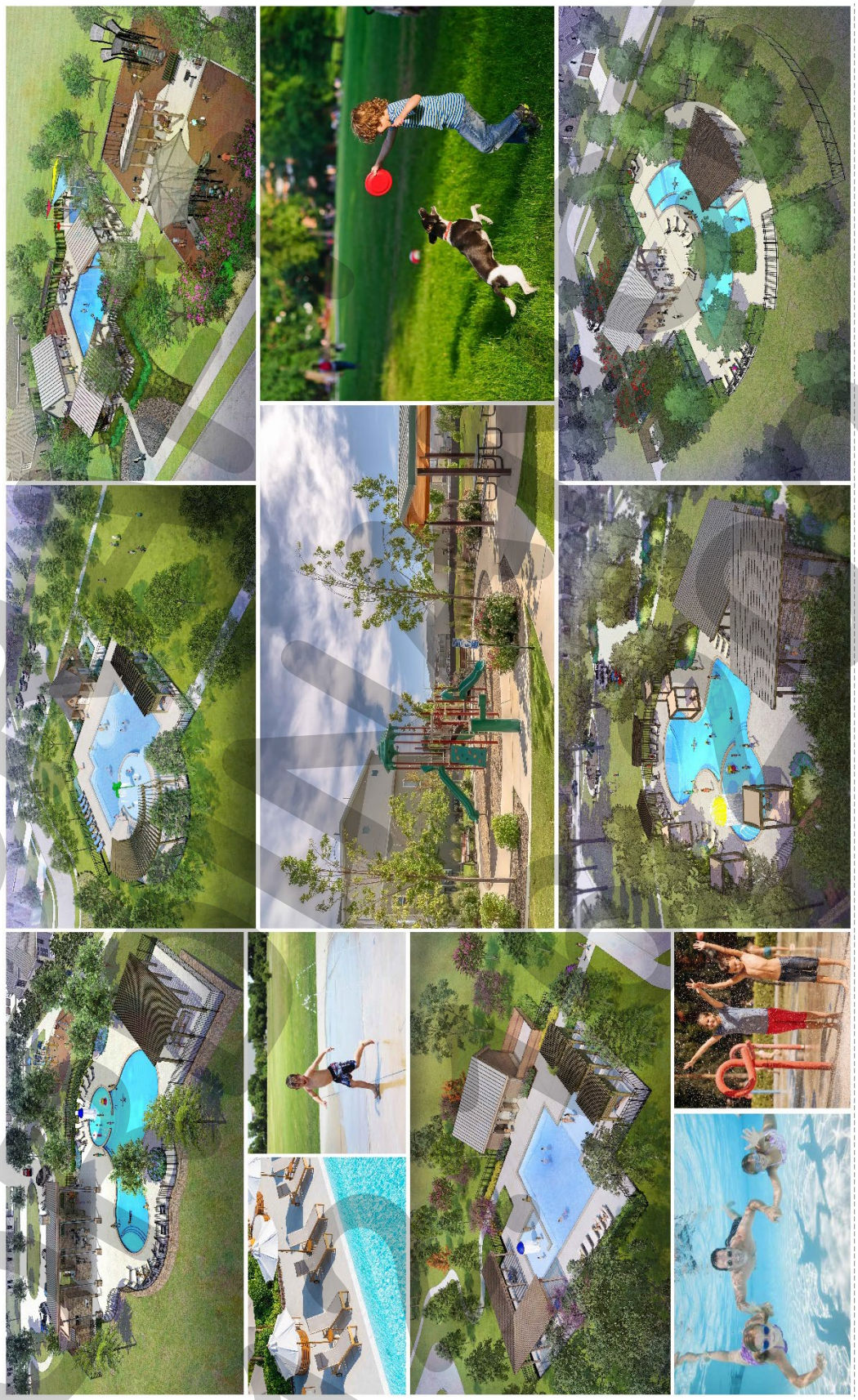

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Exhibit 'F':
Density and Development Standards

(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	01.38%
B	185' x 200'	43,560 SF	13	01.49%
C	120' x 200'	32,670 SF	18	02.07%
D	100' x 200'	21,780 SF	8	00.92%
E	100' x 150'	12,000 SF	65	07.47%
F	82' x 125'	9,600 SF	247	28.39%
G	72' x 125'	8,640 SF	249	28.62%
H	62' x 125'	7,440 SF	258	29.66%
		Maximum Permitted Units:	*870*	*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 *1.675* dwelling units per gross acre of land; however, in no case should the proposed development exceed *870* 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	H
Minimum Lot Width [1]	185'	185'	120'	100'	100'	82'	72'	62'
Minimum Lot Depth	200'	200'	200'	200'	150'	125'	125'	125'
Minimum Lot Area (SF)	65,340	43,560	32,670	21,780	12,000	9,600	8,640	7,440
Minimum Front Yard Setback [2], [5] & [6]	30'	30'	30'	30'	30'	20'	20'	20'
Minimum Side Yard Setback [9]	15'	15'	15'	10'	10'	6'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street) [2] & [5]	15'	15'	15'	15'	15'	15'	15'	15'
Minimum Length of Driveway Pavement [8]	20'	20'	20'	20'	20'	20'	20'	20'
Maximum Height [3]	35'	35'	35'	35'	35'	35'	35'	35'
Minimum Rear Yard Setback [4]	30'	30'	30'	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) [7]	3,500	3,500	3,200	3,200	3,200	2,800	2,800	2,750
Maximum Lot Coverage	40%	40%	50%	50%	50%	65%	65%	65%
Minimum Garage Parking Spaces	3	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 room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

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[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 Mercer's Colony Avenue.
[9]: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(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

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', & 'G' Lots*. The *Type 'A', 'B', 'C', 'D', 'E', 'F', & 'G' 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 'H' Lots*. A total of 67.44% or 174 of the *Type 'H' 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 32.56% or 84 of the *Type 'H' Lots* shall be oriented in a *traditional swing* (*or j-swing*) garage

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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 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

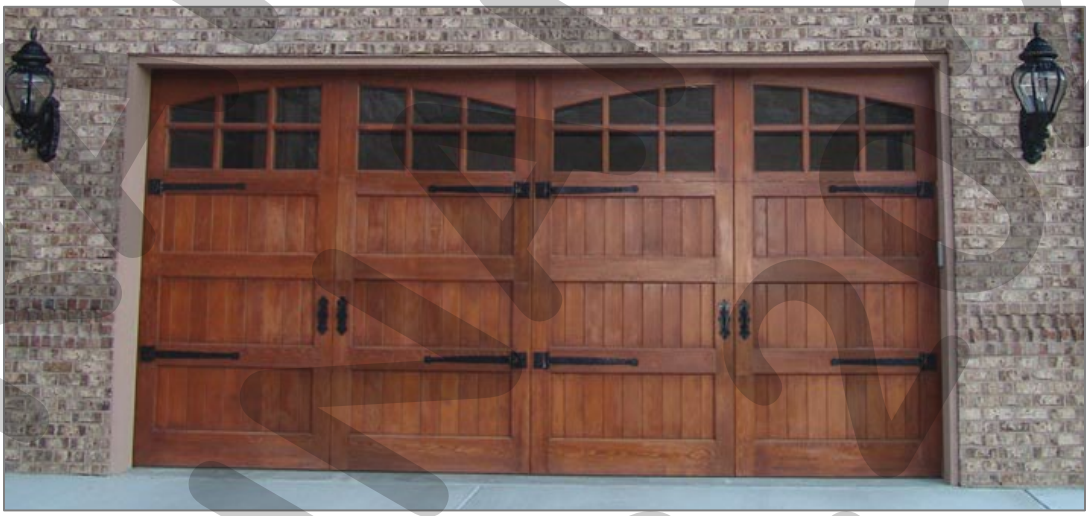

FIGURE 5: EXAMPLES OF UPGRADED FINISHES

DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

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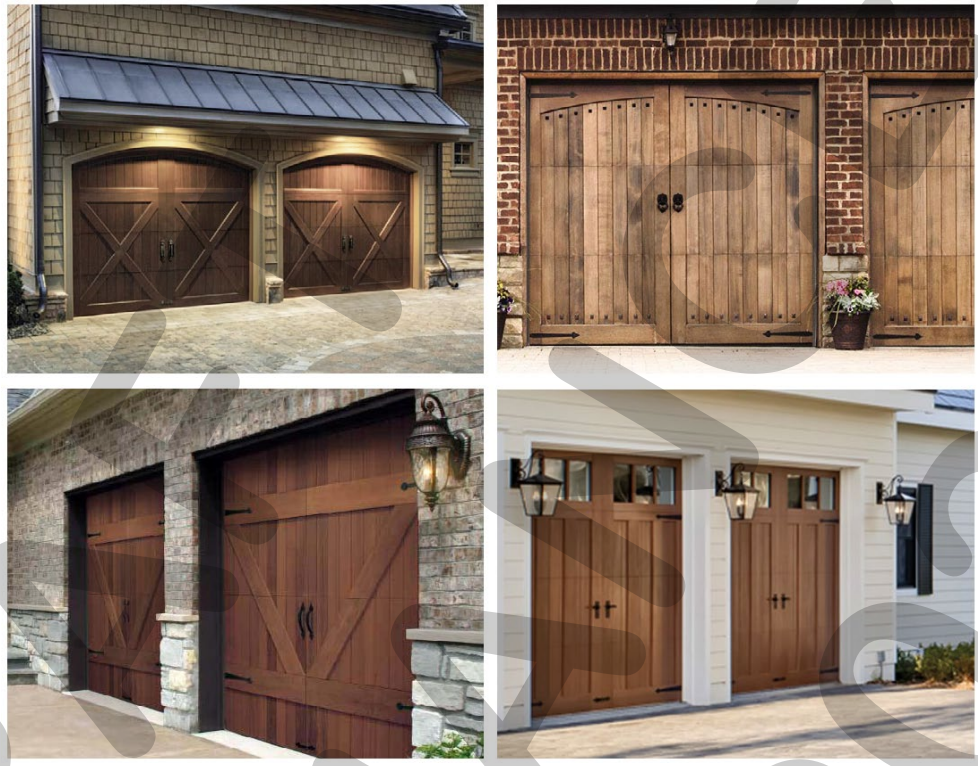
FIGURE 6: EXAMPLES OF UPGRADED GARAGES



(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 200'	(1), (2), (3), (4), (5)
E	100' x 150'	(1), (2), (3), (4), (5)
F	82' x 125'	(1), (2), (3), (4), (5)
G	72' x 125'	(1), (2), (3), (4), (5)
H	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:

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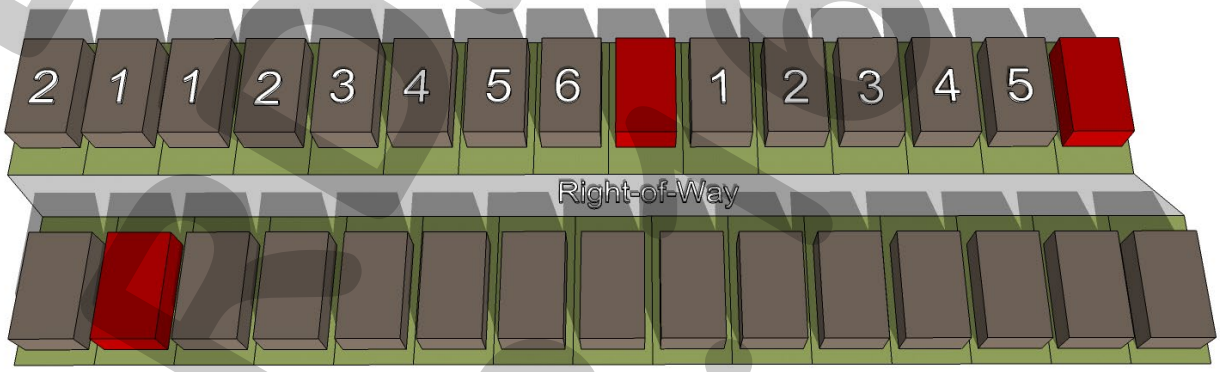
(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade
(5) Garage Orientation

(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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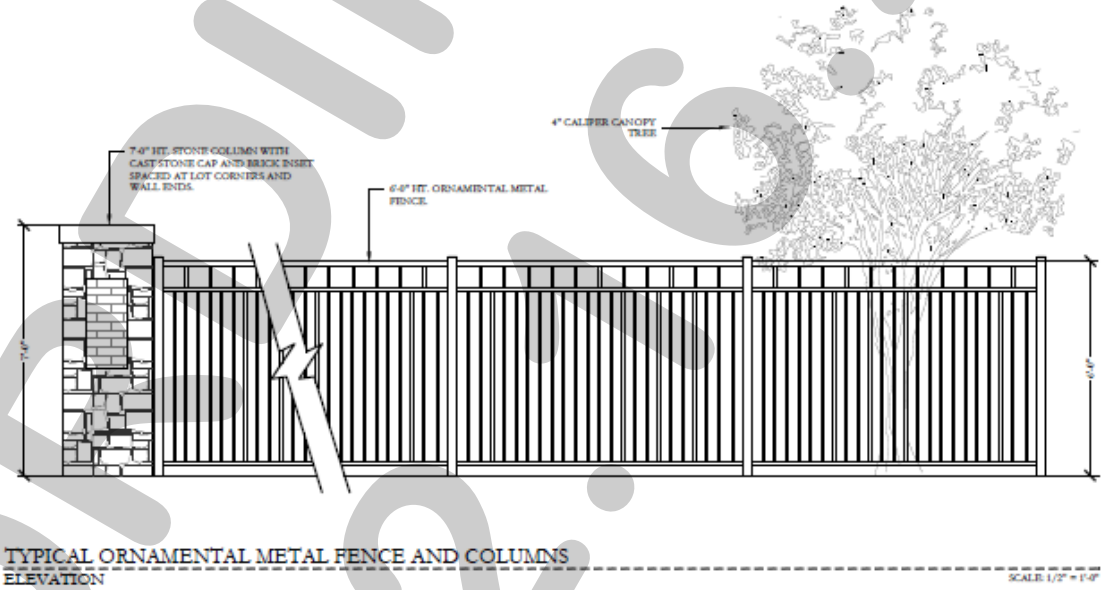
(b) *Wood Fences*. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum 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 *board-on-board* panel fence -- *conforming to Subsection (6)(b) above* -- 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.

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(f) *Fence in Easements*. No fencing shall be constructed in or across the City of Rockwall's easements.

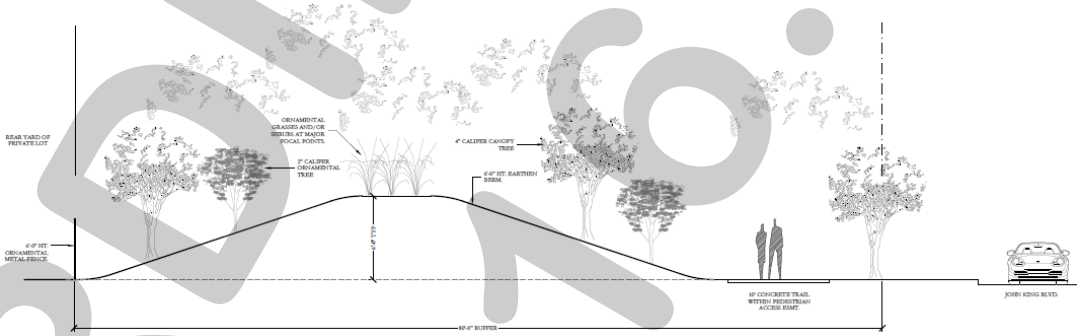
(7) *Landscape and Hardscape Standards*.

(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). Landscape buffers shall not be required to natural areas where staff determines that the existing landscaping achieves the desired aesthetic along the street frontage. This shall be determined at the time of site plan review. 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.

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.

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(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 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*

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PD Site Plan --, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.

(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

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constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space/Public Park*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 108.066-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.

(13) *Amenity Center*. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.

(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

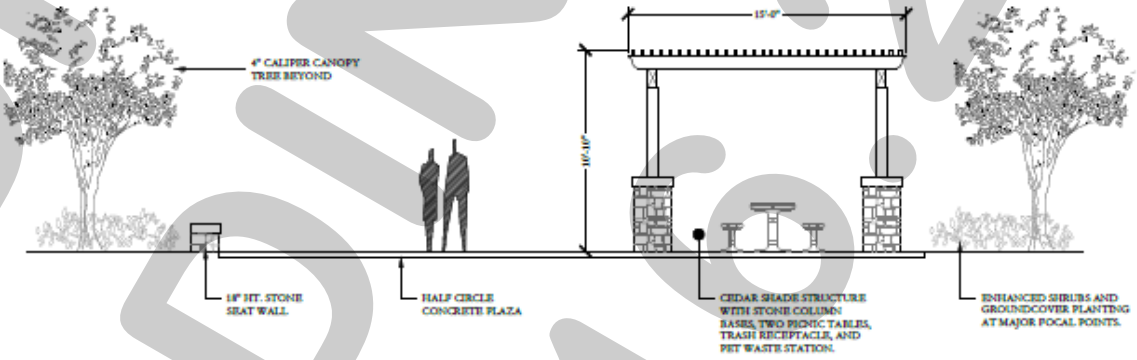

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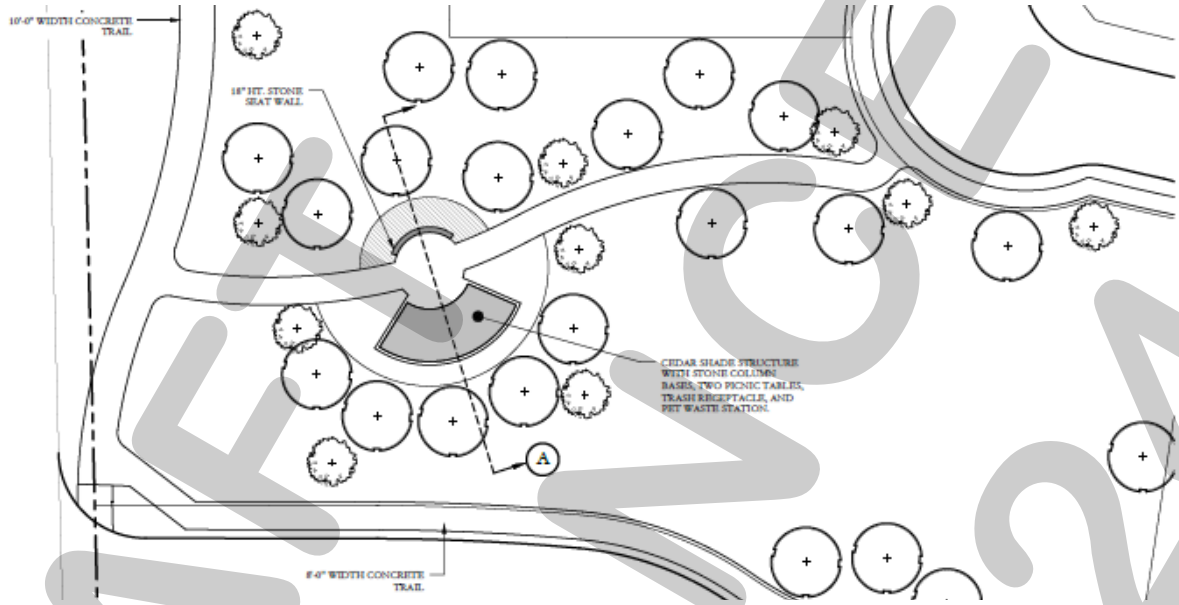
FIGURE 12. TRAIL REST STOP PLAN



(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

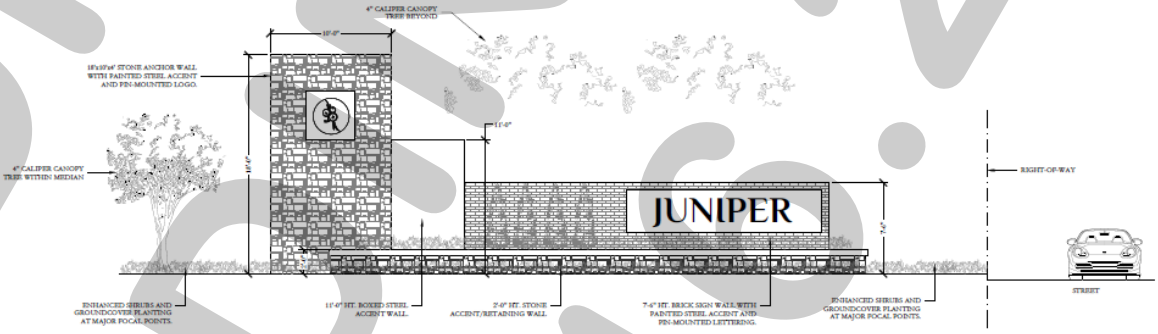


FIGURE 14. SECONDARY ENTRY SIGNAGE

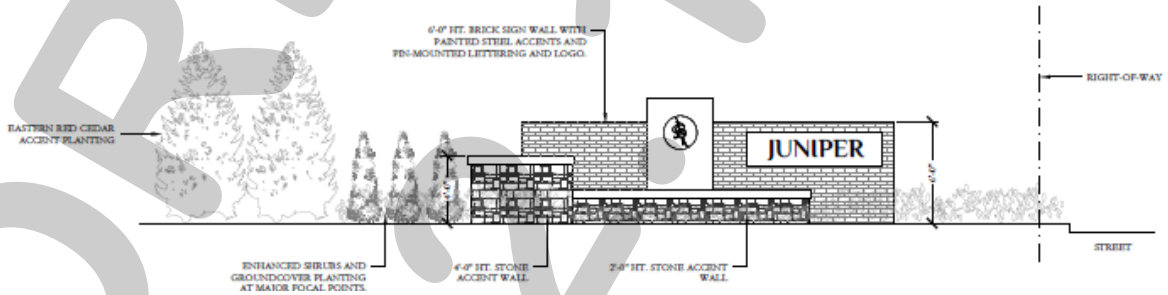


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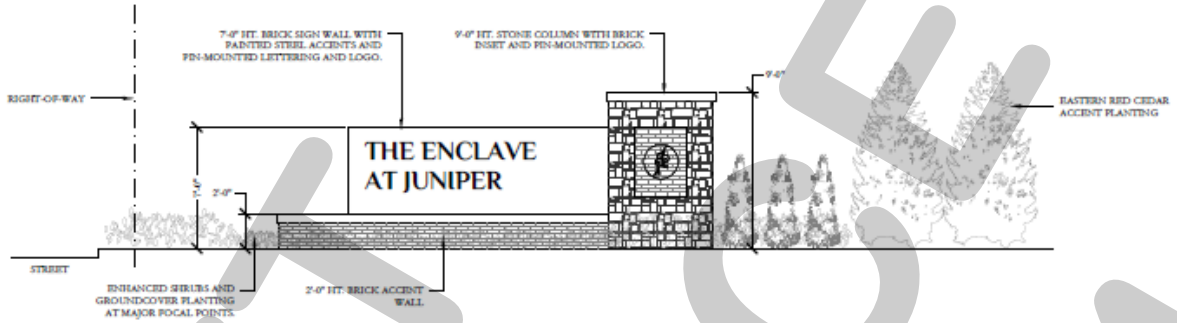
FIGURE 15. ENCLAVE ENTRY SIGNAGE



(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*.

(18) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

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CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	December 16, 2024
SUBJECT:	Amendment to Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances

In accordance with Chapter 395 of the Texas Local Government Code, the City Council recently adopted *Ordinance No. 24-41*, which codified the updated *Land Use Assumptions*, *Capital Improvements Plans*, and impact fee collection rates for water, wastewater, and roadway impact fees. As part of this update -- *and in response to recently adopted changes to the Texas Local Government Code approved with the 88th Legislative Session* --, staff has also been in the process of reviewing, restructuring, and rewriting Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The current *Article* was originally adopted as part of the 1982 Municipal Code of Ordinances and was amended on July 16, 1990 by *Ordinance No. 90-22* for the purpose of establishing water and wastewater impact fees. On April 21, 2008, this section of the code was again amended by *Ordinance No. 08-21* for the purpose of establishing roadway impact fees. These sections were adopted at different times, and were incorporated into two (2) different divisions of the code. Due to the overlapping content, staff has merged these divisions together to stream line the *Article*. In addition, staff included process and procedural changes to better account for how the City's development process has changed over the past 30-years, and how the City currently collects impact fees. Staff should note, that both the City's consultant -- *Freese and Nichols, Inc.* -- and the City Attorney have reviewed the proposed amendments, and have provided input and changes that have been incorporated into the attached draft ordinance. Staff is now bringing the proposed draft ordinance forward for the City Council's consideration. For comparison purposes staff has also included a copy of the current impact fee ordinance. Should the City Council have any questions or concerns, staff and the City Attorney will be available at the City Council meeting on *December 16, 2024*.

ARTICLE III. IMPACT FEE REGULATIONS [PROPOSED]

SECTION 38-103. PURPOSE.

The purpose of this *Article* is intended to assure the provision of adequate public facilities (*i.e. water, wastewater, and roadway facilities*) needed to serve a new development in the City of Rockwall by requiring that each development pay its fair share of the costs of such improvements necessitated by and attributable to such new development.

SECTION 38-104. AUTHORITY.

This *Article* is adopted pursuant to Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code (TLGC). The provisions of this *Article* shall not be construed to limit the power of the City of Rockwall to utilize other methods authorized under the laws of the State of Texas or pursuant to other municipal powers to accomplish the purposes set forth in this *Article*, whether in substitution or in conjunction with this *Chapter*. Guidelines may be developed by ordinance, resolution, or otherwise to implement and administer this *Article*.

SECTION 38-105. DEFINITIONS.

When the following words, terms, and phrases are used in this *Article* they shall have the following meanings ascribed to them (*except where the context clearly indicates a different meaning*):

(1) *Assessment*. An *Assessment* is the determination of the amount of the maximum *Impact Fee* per service unit that can be imposed on new development pursuant to this *Article*.

(2) *Capital Improvement*. A *Capital Improvement* is any of the following facilities with a life expectancy of three (3) or more years that are owned and operated by or on the behalf of the City of Rockwall:

(a) Water supply, treatment and distribution facilities.
(b) Wastewater collection and treatment facilities.
(c) Stormwater, drainage and flood control facilities (*whether or not they are located within the service area*).
(d) Roadway facilities.

(3) *Capital Improvements Plan*. A *Capital Improvements Plan* is a plan contemplated by the ordinance that identifies capital improvements or facility expansions for which *Impact Fees* are paid.

(4) *City*. *City* shall mean the City of Rockwall, Texas.

(5) *City Council*. *City Council* shall mean the City Council of the City of Rockwall, Texas.

(6) *Credit*. A *Credit* is a reduction in the amount of an *Impact Fee* for a new development, either by a decrease in the number of service units attributable to such development or a decrease in the amount of an *Impact Fee* otherwise due, that results from the contribution of land, improvements or funds to construct a system improvement in accordance with the City's subdivision and development regulations, policies, or requirements.

(7) *Facility Expansion*. A *Facility Expansion* is the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does *not* include the repair, maintenance, modernization or expansion of an existing facility to serve existing development.

(8) *Final Plat Recordation*. *Final Plat Recordation* indicates the point at which the applicant has complied with all conditions of approval and the subdivision plat has been filed of record in Rockwall County.

(9) *Impact Fee*. A charge or assessment imposed as set forth in this *Article* against a new development in order to recoup costs of capital improvements or facility expansions identified in the Capital Improvements Plan and necessitated by and attributable to the new development. The term does *not* include:

(a) Required dedications of land for public parks or payments in lieu thereof.

(b) Dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection, drainage facilities, streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development.
(c) Lot or acreage fees or pro-rata fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or wastewater mains or lines.
(d) Other pro-rata fees for reimbursement of water or wastewater mains or lines extended by the City of Rockwall.

(10) *Land Use Assumptions*. *Land Use Assumptions* are the projections of population and employment growth and associated charges in land use, densities and intensities adopted by the City of Rockwall, as may be amended from time to time, upon which the *Capital Improvements Plans* are based.

(11) *Land Use Equivalency Table*. The table that converts demand for capital improvements generated by various land uses to numbers of service units, as may be amended from time-to-time. The *Land Use Equivalency Table* may be incorporated in a schedule of *Impact Fee Rates*.

(12) *New Development*. A *New Development* is a project involving the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of land, which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, and which requires either the approval and filing with the county in which the property is located on a subdivision plat pursuant to these subdivision regulations or the issuance of a building permit, and which has not been exempted from these regulations by the provisions provided in this *Chapter*.

(13) *Off-Site*. A facility or expansion that is now a *Site-Related Facility* (*see Site-Related Facility*).

(14) *Property Owner*. Any person, corporation, legal entity or agent there of having a legal or equitable interest in the land for which an *Impact Fee* becomes due. The term *Property Owner* includes the developer for the new development.

(15) *Proportionality*. *Proportionality* means that the impact fees imposed on a new development shall be reasonably related to the demand for public facilities generated by that development and shall not exceed the cost of providing the necessary public facilities to serve the development, as identified in the Capital Improvements Plans, in compliance with Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments*, of the Texas Local Government Code (TLGC) [*see Section 38-9(5)*].

(16) *Recoupment*. The imposition of an *Impact Fee* to reimburse the City of Rockwall for capital improvements or facility expansions, which the City has previously oversized to serve new development.

(17) Roadway (or Roadway Facilities). A *Roadway* or *Roadway Facilities* shall be any principal, major or minor arterial or collector designated in the City of Rockwall's adopted *Master Thoroughfare Plan*, as may be amended from time-to-time. The term *Roadway* also includes any thoroughfare designated as a numbered highway on the official Federal and/or State Highway System, to the extent that the City incurs capital improvement costs for such facilities.

(18) *Service Area*. The area within the City of Rockwall and/or the City's Extraterritorial Jurisdiction (ETJ), as identified in the *Land Use Assumptions*, to be served by the capital improvements or facilities expansions specified in the *Capital Improvements Plan*, except for *Roadway Facilities Service Area* means any one of the individual *Service Areas* with the City of Rockwall's corporate boundaries as identified in the *Land Use Assumptions* and *Capital Improvements Plan*.

(19) *Service Unit*. The standardized measure of consumption, use, generation or discharge attributable to an individual unit of development, calculated in accordance with the generally accepted engineering and/or planning standards, as indicated in the *Land Use Equivalency Tables* located in the *Study* (*see Study*).

(20) *Site-Related Facilities*. An improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of roadway, water, or wastewater facilities to serve the new development, and which is not included in the *Capital Improvements Plan* and for which the property owner is solely responsible under subdivision or other applicable regulations or which is located at least partially on the subdivision plat which is being considered for *Impact Fee Assessment*. *Site-Related Facilities* include that portion of an off-site water or wastewater main, equivalent to a standard size water or wastewater main, which is necessary to connect and serve any new development per the City's standards and of which has not been included in the City's *Impact Fee Capital Improvements Plan*.

(21) *Study*. The *Study* shall mean the most recently adopted *Roadway Impact Fee Update* and the most recently adopted *Water & Wastewater Impact Fee Update* as referenced in this *Article*.

(22) *Subdivision Plat*. Any type of *Subdivision Plat* required by law to be filed with Rockwall County, including but not limited to, a *Final Plat*, *Replat*, and/or *Amending Plat*, but excluding *Preliminary Plat* and/or *Vacating Plat*.

(23) *System Facility*. A capital improvement or facility expansion, which is designated in the *Capital Improvements Plan* and which is not a *Site-Related Facility*. The term *System Facility* includes any improvement which is located off-site, or within or on the perimeter of the development site.

(24) *Utility Connection*. The authorization to install a meter for connecting a new development to the City of Rockwall's water system or wastewater system.

(25) *Wastewater Facility*. A wastewater interceptor or main, lift station or other facility or improvement for providing wastewater collection and treatment included within the City of Rockwall's collection system for wastewater. Wastewater facility includes -- *but is not limited to* -- land, easements or structures associated with such facilities. *Wastewater Facility* excludes a *Site-Related Facility*.

(26) *Water Facility*. A water interceptor or main, pump station, storage tank or other facility or improvement used for providing water supply, treatment and distribution service included within the City's water storage and distribution system. *Water Facility* includes -- *but is not limited to* -- land, easements or structures associated with such facilities. Water facility excludes *Site-Related Facility*.

(27) *Water Meter*. A device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

SECTION 38-106. APPLICABILITY.

(1) *Water and Wastewater Impact Fees*. The provisions of this *Article* regarding water and wastewater impact fees shall apply to all new development or redevelopment -- *when increasing the impact of an existing development* -- within the corporate boundaries of the City of Rockwall and its Extraterritorial Jurisdiction (ETJ). No new development shall be exempt from the assessment of impact fees pursuant to this ordinance.

(2) *Roadway Impact Fees*. The provisions of this *Article* regarding roadway impact fees shall apply to all new development or redevelopment -- *when increasing the impact of an existing development* -- within the corporate boundaries of the City of Rockwall, not including the Extraterritorial Jurisdiction (ETJ).

SECTION 38-107. LAND USE ASSUMPTIONS REPORT.

The *2019 Land Use Assumptions for Impact Fees Report* has been reviewed, evaluated, updated, and revised, and the City Council finds that the land use assumptions contained in the *2024 Land Use Assumptions for Impact Fees Report* are hereby adopted and approved (*see Ordinance No. 24-41*). These assumptions may be revised by the City Council in accordance with procedures set forth in Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments*, of the Texas Local Government Code (TLGC).

SECTION 38-108. CAPITAL IMPROVEMENTS PLAN.

The official *Capital Improvements Plans* for roadway, water, and wastewater impact fees shall be those last reviewed, evaluated, updated and revised in accordance with the provisions of this *Article* and the requirements of Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments*, of the Texas Local Government Code (TLGC). Furthermore, the City Council finds that the *Capital Improvements Plans* as set forth in *Exhibits 'C' & 'D'* of *Ordinance No. 24-41* are hereby adopted and approved as the official *Capital Improvements Plans* for the City of Rockwall. The *Capital Improvements Plans* may be amended from time-to-time, pursuant to the procedures in *Section 38-119*.

SECTION 38-109. IMPACT FEE SERVICE AREAS.

(1) *Water and Wastewater Impact Fee Service Area*. The water and wastewater service area shall be composed of the land within the corporate limits of the City of Rockwall and the City's Extraterritorial Jurisdiction (ETJ) as depicted in the *Land Use Assumptions Report* referenced in *Section 38-107*. The boundaries of the *Water and Wastewater Service Area* may be amended from time-to-time, pursuant to the procedures in *Section 38-119*.

(2) *Roadway Impact Fee Service Areas*. There shall be four (4) roadway service areas composed of land within the corporate limits of the City of Rockwall as depicted in the *Land Use Assumptions Report* referenced in *Section 38-107*. The boundaries of the *Roadway Service Areas* may be amended from time-to-time, or new roadway service areas may be delineated, pursuant to the procedures in *Section 38-119*.

SECTION 38-110. ASSESSMENT AND COLLECTION SCHEDULES.

The previously adopted impact fees for roadway, water, and wastewater have been reviewed, evaluated, updated and revised, and the City Council finds that:

(1) *Roadway Impact Fees*. The adopted and approved impact fee assessment and collection rate for roadways shall be as follows:

(a) *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

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

	COLLECTION RATES				
SERVICE AREA	RESIDENTIAL	COMMERCIAL	OFFICE	INDUSTRIAL	INSTITUIONAL
1	$1,345.00	$1,921.00	$1,345.00	$1,537.00	$1,345.00
2	$1,345.00	$1,921.00	$1,345.00	$1,537.00	$1,345.00
3	$1,345.00	$1,921.00	$1,345.00	$1,537.00	$1,345.00
4	$1,345.00	$1,921.00	$1,345.00	$1,537.00	$1,345.00

(2) *Water and Wastewater Impact Fees*. The adopted and approved impact fee assessment and collection rate for water and wastewater shall be as follows:

(a) *Schedule 3: Maximum Water and Wastewater Impact Fees*. The following schedule is the maximum impact fees per Single-Family Living Unit Equivalent (SFLUE) 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 AFTER 10/07/2024
	07/16/1990 & 06/02/2008 (1)	06/02/2008 & 10/20/2014	10/20/2014 & 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

NOTES:
(1) For non-residential uses, assessment was expressed as SFLUEs per acre: 2.11 SFLUE/acre for water impact fees and 2.17 SFLUE/acre for wastewater impact fees, within the period listed.

(b) *Schedule 4: Impact Fees to be Paid Per Service Unit for Water and Wastewater Facilities*.

	PER LIVING UNIT EQUIVALENT (⅝" WATER METER)
WATER FACILITIES	$1,980.19
WASTEWATER FACILITIES	$3,249.21

SECTION 38-111. IMPACT FEES AS A CONDITION OF APPROVAL OF NEW DEVELOPMENT AND ISSUANCE OF A PERMIT.

A *Subdivision Plat* for new development -- *inside or outside the corporate boundaries of the City* -- shall *not* be released for filing with Rockwall County without the assessment of the applicable *Impact Fees* pursuant to this *Article*. In cases where no *Subdivision Plat* is submitted to the City of Rockwall for new development -- *inside or outside the corporate boundaries of the City* --, no application for a utility connection shall be approved and/or building permit or Certificate of Occupancy (CO) issued without the assessment of the applicable *Impact Fees* pursuant to this *Article*. In addition, for all new development -- *inside or outside the corporate boundaries of the City* -- no utility connection shall be approved and/or building permit or Certificate of Occupancy (CO) issued until the property owner or owners has paid the applicable impact fees imposed by and calculated in accordance with the requirements of this *Article* or as remedied by contract for payment by other financing mechanisms as approved by the City of Rockwall and executed by all parties.

SECTION 38-112. ASSESSMENT OF IMPACT FEES.

(1) The assessment of *Impact Fees* for any new development shall be calculated at the time of *Final Plat* approval. In cases where no subdivision plat is necessary -- *pursuant to the requirements of this Chapter* --, assessment of *Impact Fees* shall occur at the time an application is made for a building permit or utility connection, whichever occurs first. For the purposes of phasing in the application of this *Article*, *Final Plats* that have been approved -- *either through action by the City or failure to act by the City* -- on or before the effective date of the ordinance from which this *Article* is derived, the assessment of *Impact Fees* for the new development to which the *Final Plat* applies shall be calculated and made in accordance with the *Impact Fee* requirements existing prior to the adoption of the ordinance from which this *Article* is derived.

(2) Following the initial assessment of *Impact Fees* pursuant to Subsection (1) of this section, the amount of the impact fee assessment per service unit for the development cannot be increased, unless the owner proposes to change the approved development or building size through the submission of a new application for *Subdivision Plat* or other development application that results in approval of additional service units, in which case the *Impact Fee Rate* will be reassessed for increased meter size or additional meters or service units at the *Impact Fee Rate* that is then in effect.

(3) Following the submittal of any *Subdivision Plat* that results in an increase in the number of service units, a new assessment shall be made in accordance with Subsections (1) & (2) of this section.

(4) Approval of an *Amending Plat* pursuant to Subsection 38-7(8), *Amending Plats*, of this *Chapter* is not subject to reassessment for an *Impact Fee*.

(5) Following the lapse or expiration of a *Subdivision Plat* that has been approved in accordance with Subsection 38-7(4), *Final Plats* or Subsection 38-7(7), *Replats*, of this *Chapter*, or a *Subdivision Plat* deemed to be approved due to the City of Rockwall's failure to act, pursuant to the Texas Local Government Code and this *Chapter*, a new assessment shall be performed at the time of new *Subdivision Plat* approval in accordance with this *Article*.

SECTION 38-113. COMPUTATION OF IMPACT FEES.

(1) At the time of *Subdivision Plat* approval, or at the time a request for a utility connection for a property in the City's corporate limits or Extraterritorial Jurisdiction (ETJ) is made -- *for which a Subdivision Plat was not submitted to the City* -- for all new developments, the City shall compute the *Impact Fees* due for the new development in the following manner:

(a) The amount of each type of impact fee due (*i.e. roadway, water, and wastewater*) shall be determined by multiplying the number of each type of service units generated by the new development by the impact fee due for each type of service unit in the applicable service areas as set forth by *Section 38-110* and the ordinance from which this *Article* is derived.

(b) The amount of each *Impact Fee* due shall be reduced by any allowable credits for that category of capital improvements in the manner provided by *Section 38-115*.

(2) Whenever a property owner proposes to increase the number of service units for a new development, the additional *Impact Fees* collected for such new service units shall be determined by using the amount of *Impact Fee* per service unit in *Section 38-10*, and such additional fee shall be collected at the time of issuance of a new building permit. For an area in the City's Extraterritorial Jurisdiction (ETJ) for which a *Subdivision Plat* was not required to be submitted to the City, the additional fee shall be collected prior to or at the time of enlargement of the connection to the City's existing system.

SECTION 38-114. COLLECTION METHOD FOR IMPACT FEES.

Impact fees shall be collected at the time the City of Rockwall issues a building permit for new development inside the City's corporate limits, or at the time of application for an individual meter connection to the utility system for property outside the City's corporate limits in the City's Extraterritorial Jurisdiction (ETJ), unless an agreement with the City has been executed providing for a different time of payment.

SECTION 38-115. CREDITS AGAINST IMPACT FEES.

(1) The City of Rockwall shall credit the contribution of land, improvements, or funding for the construction of any system facility that is required or agreed to by the City, pursuant to the rules established in this section or pursuant to the administrative guidelines promulgated by the City of Rockwall. The credit shall be associated with a subdivision plat or other detailed plan for development for the property that is to be served by the capital improvements and/or expansion facility.

(2) All credits against *Impact Fees* shall be subject to the following limitations and shall be granted based on this *Article*, and any additional administrative guidelines that may be adopted by the City of Rockwall.

(a) No credit shall be given for the dedication or construction of site-related facilities.

(b) No credit shall exceed an amount equal to the assessed *Impact Fee*.

(c) The unit costs used to calculate credits may be those assumed for the capital improvements or expansion facilities.

(d) No credit shall be given for capital improvements or expansion facilities which are not identified on the *Capital Improvements Plans*, unless the capital improvement or expansion facility is included in the *Master Thoroughfare Plan*, and the City agrees that such improvement supplies capacity to new developments other than the development paying the *Impact Fee* and provisions for credits are incorporated into a *Credit Agreement* pursuant to Subsection (6) of this section.

(e) In no event will the City of Rockwall grant a credit when no *Impact Fees* can be collected pursuant to this *Article* or for any amount exceeding the total *Impact Fees* due for the development, unless expressly agreed to in writing by the City of Rockwall.

(f) Credits for system facilities dedicated to and accepted by the City of Rockwall for a development prior to the effective date of the ordinance from which this *Article* is derived shall be prorated among the total number of service units within such development, including existing service units, and shall be further reduced by the amount of any participation funds received from the City.

(g) The City of Rockwall may participate in the costs of a system improvement to be dedicated to the City, including costs that exceed the amount of the *Impact Fees* due for the development, in accordance with the policies and rules established by the City. The amount of any credit for construction of a system facility shall be reduced by the amount of any participation funds received from the City.

(3) *Process for Requesting Credits*. An applicant or developer of a new development must apply for a credit against *Impact Fees* due for the development either [*1*] at or before the time the *Impact Fee* is assessed in accordance with Section 38-112, or [*2*] at a different time agreed to by the City. To request a credit against *Impact Fees* due, the applicant or developer shall file a petition for credits with the City in writing. The contents of such petition shall be established by administrative guidelines.

(4) *Methods for Applying Credits*. A credit associated with a new development shall be applied against an *Impact Fee* in the following manner:

(a) For single-family, townhome, or duplex lots in a new development consisting only of single-family, townhome, or duplex residential development where one (1) residential unit is proposed to be established on one (1) residential lot, such credit shall be prorated equally among such lots, to be applied at the time of application for a building permit for each lot, against *Impact Fees* to be collected at the time the building permit is issued.

(b) For all types of new development other than those listed in Subsection (4)(a) above -- *including those involving mixed use developments* -- the credit applicable to the new development shall be applied to the *Impact Fee* due at the time the building permit is issued.

(c) At its sole discretion, the City of Rockwall may authorize an alternative method for applying credits upon written agreement with the property owner through a *Credit Agreement*.

(5) *Expiration of Credits*. If a credit applicable to a subdivision plat has not been exhausted within ten (10) years from: [*1*] the acquisition of the first building permit issued; or [*2*] in the cases for which no subdivision plat is submitted to the City of Rockwall, the acquisition of the first building permit issued *or* the acquisition of the first Certificate of Occupancy (CO) is issued *or* utility connection is made after the effective date of the adoption of the applicable *Impact Fee* -- *whichever occurs first* -- *or* within such period as may otherwise be designated by a *Credit Agreement*, such credit shall lapse.

(6) *Credit Agreements*. An applicant or developer of new development who proposes to construct or finance a capital improvement or facility expansion designated in the *Capital Improvements Plans*, or other facility improvement that supplies excess capacity, as required or authorized by the City of Rockwall, shall enter into an agreement with the City to provide for credits against *Impact Fees* due for the development in accordance with the requirements of Subsection (1), (2), (3), (4), & (5) above. The agreement shall identify the basis for the method of computing the amount of the credit due and any reduction in credits attributable to the consumption of capacity by developed lots or tracts served by the improvements. For multi-phased projects, the City of Rockwall may require that total credits be proportionally allocated among phases. If authorized by the City, the agreement may also provide for the allocation of credits among new developments within the project, and provisions for the timing and collection of *Impact Fees*; however, in no case shall credits be transferable to other new developments not associated with the capital improvements or facility expansions.

SECTION 38-116. ESTABLISHMENT OF ACCOUNTS.

(1) The City of Rockwall shall establish an account to which interest is allocated for each service area for each type of capital facility for which an *Impact Fee* is imposed pursuant to this *Article*. Each *Impact Fee* collected within the service area shall be deposited in such account.

(2) Interest earned on the account into which the *Impact Fees* are deposited shall be considered funds of the account and shall be used solely for the purposes authorized in *Section 38-117*.

(3) The City of Rockwall shall establish adequate financial and accounting controls to ensure that *Impact Fees* are disbursed from the account are utilized solely for the purposes authorized in *Section 38-117*.

(4) The City of Rockwall shall maintain and keep financial records for *Impact Fees*, which shall show the source and disbursement of all fees collected in or expended from each service area. The records of the account into which *Impact Fees* are deposited shall be open for public inspection and copying during ordinary business hours. The City of Rockwall may establish a fee for copying services.

SECTION 38-117. USE OF PROCEEDS OF IMPACT FEES.

(1) The *Impact Fees* collected for each service area pursuant to the requirements of this *Article* may be used to finance or recoup the costs of any capital improvements or facility expansions identified in the *Capital Improvements Plan* for the service area, including but not limited to, the construction contract price, surveying and engineering fees, and land acquisition costs (*including land/easement purchases, court awards and costs, attorney's fees, and expert witness fees*). *Impact Fees* may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the City of Rockwall to finance such capital improvements or facility expansions. *Impact Fees* may also be used to pay fees actually contracted to be paid to an independent qualified engineer or financial consultant for the preparation of or updating the *Capital Improvements Plan*.

(2) *Impact Fees* collected pursuant to this *Article* shall *not* be used to pay any of the following expenses:

(a) Construction, acquisition or expansion of public facilities or assets other than capital improvements or facility expansions identified in the *Capital Improvements Plan*.

(b) Repair, operation, or maintenance of existing or new capital improvements of facility expansions.

(c) Upgrade, update, expansion, or replacement of existing capital improvements to provide better service to existing development (*i.e. in order to meet stricter safety, efficiency, environmental or regulatory standards*).

(d) Administrative and operating costs of the City of Rockwall.

SECTION 38-118. REFUNDS OF IMPACT FEES.

(1) Upon application by a property owner, any *Impact Fee* or portion there of collected pursuant to the regulations of this *Article*, which has not been expended within the service area within ten (10) years from the date of payment, shall be refunded. Payments shall be refunded to the record owner of the property for which the *Impact Fee* was paid or -- *if the Impact Fee was paid by another government entity* -- to such governmental entity, together with interest calculated from the date of payment to the date of refund at the statutory rate as set forth in Section 302.002 of the Texas Finance Code or its successor statute. The application for refund pursuant to this *Article* shall be submitted within 60-days after the expiration of the ten (10) year period for expenditure of the fee. An *Impact Fee* shall be considered expended on a *first-in, first out* basis.

(2) An *Impact Fee* collected pursuant to this *Article* shall also be considered expended if the total expenditures for capital improvements or facility expansions within the service area within ten (10) years following the date of payment exceeds the total fees collected within the service area for such improvements or expansions during such period.

(3) If a refund is due pursuant to Subsections (1) & (2), the City of Rockwall shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

(4) Application for refunds shall be submitted to the City of Rockwall on a form approved by the City for such purposes. Within 90-days of the receipt of the application, the City shall provide the applicant -- *in writing* -- with a decision on the refund request.

SECTION 38-119. AMENDMENT TO PLAN AND REVISIONS OF IMPACT FEES.

(1) The City of Rockwall shall update is *Land Use Assumptions* and *Capital Improvements Plans* at least every five (5) years, commencing from the date of adoption of such plans, and shall recalculate the *Impact Fees* based thereon in accordance with the procedures set forth in Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code (TLGC), or in any successor statute.

(2) The City of Rockwall may review its *Land Use Assumptions*, *Impact Fees*, and *Capital Improvements Plans* and other factors such as market conditions more frequently than provided in *Subsection (1)* to determine whether the *Land Use Assumptions* and *Capital Improvements Plans* should be updated and the *Impact Fee* recalculated accordingly, utilizing the statutory update procedures.

(3) If, at the time an update is required pursuant to *Subsection (1)*, the City Council determines that no change to the *Land Use Assumptions*, *Capital Improvements Plans*, or *Impact Fee* is needed, it may dispense with such update by following the procedures of *Section 395.0575 of the Texas Local Government Code (TLGC)* or successor statue.

(4) The City of Rockwall may amend any other provisions of this *Article* in accordance with the procedures for amendments as stipulated by this Municipal Code of Ordinances or the City's Charter.

SECTION 38-120. USE OF OTHER FINANCING MECHANISMS.

(1) The City of Rockwall may finance capital improvements or facility expansions designated in the *Capital Improvements Plan* through the issuance of bonds, through the formation of Public Utility Districts (PUDs)/Public Improvement Districts (PIDs) or other assessment districts, or through any other authorized mechanism, in such a manner and subject to such limitations as may be provided by law, in addition to the use of *Impact Fees*.

(2) Except as otherwise provided in this *Chapter*, the assessment and collection of an *Impact Fee* shall be additional and supplemental to -- *and not in substitution of* – any other tax, fee charge, or assessment which is lawfully imposed on and due against the property.

(3) The City Council may decide that the City of Rockwall will pay all or a part of capital improvements or facility expansions due for a new development pursuant to duly adopted criteria.

SECTION 38-121. IMPACT FEE AS AN ADDITIONAL AND SUPPLEMENTAL REGULATION.

(1) *Impact Fees* established by this *Article* are additional and supplemental to -- *and not in substitution of* -- any other requirements imposed by the City of Rockwall on the development of land or the issuance of building permits or a Certificate of Occupancy (CO). Such fee is intended to be consistent with and to further the policies of the City of Rockwall's Comprehensive Plan, the *Capital Improvements Plan*, the Unified Development Code (UDC), the subdivision requirements contained in this *Chapter*, and other polices, ordinances, and/or resolutions by which the City of Rockwall seeks to ensure the provisions of adequate public facilities in conjunction with the development of land.

(2) This *Article* shall not affect -- *in any manner* -- the permissible use of a property, the density of a development, the design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to the Unified Development Code (UDC) and the subdivision requirements contained in this *Chapter*, or other regulations of the City of Rockwall, which shall be operative and remain in full force and effect without limitation with respect to all such development.

SECTION 38-122. WAIVERS AND EXEMPTIONS.

Pursuant to Section 395.022 of the Texas Local Government Code (TLGC), a school district is not required to pay *Impact Fees* under this *Article* unless the Board of Trustees of the school district consents to the payment of the fees by entering a contract with the City imposing the fees.

SECTION 38-123. RELIEF PROCEDURES.

Any person who has paid an *Impact Fee* or an owner of land upon which an impact fee has been paid may petition the City Council to determine whether any duty required by this *Article* has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the duty be performed within 60-days of the request. If the City Council determines that the duty is required pursuant to this *Article* and is late in being performed, it shall cause the duty to commence within 60-days of the date of the request and to continue until completion.

ARTICLE III. IMPACT FEE REGULATIONS

DIVISION 1. WATER AND WASTEWATER IMPACT FEES

SUBDIVISION I. IN GENERAL

SECTION 38-103. DEFINITIONS.

The terms defined in this section shall apply exclusively to the administration of water or wastewater impact fees. For terms not defined in this section, the definitions contained in section 38-227 shall apply:

- Capital improvement means a water or wastewater facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the city.

- Credit means a reduction in the amount of a water or wastewater impact fee for a new development, either by a decrease in the number of service units attributable to such development or a decrease in the amount of water or wastewater impact fees otherwise due, that results from contributions of land, improvements or funds to construct system improvements in accordance with this chapter and the Unified Development Code, policies or requirements.

- Impact fee.

    - The term "impact fee" means a fee for water or wastewater facilities imposed on new development by the city pursuant to this division in order to generate revenue to fund or recoup all or part of the costs of capital improvements or facility expansion necessitated by and attributable to such new development.

    - The term "impact fees" does not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the Unified Development Code or this chapter.

- Land use assumptions means the projections of population and employment growth and associated changes in land uses, densities and intensities adopted by the city, as may be amended from time to time, upon which the water or wastewater impact fee capital improvements plans are based.

- Service area means a water or wastewater service area within the city or within the city's extraterritorial jurisdiction, within which impact fees for water or wastewater improvements or facility expansions may be collected for new development occurring within such area and within which fees so collected will be expended for those types of improvements or expansions identified in the water or wastewater improvements plan applicable to the service area.

- Service unit means a living unit equivalent, expressed as a multiple of a one-inch water meter that serves a single-family dwelling.

- Site-related facility means an improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of water or wastewater facilities to serve the new development, and which is not included in the water or wastewater improvements plan and for which the developer or property owner is solely responsible under subdivision or other applicable development regulations.

- System facility means a water or wastewater improvement or facility expansion which is designated in the water or wastewater improvements plan and which is not a site-related facility. The term "system facility" includes a water or wastewater improvement which is located off-site, or within or on the perimeter of the development site.

- Wastewater facility means a sanitary sewer interceptor or main, lift station, treatment facility or other facility included within and comprising an integral component of the city's collection and transmission system for sanitary sewers.

- The term "wastewater facility" includes land, easements or structures associated with such facilities.

- The term "wastewater facility" does not include a site-related facility.

- Wastewater facility expansion means the expansion of the capacity of an existing wastewater facility in the city, but does not include the repair, maintenance, modernization, or expansion of an existing wastewater facility to better serve existing development.

- Wastewater improvements plan means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or wastewater facility expansions and their costs for the wastewater service area, which are necessitated by and which are attributable to new

development, for a period not to exceed ten years, which are to be financed in whole or in part through the imposition of wastewater impact fees pursuant to this division.

- Water facility means a water transmission line or main, pump station, storage tank, water supply facility, treatment facility or other facility included within and comprising an integral component of the city's water storage or distribution system.
- The term "water facility" includes land, easements or structures associated with such facilities, and rights-to-serve.
- The term "water facility" does not include site-related facilities.
- Water facility expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water improvement to serve existing development.
- Water improvements plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed ten years, and which are to be financed in whole or in part through the imposition of water facilities impact fees pursuant to this division.
- Water meter means a device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

(Code 1982, § 24-53; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTION 38-104. TITLE; PURPOSE; AUTHORITY; APPLICABILITY.

(a) This division shall be known and cited as the Rockwall Water and Wastewater Impact Fee Regulations.

(b) This division is intended to ensure the provision of adequate water and wastewater facilities to serve new development in the city by requiring each development to pay a share of the costs of such improvements necessitated by and attributable to such new development.

(c) This division is adopted pursuant to V.T.C.A., Local Government Code ch. 395 and the city Charter. The provisions of this division shall not be construed to limit the power of the city to utilize other methods authorized under state law or pursuant to other city powers to accomplish the purposes set forth in this division, either in substitution or in conjunction with this chapter. Guidelines may be developed by ordinance, resolution, or otherwise to implement and administer this division.

(d) The provisions of this division apply to all new, nonexempt development within the corporate boundaries or extraterritorial jurisdiction of the city located within a water or wastewater service area.

(Code 1982, § 24-52; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTION 38-105. COMPUTATION OF MAXIMUM IMPACT FEES PER SERVICE UNIT.

(a) Maximum water or wastewater impact fees per service unit shall be established for each service area. The maximum impact fee per service unit for each service area shall be computed in the following manner:

(1) Calculate the total projected costs of water or wastewater improvements necessitated by and attributable to new development in the service area identified in the respective water or wastewater improvements plan.

(2) From such amount, subtract a credit equal to the amount of that portion of ad valorem tax revenues, if any, to be generated by new service units during the period the water or wastewater improvements plan is in effect, including the payment of debt, associated with the water or wastewater improvements in the plan.

(3) Divide the resultant amount by the total number of service units anticipated within the service area, based upon the land use assumptions for that service area.

(b) The water or wastewater impact fee per service unit which is to be paid by each new development within a service area shall be that established by ordinance by the city council, as such may be amended from time to time, and shall be an amount less than or equal to the maximum impact fee per service unit.

(c) The city may vary the rates of collection or amount of water or wastewater impact fees to be collected within a service district in order to reasonably further goals and policies affecting the adequacy of water or wastewater facilities serving new development, or other regulatory purposes affecting the type, quality, intensity, economic development potential or development timing of land uses within such service district.

(d) The maximum impact fee per service unit for water or wastewater facilities, as may be amended from time to time, is hereby declared to be an approximate and appropriate measure of the impacts generated by a new unit of development on the city's water or wastewater system. To the extent that the impact fee charged against a new development, as may be amended from time to time, is less than the maximum impact fee per service unit, such difference hereby is declared to be founded on policies unrelated to measurement of the impacts of the new development on the city's water or wastewater system. The maximum impact fee may be used in evaluating any claim by a property owner that the dedication or construction of a capital improvement imposed as a condition of development approval pursuant to the city's Unified Development Code or these subdivision regulations is disproportionate to the impacts created by the development on the city's water or wastewater system.

(Code 1982, § 24-54; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTION 38-106. ESTABLISHMENT OF ACCOUNTS; USE OF PROCEEDS AND OTHER FINANCING MECHANISMS.

(a) The city's finance department shall establish an account to which interest is allocated for each service area for which a water or wastewater impact fee is imposed pursuant to this division. Each impact fee collected within the service area shall be deposited in such account. Limitations on use of interest attributable to water and wastewater impact fee accounts, disbursement limitations, and recordkeeping for such accounts shall be the same as those for roadway impact fees, as set forth in section 38-234.

(b) The use of water and wastewater impact fees and the limitations on the use of such fees shall be the same as those for roadway impact fees, as set forth in section 38-233.

(c) The city may finance water and wastewater improvements designated in the water or wastewater improvements or facility expansions designated in the respective capital improvements plan through any authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees. Except as otherwise provided in this division, the assessment and collection of a water or wastewater impact fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property. The city council may decide that the city shall pay all or a part of water or wastewater impact fees due for a new development pursuant to duly adopted criteria.

(Code 1982, § 24-55; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTION 38-107. FUNCTIONS OF CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

The capital improvements advisory committee for water and wastewater impact fees shall perform the same functions and exercise the same authority delegated to the capital improvements advisory committee for roadway impact fees pursuant to section 38-235.

(Code 1982, § 24-56)

SECTIONS 38-108—38-127. RESERVED.

SUBDIVISION II. ASSESSMENT AND COLLECTION

SECTION 38-128. ASSESSMENT AND COLLECTION SCHEDULES INCORPORATED BY REFERENCE.

The amount of the impact fees to be assessed by service unit for water or wastewater facilities shall be as set forth in schedule 1 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this division, a copy of which is on file in the city secretary's office. The amount of the impact fees which are to be paid per service unit for water or wastewater facilities shall be as set forth in schedule 2 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office. The amount of the impact fees to be collected by service unit may be phased over a period of years, such amount to be set forth by year in schedule 2. Schedules 1 and 2 for water or wastewater facilities may be amended from time to time utilizing the amendment procedure for roadway impact fees set forth in section 38-309.

(Code 1982, § 24-57; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTION 38-129. ASSESSMENT PROCEDURE.

(a) Assessment of the impact fee for any new development shall be made as follows:

(1) For land which is unplatted at the time of application for a building permit, and for which no platting is necessary pursuant to the city's subdivision regulations prior to development, assessment of water or wastewater impact fees shall occur at the time application is made for the building permit, or at the time application is made for utility connection, whichever first occurs, and shall be the amount of the maximum impact fee per service unit as set forth in schedule 1 then in effect.

(2) For land that was platted prior to July 16, 1990, and for which no replatting is required, assessment may occur at any time during the development process.

(3) For a new development which is submitted for approval or which is proposed for replatting on or after July 16, 1990, pursuant to this chapter, assessment of water and wastewater impact fees shall be at the time of final plat recordation, and shall be the amount of the maximum impact fee per service unit as set forth in schedule 1 then in effect.

(b) Following assessment of the impact fee pursuant to subsection (a) of this section, the amount of the impact fee assessment per service unit for that development cannot be increased, unless the owner proposes to change the approved development by the submission of a new application for final plat approval or other development application that results in approval of additional service units, in which case a new assessment shall occur at the schedule 1 rate then in effect for such additional service units.

(c) Approval of an amending plat pursuant to V.T.C.A., Local Government Code § 212.016 and the city's subdivision regulations is not subject to reassessment for an impact fee.

(Code 1982, § 24-58; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTION 38-130. COLLECTION METHOD FOR PAYMENT.

(a) Water and wastewater impact fees shall be collected at the time the city issues a building permit for a new development inside city limits, or at the time of application for an individual meter connection to the utility system for land outside city limits, unless a different time is provided for in an agreement for capital improvements pursuant to subsection (b) of this section.

(b) The impact fees to be paid and collected per service unit for a new development shall be the amount listed in schedule 2 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office. The city may enter into an agreement with a developer for a different time and manner of payment of impact fees, in which case the agreement shall determine the time and manner of payment.

(c) The director of public works or his delegate shall compute the water or wastewater impact fees for a new development in the following manner:

(1) The director shall first determine whether the new development is eligible for credits calculated in accordance with subdivision III of this division that reduce impact fees otherwise due in whole or in part;

(2) The total amount of the impact fees for the new development shall be calculated and attached to the development application as a condition of approval.

(d) The amount of each impact fee for a new development shall not exceed an amount computed by multiplying the fee assessed per service unit pursuant to section 38-129 by the number of service units generated by the development.

(e) If the building permit for which an impact fee has been paid has expired, and a new application is thereafter filed, the impact fees shall be computed using schedule 2 (attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office) then in effect, with credits for previous payment of fees being applied against the new fees due.

(f) Whenever the property owner proposes to increase the number of service units for a development, the additional impact fees collected for such new service units shall be determined by using schedule 2 (attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office)then in effect, and such additional fee shall be collected at the times prescribed by this section.

(Code 1982, § 24-59; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTIONS 38-131—38-158. RESERVED.

SUBDIVISION III. CREDITS

SECTION 38-159. IMPACT FEE REDUCTION.

(a) The city shall credit the contribution of land, improvements or funding for construction of any water or wastewater facility that is required or agreed to by the city, pursuant to rules established in this section or pursuant to administrative guidelines promulgated by the city. The credit shall be associated with the plat or other detailed plan of development for the property that is to be served by the water or wastewater facility.

(b) Master planned projects, including subdivisions containing multiple phases, and whether approved before or after the effective date of the ordinance from which this article is derived may apply for credits against water or wastewater impact fees for the entire project based upon contributions of land, improvements or funds toward construction of system facilities, or other water or wastewater improvements supplying excess capacity. The credit determination shall be incorporated within an agreement for credits, in accordance with section 38-160.

(c) All credits against water or wastewater impact fees shall be based upon standards promulgated by the city, which may be adopted as administrative guidelines, including the following standards:

(1) No credit shall be given for the dedication or construction of site-related facilities.

(2) The unit costs used to calculate offsets and credits may be those assumed for the water or wastewater improvements included in the capital improvements plan, or other costs used by the city in the ordinary course of administering its capital facilities agreements for water or wastewater facilities.

(3) No credit shall be given for a water or wastewater facility which is not identified within the applicable capital improvements plan, unless the facility is on the master plan for that category of capital improvement and the city agrees that such facility supplies capacity to new developments other than the development paying the impact fee and provisions for credits are incorporated in an agreement for credits pursuant to section 38-160.

(4) In no event will the city grant a credit when no water or wastewater impact fees can be collected pursuant to this division or for any amount exceeding the total water or wastewater impact fees due for the development, unless expressly agreed to by the city in writing.

(5) Credits for system facilities dedicated to and accepted by the city for a development prior to the effective date of the ordinance from which this division is derived shall be prorated among the total number of service units within such development, including existing service units, and shall be further reduced by the amount of any participation funds received from the city.

(6) The city may participate in the costs of a system improvement to be dedicated to the city, including costs that exceed the amount of the impact fees due for the development, in accordance with policies and rules established by the city. The amount of any credit for construction of a system facility shall be reduced by the amount of any participation funds received from the city.

(d) Credits for construction of improvements shall be deemed created when the improvements are completed and the city has accepted the facility. Credits created after July 16, 1990, shall expire ten years from the date the credit was created. Credits arising prior to such effective date shall expire ten years from such date. Upon application by the property owner, the city may agree to extend the expiration date for the credit on mutually agreeable terms.

(a) Unless an agreement for credits under section 38-160 is executed providing for a different manner of applying credits against water or wastewater impact fees due, a credit associated with a plat shall be applied at the time of application for the first building permit and, at each building permit application thereafter, to reduce impact fees due until the credit is exhausted.

(Code 1982, § 24-60; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTION 38-160. AGREEMENT FOR CREDITS.

An owner of a new development who has constructed or financed a water or wastewater improvement or facility expansion designated in the applicable capital improvements plan, or other water or wastewater improvement that supplies excess capacity, as required or authorized by the city, shall enter into an agreement with the city to provide for credits against impact fees due for the development in accordance with section 38-159. The agreement shall identify the basis for the method for computing and the amount of the credit due and any reduction in credits attributable to consumption of water or wastewater capacity by developed lots or tracts served by the improvements. For multi-phased projects, the city may require that total credits be

proportionally allocated among the phases. If authorized by the city, the agreement also may provide for allocation of credits among new developments within the project, and provisions for the timing and collection of impact fees.

(Code 1982, § 24-61; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTIONS 38-161—38-183. RESERVED.

SUBDIVISION IV. UPDATE AND RELIEF PROCEDURES

SECTION 38-184. FOR WATER AND WASTEWATER IMPACT FEES.

The provisions for update and relief procedures for roadway impact fees set forth in sections 38-309 through 38-314, shall also constitute the update and relief procedures for water and wastewater impact fees, and shall be applied equally to matters pertaining to such impact fees.

(Code 1982, § 24-62; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTIONS 38-185—38-201. RESERVED.

SUBDIVISION V. WATER AND WASTEWATER IMPACT FEE SERVICE AREA AND PLANS

SECTION 38-202. LAND USE ASSUMPTIONS AND SERVICE AREAS.

(a) The official land use assumptions for water and wastewater impact fees shall be those last updated in accordance with section 38-184. Land use assumptions may be amended from time to time, or new land use assumptions may be adopted, pursuant to procedures in subdivision IV of this division.

(b) The official water and wastewater service areas shall be those last updated in accordance with section 38-184. The boundaries of the water or wastewater service areas may be amended from time to time, or new water service areas may be delineated, pursuant to the procedures in subdivision IV of this division.

(Code 1982, § 24-63; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTION 38-203. CAPITAL IMPROVEMENTS PLANS.

The official capital improvements plans for water and wastewater impact fees shall be those last updated in accordance with section 38-184. The capital improvements plans may be amended from time to time, or new water service areas may be delineated, pursuant to the procedures in subdivision IV of this division.

(Code 1982, § 24-64; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTION 38-204. WATER AND WASTEWATER FACILITIES, PER SERVICE UNIT.

(a) The maximum impact fees per service unit for water or wastewater facilities, which are to be assessed against each new development, shall be incorporated in schedule 1 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office. The official schedule 1 for water or wastewater facilities shall be that last updated in accordance with section 38-184. Schedule 1 may be amended from time to time, or new water service areas may be delineated, pursuant to the procedures in subdivision IV of this division.

(b) The impact fees per service unit to be collected for water or wastewater facilities for each new development shall be incorporated in schedule 2 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office. The official schedule 2 for water or wastewater facilities shall be that last updated in accordance with section 38-184. Schedule 2 may be amended from time to time, or new water service areas may be delineated, pursuant to the procedures in subdivision IV of this division.

(Code 1982, § 24-65; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

SECTIONS 38-205—38-226. RESERVED.

DIVISION 2. ROADWAY IMPACT FEES

SUBDIVISION I. IN GENERAL

SECTION 38-227. DEFINITIONS.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- Assessment means the determination of the amount of the maximum impact fee per service unit which can be imposed on new development pursuant to this division.

- Capital improvement means a roadway facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the city.

- Capital improvements advisory committee means the city's planning and zoning commission, together with such ad hoc representatives as may be appointed from time to time, to fulfill the composition mandated by V.T.C.A., Local Government Code § 395.058.

- Credit means a reduction in the amount of a roadway impact fee for a new development, either by a decrease in the number of service units attributable to such development or a decrease in the amount of roadway impact fees otherwise due, that results from contributions of land, improvements or funds to construct system improvements in accordance with the city's subdivision and development regulations, policies or requirements.

- Facilities expansion means a roadway facility expansion.

- Final plat recordation means the point at which the applicant has complied with all conditions of approval and the plat has been filed of record in the county in which the property being platted is located.

- Impact fee means a fee for roadway facilities imposed on new development by the city pursuant to this division in order to generate revenue to fund or recoup all or part of the costs of capital improvements or facility expansion necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the city's zoning or subdivision regulations.

- Land use assumptions means the projections of population and employment growth and associated changes in land uses, densities and intensities adopted by the city, as may be amended from time to time, upon which the roadway impact fee capital improvements plans are based.

- Land use equivalency table means a table converting the demands for capital improvements generated by various land uses to numbers of service units, as may be amended from time to time. The land use equivalency table may be incorporated in a schedule of impact fee rates.

- New development means a project involving the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of land, which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, and which requires either the approval and filing with the county in which the property is located of a plat pursuant to these subdivision regulations or the issuance of a building permit, and which has not been exempted from these regulations by provisions provided in this chapter.

- Property owner means any person, corporation, legal entity or agent thereof having a legal or equitable interest in the land for which an impact fee becomes due. The term "property owner" includes the developer for the new development.

- Recoupment means the imposition of an impact fee to reimburse the city for capital improvements which the city has previously oversized to serve new development.

- Roadway means any principal, major or minor arterial or collector designated in the city's adopted master thoroughfare plan, as may be amended from time to time. The term "roadway" also includes any thoroughfare designated as a numbered highway on the official federal or state highway system, to the extent that the city incurs capital improvement costs for such facility.

- Roadway facility means an improvement or appurtenance to a roadway which includes, but is not limited to, rights-of-way, whether conveyed by deed or easement; intersection improvements; traffic signals; turn lanes; drainage facilities associated with the roadway facility; streetlighting or curbs; and water and wastewater improvements affected by the roadway facility.

(1) The term "roadway facility" also includes any improvement or appurtenance to an intersection with a roadway officially enumerated in the federal or state highway system, and to any improvements or appurtenances to such federal or state highway, to the extent that the city has incurred capital costs for such facilities, including without limitation local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances and rights-of-way.

(2) The term "roadway facility" does not include those improvements or appurtenances to any roadway which is a site-related facility.

- Roadway facility expansion means the expansion of the capacity of an existing roadway in the city, but does not include the repair, maintenance, modernization, or expansion of an existing roadway to better serve existing development.

- Roadway improvements plan means the adopted plan, as may be amended from time to time, which identifies the roadway facilities or roadway facility expansions and their costs for each roadway service area, which are necessitated by and which are attributable to new development, for a period not to exceed ten years, which are to be financed in whole or in part through the imposition of roadway impact fees pursuant to this division.

- Service area means a roadway service area within the city, within which impact fees for roadway improvements or roadway facility expansions may be collected for new development occurring within such area and within which fees so collected will be expended for those types of improvements or expansions identified in the roadway improvements plan applicable to the service area.

- Service unit means a vehicle mile.

- Site-related facility means an improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of roadway facilities to serve the new development, and which is not included in the roadway improvements plan and for which the developer or property owner is solely responsible under these subdivision regulations or other applicable development regulations.

- System facility means a roadway improvement or facility expansion which is designated in the roadway improvements plan and which is not a site-related facility. The term "system facility" includes a roadway improvement which is located offsite, or within or on the perimeter of the development site.

- Vehicle mile means one vehicle traveling a distance of one mile during the afternoon peak hour.

(Code 1982, § 24-69; Ord. No. 08-21, § 1(24-69), 4-21-2008)

SECTION 38-228. SHORT TITLE.

This division shall be known and cited as the Rockwall Roadway Impact Fee Regulations.

(Code 1982, § 24-66; Ord. No. 08-21, § 1(24-66), 4-21-2008)

SECTION 38-229. PURPOSE.

This division is intended to assure the provision of adequate roadway facilities to serve new development in the city by requiring each development to pay a share of the costs of such improvements necessitated by and attributable to such new development.

(Code 1982, § 24-67; Ord. No. 08-21, § 1(24-67), 4-21-2008)

SECTION 38-230. AUTHORITY.

This division is adopted pursuant to V.T.C.A., Local Government Code ch. 395 and the city Charter. The provisions of this division shall not be construed to limit the power of the city to utilize other methods authorized under state law or pursuant to other city powers to accomplish the purposes set forth in section 38-229, either in substitution or in conjunction with this chapter. Guidelines may be developed by ordinance, resolution, or otherwise to implement and administer this division.

(Code 1982, § 24-68; Ord. No. 08-21, § 1(24-68), 4-21-2008)

SECTION 38-231. APPLICABILITY.

The provisions of this division apply to all new, nonexempt development within the corporate boundaries of the city located within a roadway service area.

(Code 1982, § 24-70; Ord. No. 08-21, § 1(24-70), 4-21-2008)

SECTION 38-232. COMPUTATION OF MAXIMUM IMPACT FEES PER SERVICE UNIT.

(a) Maximum roadway impact fees per service unit shall be established for each service area. The maximum impact fee per service unit for each service area shall be computed in the following manner:

(1) Calculate the total projected costs of roadway improvements necessitated by and attributable to new development in the service area identified in the roadway improvements plan.

(2) From such amount, subtract a credit equal to the amount of that portion of ad valorem tax revenues, if any, to be generated by new service units during the period the roadway improvements plan is in effect, including the payment of debt, associated with the roadway improvements in the plan.

(3) Divide the resultant amount by the total number of service units anticipated within the service area, based upon the land use assumptions for that service area.

(b) The impact fee per service unit which is to be paid by each new development within a service area shall be that established by ordinance by the city council, as such may be amended from time to time, and shall be an amount less than or equal to the maximum impact fee per service unit established in subsection (a) of this section.

(c) The city may vary the rates of collection or amount of roadway impact fees per service unit among or within service districts in order to reasonably further goals and policies affecting the adequacy of roadway facilities serving new development, or other regulatory purposes affecting the type, quality, intensity, economic development potential or development timing of land uses within such service districts.

(d) The maximum impact fee per service unit for roadway facilities, as may be amended from time to time, is hereby declared to be an approximate and appropriate measure of the impacts generated by a new unit of development on the city's roadway system. To the extent that the impact fee charged against a new development, as may be amended from time to time, is less than the maximum impact fee per service unit, such difference hereby is declared to be founded on policies unrelated to measurement of the impacts of the new development on the city's roadway system. The maximum impact fee may be used in evaluating any claim by a property owner that the dedication or construction of a capital improvement imposed as a condition of development approval pursuant to the city's subdivision or development regulations is disproportionate to the impacts created by the development on the city's roadway system.

(Code 1982, § 24-71; Ord. No. 08-21, § 1(24-71), 4-21-2008)

SECTION 38-233. USE OF PROCEEDS OF IMPACT FEE ACCOUNTS.

(a) The roadway impact fees collected for each service area pursuant to this chapter may be used to finance or to recoup the costs of any roadway improvements or facility expansions identified in the roadway improvements plan for the service area including, but not limited to, the construction contract price, surveying and engineering fees, and land acquisition costs (including land purchases, court awards and costs, attorney's fees, and expert witness fees). Roadway impact fees may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the city to finance such roadway improvements or facility expansions. Roadway impact fees also may be used to pay fees actually contracted to be paid to an independent qualified engineer or financial consultant for preparation of or updating the roadway improvements plan.

(b) Roadway impact fees collected pursuant to this article shall not be used to pay for any of the following expenses:

(1) Construction, acquisition or expansion of roadway improvements or assets other than those identified in the applicable roadway improvements plan;

(2) Repair, operation, or maintenance of existing or new roadway improvements or facility expansions;

(3) Upgrade, expansion or replacement of existing roadway improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;

(4) Upgrade, expansion, or replacement of existing roadway improvements to provide better service to existing development; provided, however, that impact fees may be used to pay the costs of upgrading, expanding or replacing existing roadway improvements in order to meet the need for new roadway improvements generated by new development; or

(5) Administrative and operating costs of the city.

(Code 1982, § 24-72; Ord. No. 08-21, § 1(24-72), 4-21-2008)

SECTION 38-234. ESTABLISHMENT OF ACCOUNTS.

(a) The city's finance department shall establish an account to which interest is allocated for each service area for which a roadway impact fee is imposed pursuant to this division. Each impact fee collected within the service area shall be deposited in such account.

(b) Interest earned on the account into which the impact fees are deposited shall be considered funds of the account and shall be used solely for the purposes authorized in section 38-233.

(c) The city's finance department shall establish adequate financial and accounting controls to ensure that roadway impact fees disbursed from the account are utilized solely for the purposes authorized in section 38-233. Disbursement of funds shall be authorized by the city at such times as are reasonably necessary to carry out the purposes and intent of this division; provided, however, that any road impact fee paid shall be expended within a reasonable period of time, but not to exceed ten years from the date the fee is deposited into the account.

(d) The city's finance department shall maintain and keep financial records for roadway impact fees, which shall show the source and disbursement of all fees collected in or expended from each service area. The records of the account into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours. The city may establish a fee for copying services.

(Code 1982, § 24-73; Ord. No. 08-21, § 1(24-73), 4-21-2008)

SECTION 38-235. FUNCTIONS OF CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

(a) The capital improvements advisory committee shall perform the following functions:

(1) Advise and assist the city in adopting land use assumptions;

(2) Review the roadway improvements plans and file written comments on impact fees;

(3) Monitor and evaluate implementation of the roadway improvements plans;

(4) Advise the city of the need to update or revise the land use assumptions, roadway improvements plans and roadway impact fees; and

(5) File a semiannual report, evaluating the progress of the roadway improvements plans and identifying perceived inequities in implementing the plans or administering the roadway impact fees.

(b) The city shall make available to the capital improvements advisory committee any professional reports prepared in the development or implementation of the roadway improvements plans.

(c) The city council shall adopt procedural rules for the capital improvements advisory committee to follow in carrying out its duties.

(Code 1982, § 24-74; Ord. No. 08-21, § 1(24-74), 4-21-2008)

SECTION 38-236. USE OF OTHER FINANCING MECHANISMS.

(a) The city may finance roadway improvements or facility expansions designated in the roadway improvements plan through the issuance of bonds, through the formation of public utility districts or other assessment districts, or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.

(b) Except as otherwise provided in this chapter, the assessment and collection of a roadway impact fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property.

(c) The city council may decide that the city shall pay all or a part of roadway impact fees due for a new development pursuant to duly adopted criteria.

(Code 1982, § 24-75; Ord. No. 08-21, § 1(24-75), 4-21-2008)

SECTION 38-237. IMPACT FEE AS ADDITIONAL AND SUPPLEMENTAL REGULATION.

(a) Roadway impact fees established by this division are additional and supplemental to, and not in substitution of, any other requirements imposed by the city on the development of land or the issuance of building permits or certificates of occupancy. Such fee is intended to be consistent with and to further the policies of the city's comprehensive land use plan, the capital improvements plan, the Unified Development Code, these subdivision regulations and other city policies, ordinances and resolutions by which the city seeks to ensure the provision of adequate public facilities in conjunction with the development of land.

(b) This division shall not affect, in any manner, the permissible use of property, density of development, design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to the Unified Development Code and these subdivision regulations or other regulations of the city, which shall be operative and remain in full force and effect without limitation with respect to all such development.

(Code 1982, § 24-76; Ord. No. 08-21, § 1(24-76), 4-21-2008)

SECTIONS 38-238—38-252. RESERVED.

SUBDIVISION II. ASSESSMENT AND COLLECTION

SECTION 38-253. ASSESSMENT AND COLLECTION SCHEDULES INCORPORATED BY REFERENCE.

The amount of the impact fees to be assessed by vehicle mile shall be as set forth in schedule 1, attached to the ordinance from which this article is derived and made a part of this article by reference as if fully set forth in this article. The amount of the impact fees which are to be paid by vehicle mile shall be as set forth in schedule 2 attached to the ordinance from which this article is derived and made a part of this article by reference as if fully set forth in this article. The amount of the impact fees to be collected by vehicle mile may be phased over a period of years, such amount to be set forth by year in schedule 2 attached to the ordinance from which this article is derived. Schedules 1 and 2 attached to the ordinance from which this section is derived may be amended from time to time utilizing the amendment procedure set forth in section 38-309.

(Code 1982, § 24-77; Ord. No. 08-21, § 1(24-77), 4-21-2008)

SECTION 38-254. ASSESSMENT PROCEDURE.

(a) Assessment of the impact fee for any new development shall be made as follows:

(1) For a new development subject to a final plat that was recorded pursuant to these subdivision regulations before the effective date of the ordinance from which this subdivision is derived, assessment of impact fees shall occur on the effective date of the ordinance from which this subdivision is derived, and shall be the amount of the maximum impact fee per service unit set forth in schedule 1 attached to the ordinance from which this subdivision is derived.

(2) For land which is unplatted at the time of application for a building permit, and for which no platting is necessary pursuant to these subdivision regulations prior to development, assessment of roadway impact fees shall occur at the time application is made for the building permit, and shall be the amount of the maximum impact fee per service unit as set forth in schedule 1 (attached to the ordinance from which this article is derived) then in effect.

(3) For a new development which is submitted for approval pursuant to these subdivision regulations on or after the effective date of the ordinance from which this article is derived, or for which replatting results in an increase in the number of service units after such date, assessment of impact fees shall be at the time of final plat recordation, and shall be the amount of the maximum impact fee per service unit as set forth in schedule 1 (attached to the ordinance from which this article is derived) then in effect.

(b) Following assessment of the impact fee pursuant to subsection (a) of this section, the amount of the impact fee assessment per service unit for that development cannot be increased, unless the owner proposes to change the approved development by the submission of a new application

for final plat approval or other development application that results in approval of additional service units, in which case a new assessment shall occur at the schedule 1 rate then in effect for such additional service units.

(c) Following the submittal of any replat that results in an increase in the number of service units, a new assessment must be made in accordance with subsections (a) and (b) of this section.

(d) Approval of an amending plat pursuant to V.T.C.A., Local Government Code § 212.016 and these subdivision regulations is not subject to reassessment for an impact fee.

(Code 1982, § 24-78; Ord. No. 08-21, § 1(24-78), 4-21-2008)

SECTION 38-255. COLLECTION METHOD FOR PAYMENT.

(a) Roadway impact fees shall be collected at the time the city issues a building permit for a new development, unless a different time is provided for in an agreement for capital improvements pursuant to subsection (b) of this section.

(b) The impact fees to be paid and collected per service unit for a new development shall be the amount listed in schedule 2 attached to the ordinance from which this article is derived. The city may enter into an agreement with a developer for a different time and manner of payment of impact fees, in which case the agreement shall determine the time and manner of payment.

(c) The director of public works or his delegate shall compute the roadway impact fees for a new development in the following manner:

(1) The director of public works shall first determine whether the new development is eligible for credits calculated in accordance with subsection (c)(3) of this section and subdivision III of this division that reduce impact fees otherwise due in whole or in part;

(2) The total amount of the impact fees for the new development shall be calculated and attached to the development application as a condition of approval;

(3) An applicant may submit an alternative service unit computation based upon a trip generation study for the proposed development by petitioning for amendment of the land use equivalency table or including the study in an appeal taken pursuant to section 38-310.

(d) The amount of each impact fee for a new development shall not exceed an amount computed by multiplying the fee assessed per service unit pursuant to section 38-254 by the number of service units generated by the development.

(e) If the building permit for which an impact fee has been paid has expired, and a new application is thereafter filed, the impact fees shall be computed using schedule 2 then in effect, with credits for previous payment of fees being applied against the new fees due.

(f) Whenever the property owner proposes to increase the number of service units for a development, the additional impact fees collected for such new service units shall be determined by using schedule 2 then in effect, and such additional fee shall be collected at the times prescribed by this section.

(g) Notwithstanding any other provision of this chapter, no roadway impact fee may be collected with a building permit issued for any lot or tract which is subject to a final plat approved prior to the effective date of the ordinance from which this chapter is derived and for which the building permit was issued on or before the first anniversary of such effective date; provided that if the building permit subsequently expires or is withdrawn for such new development and a new building permit is not issued on or before the first anniversary of the effective date of the ordinance from which this chapter is derived, the development for which the permit was issued shall thereafter be subject to collection of roadway impact fees in accordance with this section.

(Code 1982, § 24-79; Ord. No. 08-21, § 1(24-79), 4-21-2008)

SECTIONS 38-256—38-278. RESERVED.

SUBDIVISION III. CREDITS

SECTION 38-279. CALCULATION STANDARDS FOR IMPACT FEE REDUCTION.

(a) The city shall credit the contribution of land, improvements or funding for construction of any system facility that is required or agreed to by the city, pursuant to rules established in this section or pursuant to administrative guidelines promulgated by the city. The credit shall be associated with the plat or other detailed plan of development for the property that is to be served by the roadway facility.

(b) Master planned projects, including subdivisions containing multiple phases, and whether approved before or after the effective date of the ordinance from which this subdivision is derived may apply for credits against roadway impact fees for the entire project based upon contributions of land, improvements or funds toward construction of system facilities, or other roadway improvements supplying excess capacity. Credits shall be determined by comparing vehicle miles of capacity supplied by the project with vehicle miles of capacity to be consumed by development within the project, utilizing a methodology approved by the city. The credit determination shall be incorporated within an agreement for credits, in accordance with section 38-280.

(c) All credits against roadway impact fees shall be based upon standards promulgated by the city, which may be adopted as administrative guidelines, including the following standards:

(1) No credit shall be given for the dedication or construction of site-related facilities.

(2) The unit costs used to calculate offsets and credits may be those assumed for the transportation improvements included in the transportation improvements plan, or other costs used by the city in the ordinary course of administering its capital facilities agreements for roadways.

(3) No credit shall be given for a roadway facility which is not identified within the roadway improvements plan, unless the facility is on the master thoroughfare plan and the city agrees that such improvement supplies capacity to new developments other than the development paying the roadway impact fee and provisions for credits are incorporated in an agreement for credits pursuant to section 38-280.

(4) In no event will the city grant a credit when no roadway impact fees can be collected pursuant to this division or for any amount exceeding the total roadway impact fees due for the development, unless expressly agreed to by the city in writing.

(5) Credits for system facilities dedicated to and accepted by the city for a development prior to the effective date of the ordinance from which this division is derived shall be prorated among the total number of service units within such development, including existing service units, and shall be further reduced by the amount of any participation funds received from the city.

(6) The city may participate in the costs of a system improvement to be dedicated to the city, including costs that exceed the amount of the impact fees due for the development, in accordance with policies and rules established by the city. The amount of any credit for construction of a system facility shall be reduced by the amount of any participation funds received from the city.

(d) Credits for construction of improvements shall be deemed created when the improvements are completed and the city has accepted the facility, or in the case of improvements constructed and accepted prior to the effective date of the ordinance from which this division is derived, on such effective date. Credits created after the effective date of the ordinance from which this division is derived shall expire ten years from the date the credit was created. Credits arising prior to such effective date shall expire ten years from such effective date. Upon application by the property owner, the city may agree to extend the expiration date for the credit on mutually agreeable terms.

(e) Unless an agreement for credits under section 38-280 is executed providing for a different manner of applying credits against roadway impact fees due, a credit associated with a plat shall be applied at the time of application for the first building permit and, at each building permit application thereafter, to reduce impact fees due until the credit is exhausted.

(Code 1982, § 24-80; Ord. No. 08-21, § 1(24-80), 4-21-2008)

SECTION 38-280. AGREEMENT FOR CREDITS.

An owner of a new development who has constructed or financed a roadway improvement or facility expansion designated in the roadway improvements plan, or other roadway improvement that supplies excess capacity, as required or authorized by the city, shall enter into an agreement with the city to provide for credits against roadway impact fees due for the development in accordance with section 38-279. The agreement shall identify the basis for the method for computing and the amount of the credit due and any reduction in credits attributable to consumption of road capacity by developed lots or tracts served by the roadway improvements. For multi-phased projects, the city may require that total credits be proportionally allocated among the phases. If authorized by the city, the agreement also may provide for allocation of credits among new developments within the project, and provisions for the timing and collection of impact fees.

(Code 1982, § 24-81; Ord. No. 08-21, § 1(24-81), 4-21-2008)

SECTIONS 38-281—38-308. RESERVED.

SUBDIVISION IV. UPDATE AND RELIEF PROCEDURES

SECTION 38-309. AMENDMENT TO PLANS AND REVISION OF FEES.

(a) The city shall update its land use assumptions and roadway improvements plans at least every five years, commencing from the date of adoption of such plans, and shall recalculate the roadway impact fees based thereon in accordance with the procedures set forth in V.T.C.A., Local Government Code ch. 395, or in any successor statute.

(b) The city may review its land use assumptions, roadway impact fees, roadway improvements plans and other factors such as market conditions more frequently than provided in subsection (a) of this section to determine whether the land use assumptions and roadway improvements plans should be updated and the roadway impact fees recalculated accordingly, utilizing statutory update procedures.

(c) Schedule 2 (attached to the ordinance from which this division is derived, a copy of which is on file in the city secretary's office) may be amended without revising land use assumptions and roadway improvements plans at any time prior to the update provided for in subsection (a) of this section, provided that the roadway impact fees to be collected under schedule 2 do not exceed the roadway impact fees assessed under schedule 1. Public notice and hearing is required to amend schedule 2 in accordance with the procedure for amending impact fees set forth in V.T.C.A., Local Government Code ch. 395, or in any successor statute.

(d) If, at the time an update is required pursuant to subsection (a) of this section, the city council determines that no change to the land use assumptions, roadway improvements plan or roadway impact fees are needed, it may dispense with such update by following the procedures in V.T.C.A., Local Government Code § 395.0575 or successor statute.

(e) The city may amend any other provisions of this division in accordance with procedures for ordinance amendments contained in the city's Charter.

(Code 1982, § 24-82; Ord. No. 08-21, § 1(24-82), 4-21-2008)

SECTION 38-310. APPEALS.

(a) The property owner or applicant for new development may appeal the following administrative decisions to the city council:

(1) The applicability of a roadway impact fee to the development;

(2) The amount of the roadway impact fee due;

(3) The availability of, the amount of, or the expiration of a credit;

(4) The application of a credit against a roadway impact fee due;

(5) The amount of the roadway impact fee in proportion to the benefit received by the new development; or

(6) The amount of a refund due, if any.

(b) The burden of proof shall be on the appellant to demonstrate that relief should be granted by the city.

(c) The appellant must file a written notice of appeal with the city manager within 30 days following the decision appealed from. The city manager may resolve the appeal, if the appellant agrees with the manager's decision, or refer the matter to the city council for decision with his recommendation, if the appellant requests council review. If council review is requested, the city secretary shall schedule a public hearing at which the appellant may present testimony and evidence before the city council. The council shall act on the appeal within 90 days of receipt of the notice of appeal by the city.

(d) If the notice of appeal is accompanied by a payment or other security satisfactory to the city attorney in an amount equal to the original determination of the roadway impact fee due, the city shall process and may issue a building permit if other requirements are met while the appeal is pending.

(Code 1982, § 24-83; Ord. No. 08-21, § 1(24-83), 4-21-2008)

SECTION 38-311. REFUNDS.

(a) Upon application, any roadway impact fee or portion thereof collected pursuant to these regulations, which has not been expended within the service area within ten years from the date of payment, shall be refunded to the record owner of the property for which the impact fee was paid or, if the impact fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Article 1.03, Title 79, Revised Statutes (Vernon's Ann. Civ. St. art. 5069-1.03), or its successor statute (V.T.C.A., Finance Code § 302.002). The application for refund pursuant to this section shall be submitted within 60 days after the expiration of the ten-year period for expenditure of the fee. An impact fee shall be considered expended on a first-in, first out basis.

(b) An impact fee collected pursuant to these regulations shall also be considered expended if the total expenditures for roadway improvements or facility expansions authorized within the service area within ten years following the date of payment exceeds the total fees collected within the service area for such improvements or expansions during such period.

(c) If a refund is due pursuant to subsection (a) or (b) of this section, the city shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

(Code 1982, § 24-84; Ord. No. 08-21, § 1(24-84), 4-21-2008)

SECTION 38-312. REBATES.

If the building permit for a new development for which a roadway impact fee has been paid has expired, and a modified or new application has not been filed within six months of such expiration, the city shall, upon written application, rebate the amount of the impact fee to the record owner of the property for which the impact fee was paid. If no application for rebate pursuant to this section has been filed within this period, no rebate shall become due.

(Code 1982, § 24-85; Ord. No. 08-21, § 1(24-85), 4-21-2008)

SECTION 38-313. WAIVERS AND EXEMPTIONS.

Pursuant to V.T.C.A., Local Government Code § 395.022, a school district is not required to pay roadway impact fees imposed under this division unless the board of trustees of the district consents to the payment of the fees by entering a contract with the city imposing the fees.

(Code 1982, § 24-86; Ord. No. 08-21, § 1(24-86), 4-21-2008)

SECTION 38-314. RELIEF PROCEDURES.

Any person who has paid a roadway impact fee or an owner of land upon which a roadway impact fee has been paid may petition the city council to determine whether any duty required by this division has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the duty be performed within 60 days of the request. If the city council determines that the duty is required pursuant to this division and is late in being performed, it shall cause the duty to commence within 60 days of the date of the request and to continue until completion. This section is not applicable to matters which may be appealed pursuant to section 38-310.

(Code 1982, § 24-87; Ord. No. 08-21, § 1(24-87), 4-21-2008)

SECTIONS 38-315—38-331. RESERVED.

SUBDIVISION V. ROADWAY IMPACT FEE SERVICE AREA AND PLANS

SECTION 38-332. LAND USE ASSUMPTIONS AND SERVICE AREAS.

(a) Land use assumptions for roadway impact fees are hereby adopted as exhibit 1, which is division 4 of this article, a copy of which is on file in the city secretary's office.

(b) There are hereby established four roadway service areas, constituting land within city boundaries, as depicted on exhibit 2 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office.

(c) The boundaries of the roadway service areas may be amended from time to time, or new roadway service areas may be delineated, pursuant to the procedures in section 38-309.

(Code 1982, § 24-88; Ord. No. 08-21, § 1(24-88), 4-21-2008)

SECTION 38-333. ROADWAY IMPROVEMENTS PLAN.

(a) The roadway improvements plan for the city is hereby adopted as exhibit 3, which is attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this division, a copy of which is on file in the city secretary's office.

(b) The roadway improvements plan may be amended from time to time, pursuant to the procedures in section 38-309.

(Code 1982, § 24-89; Ord. No. 08-21, § 1(24-89), 4-21-2008)

SECTION 38-334. ROADWAY FACILITIES, PER SERVICE UNIT.

(a) The maximum impact fees per service unit for roadway facilities are hereby adopted and incorporated in schedule 1 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office.

(b) The impact fees per service unit for roadway facilities, which are to be paid by each new development, are hereby adopted and incorporated in schedule 2 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office.

(c) The impact fees per service unit for roadway facilities may be amended from time to time, pursuant to the procedures in section 38-309(a) through (c).

(Code 1982, § 24-90; Ord. No. 08-21, § 1(24-90), 4-21-2008)

SECTIONS 38-335—38-359. RESERVED.

DIVISION 3. LAND USE ASSUMPTIONS FOR IMPACT FEES

SECTION 38-360. LAND USE ASSUMPTIONS REPORT.

See Ordinance No. 19-43 for the 2019 Land Use Assumptions Report.

(Ord. No. 14-47, § 1, 10-20-2014; Ord. No. 19-43, § 1, 11-4-2019)

Note(s)—For updated land use assumptions for water, wastewater, and roadway impact fees, see Exhibit 'B': Land Use Assumptions for Impact Fees of Ord. No. 19-43. For updated and amended service areas for roadway impact fees, see Figure 3: Roadway Service Area of Exhibit 'B' of Ord. No. 19-43. For updated and amended service areas for water and wastewater impact fees, see Figure 4: Water/Wastewater Service Area of Exhibit 'B' of Ord. No. 19-43. For the updated and amended capital improvements plan for roadway impact fees, see Exhibit 'C': 2019 Update of Roadway Impact Fees of Ord. No. 19-43. For the updated and amended capital improvements plan for water and wastewater impact fees, see Exhibit 'D': 2019-2029 Water & Wastewater Impact Fee Update of Ord. No. 19-43. For the updated and amended land use equivalency table that converts land uses into the total service units for roadway impact fees, see Table 3: Land-Use Vehicle Mile Equivalency Table of Exhibit 'C' of Ord. No. 19-43. For the updated and amended land use equivalency table that converts land uses into number of living unit equivalents (service units) for water and wastewater impact fees, see Table No. 22: Maximum Assessable Water & Wastewater Impact Fee of Exhibit 'D' of Ord. No. 19-43.

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	$2,272.00
2	$4,398.00
3	$784.00
4	$2,612.00

(3) *SCHEDULE 1: ROADWAY IMPACT FEE COLLECTION*. The following schedule is for roadway impact fee collection.

SERVICE AREA	*COST PER SERVICE UNIT*
1	$320.00
2	$320.00
3	$320.00
4	$320.00

(c) *WATER AND WASTEWATER IMPACT FEES*.

(1) *SCHEDULE 1: MAXIMUM WATER AND 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 07/16/1990 & 06/02/2008 (1)	LAND PLATTED OR REPLATTED BETWEEN 06/02/2008 & 10/20/2014	LAND PLATTED OR REPLATTED BETWEEN 10/20/2014 & 11/04/2019	LAND PLATTED AFTER 11/04/2019
WATER (PER SFLUE)	$848.00	$4,229.03	$3,111.05	$3,139.04
WASTEWATER (PER SFLUE)	$3,340.00	$783.49	$2,472.58	$4,820.01

NOTES:
(1) For nonresidential uses, assessment was expressed as SFLUEs per acre: 2.11 SFLUE/acre for water impact fees and 2.17 SFLUE/acre for wastewater impact fees, within the period listed.

(2) *SCHEDULE 2: IMPACT FEES TO BE PAID PER SERVICE UNIT FOR WATER AND WASTEWATER FACILITIES*.

PER LIVING UNIT EQUIVALENT (⅝" WATER METER)

WATER FACILITIES	$1,569.52
WASTEWATER FACILITIES	$2,410.00

(Ord. No. 14-47, § 1, 10-20-2014; Ord. No. 19-43, § 1, 11-4-2019)

SECTIONS 38-362—38-398. RESERVED.

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REPEALING IN ITS ENTIRETY ARTICLE III, *IMPACT FEE REGULATIONS*, OF CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES, ADOPTING ARTICLE III, *IMPACT FEE REGULATIONS*, OF CHAPTER 38, *SUBDIVISIONS*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE, AND AMENDING SECTION 38-9(5), *PROPORTIONALITY*, OF ARTICLE I, *IN GENERAL*, OF CHAPTER 38, *SUBDIVISIONS*, AS DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 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 recently prepared and adopted studies updating its land use assumptions, capital improvements plans, and impact fees for water, wastewater, and roadway facilities and the associated service areas and equivalency tables through *Ordinance No. 24-41*; and

WHEREAS, the current *Impact Fee Regulations* were originally adopted on July 16, 1990 through *Ordinance No. 90-22*, which has been amended multiple times since its inception; and

WHEREAS, the City has prepared revised and updated *Impact Fee Regulations* designed to provide clear more concise process and procedures for the administration and collection of impact fees within the City of Rockwall and its Extraterritorial Jurisdiction (ETJ) in compliance with State law; and,

WHEREAS, the City staff recommends repealing in its entirety Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions,* of the Municipal Code of Ordinances of the City of Rockwall and a revised Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances be adopted.

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

SECTION 1. That the current Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions,* of the Municipal Code of Ordinances of the City of Rockwall be repealed in its entirety and a revised Article III, *Impact Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances shall be adopted as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That the current Section 38-9(5), *Proportionality*, of Article I, *In General*, of Chapter 38, *Subdivisions,* of the Municipal Code of Ordinances of the City of Rockwall be amended as described in *Exhibit 'B'* of this ordinance;

SECTION 3. 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

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not to exceed the sum of *Two Thousand Dollars* (*$2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 4. FINDINGS. The City Council finds all of the above recitals to be true and correct and incorporates the same in this Ordinance as findings of fact;

SECTION 5. SEVERABILITY. 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 6. REPEALING ORDINANCE IN CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict;

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 6TH DAY OF JANUARY, 2024.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *December 16, 2024*

2nd Reading: *January 6, 2024*

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ARTICLE III. IMPACT FEES

DIVISION 1. IMPACT FEE REGULATIONS

SECTION 38-103. PURPOSE.

The purpose of this *Article* is intended to assure the provision of adequate public facilities (*i.e. water, wastewater, and roadway facilities*) needed to serve a new development in the City of Rockwall by requiring that each development pay its fair share of the costs of such improvements necessitated by and attributable to such new development.

SECTION 38-104. AUTHORITY.

This *Article* is adopted pursuant to Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code (TLGC). The provisions of this *Article* shall not be construed to limit the power of the City of Rockwall to utilize other methods authorized under the laws of the State of Texas or pursuant to other municipal powers to accomplish the purposes set forth in this *Article*, whether in substitution or in conjunction with this *Chapter*. Guidelines may be developed by ordinance, resolution, or otherwise to implement and administer this *Article*.

SECTION 38-105. DEFINITIONS.

When the following words, terms, and phrases are used in this *Article* they shall have the following meanings ascribed to them (*except where the context clearly indicates a different meaning*):

(1) *Assessment*. An *Assessment* is the determination of the amount of the maximum *Impact Fee* per service unit that can be imposed on new development pursuant to this *Article*.

(2) *Capital Improvement*. A *Capital Improvement* is any of the following facilities with a life expectancy of three (3) or more years that are owned and operated by or on the behalf of the City of Rockwall:

(a) Water supply, treatment and distribution facilities.
(b) Wastewater collection and treatment facilities.
(c) Stormwater, drainage and flood control facilities (*whether or not they are located within the service area*).
(d) Roadway facilities.

(3) *Capital Improvements Plan*. A *Capital Improvements Plan* is a plan contemplated by the ordinance that identifies capital improvements or facility expansions for which *Impact Fees* are paid.

(4) *City*. *City* shall mean the City of Rockwall, Texas.

(5) *City Council*. *City Council* shall mean the City Council of the City of Rockwall, Texas.

(6) *Credit*. A *Credit* is a reduction in the amount of an *Impact Fee* for a new development, either by a decrease in the number of service units attributable to such development or a decrease in the amount of an *Impact Fee* otherwise due, that results from the contribution of land, improvements or funds to construct a system improvement in accordance with the City's subdivision and development regulations, policies, or requirements.

(7) *Facility Expansion*. A *Facility Expansion* is the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does *not* include the repair, maintenance, modernization or expansion of an existing facility to serve existing development.

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(8) *Final Plat Recordation*. *Final Plat Recordation* indicates the point at which the applicant has complied with all conditions of approval and the subdivision plat has been filed of record in Rockwall County.

(9) *Impact Fee*. A charge or assessment imposed as set forth in this *Article* against a new development in order to recoup costs of capital improvements or facility expansions identified in the Capital Improvements Plan and necessitated by and attributable to the new development. The term does *not* include:

(a) Required dedications of land for public parks or payments in lieu thereof.
(b) Dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection, drainage facilities, streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development.
(c) Lot or acreage fees or pro-rata fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or wastewater mains or lines.
(d) Other pro-rata fees for reimbursement of water or wastewater mains or lines extended by the City of Rockwall.

(10) *Land Use Assumptions*. *Land Use Assumptions* are the projections of population and employment growth and associated charges in land use, densities and intensities adopted by the City of Rockwall, as may be amended from time to time, upon which the *Capital Improvements Plans* are based.

(11) *Land Use Equivalency Table*. The table that converts demand for capital improvements generated by various land uses to numbers of service units, as may be amended from time-to-time. The *Land Use Equivalency Table* may be incorporated in a schedule of *Impact Fee Rates*.

(12) *New Development*. A *New Development* is a project involving the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of land, which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, and which requires either the approval and filing with the county in which the property is located on a subdivision plat pursuant to these subdivision regulations or the issuance of a building permit, and which has not been exempted from these regulations by the provisions provided in this *Chapter*.

(13) *Off-Site*. A facility or expansion that is now a *Site-Related Facility* (*see Site-Related Facility*).

(14) *Property Owner*. Any person, corporation, legal entity or agent there of having a legal or equitable interest in the land for which an *Impact Fee* becomes due. The term *Property Owner* includes the developer for the new development.

(15) *Proportionality*. *Proportionality* means that the impact fees imposed on a new development shall be reasonably related to the demand for public facilities generated by that development and shall not exceed the cost of providing the necessary public facilities to serve the development, as identified in the Capital Improvements Plans, in compliance with Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments*, of the Texas Local Government Code (TLGC) [*see Section 38-9(5)*].

(16) *Recoupment*. The imposition of an *Impact Fee* to reimburse the City of Rockwall for capital improvements or facility expansions, which the City has previously oversized to serve new development.

(17) *Roadway (or Roadway Facilities)*. A *Roadway* or *Roadway Facilities* shall be any principal, major or minor arterial or collector designated in the City of Rockwall's adopted *Master Thoroughfare Plan*, as may be amended from time-to-time. The term *Roadway* also includes any thoroughfare designated as a numbered highway on the official Federal and/or State Highway System, to the extent that the City incurs capital improvement costs for such facilities.

(18) *Service Area*. The area within the City of Rockwall and/or the City's Extraterritorial Jurisdiction (ETJ), as identified in the *Land Use Assumptions*, to be served by the capital improvements or facilities expansions specified in the *Capital Improvements Plan*, except for *Roadway Facilities Service Area* means any one of the individual *Service Areas* with the City of Rockwall's corporate boundaries as identified in the *Land Use Assumptions* and *Capital Improvements Plan*.

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(19) *Service Unit*. The standardized measure of consumption, use, generation or discharge attributable to an individual unit of development, calculated in accordance with the generally accepted engineering and/or planning standards, as indicated in the *Land Use Equivalency Tables* located in the *Study* (*see Study*).

(20) *Site-Related Facilities*. An improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of roadway, water, or wastewater facilities to serve the new development, and which is not included in the *Capital Improvements Plan* and for which the property owner is solely responsible under subdivision or other applicable regulations or which is located at least partially on the subdivision plat which is being considered for *Impact Fee Assessment*. *Site-Related Facilities* include that portion of an off-site water or wastewater main, equivalent to a standard size water or wastewater main, which is necessary to connect and serve any new development per the City's standards and of which has not been included in the City's *Impact Fee Capital Improvements Plan*.

(21) *Study*. The *Study* shall mean the most recently adopted *Roadway Impact Fee Update* and the most recently adopted *Water & Wastewater Impact Fee Update* as referenced in this *Article*.

(22) *Subdivision Plat*. Any type of *Subdivision Plat* required by law to be filed with Rockwall County, including but not limited to, a *Final Plat*, *Replat*, and/or *Amending Plat*, but excluding *Preliminary Plat* and/or *Vacating Plat*.

(23) *System Facility*. A capital improvement or facility expansion, which is designated in the *Capital Improvements Plan* and which is not a *Site-Related Facility*. The term *System Facility* includes any improvement which is located off-site, or within or on the perimeter of the development site.

(24) *Utility Connection*. The authorization to install a meter for connecting a new development to the City of Rockwall's water system or wastewater system.

(25) *Wastewater Facility*. A wastewater interceptor or main, lift station or other facility or improvement for providing wastewater collection and treatment included within the City of Rockwall's collection system for wastewater. Wastewater facility includes -- *but is not limited to* -- land, easements or structures associated with such facilities. *Wastewater Facility* excludes a *Site-Related Facility*.

(26) *Water Facility*. A water interceptor or main, pump station, storage tank or other facility or improvement used for providing water supply, treatment and distribution service included within the City's water storage and distribution system. *Water Facility* includes -- *but is not limited to* -- land, easements or structures associated with such facilities. Water facility excludes *Site-Related Facility*.

(27) *Water Meter*. A device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

SECTION 38-106. APPLICABILITY.

(1) *Water and Wastewater Impact Fees*. The provisions of this *Article* regarding water and wastewater impact fees shall apply to all new development or redevelopment -- *when increasing the impact of an existing development* -- within the corporate boundaries of the City of Rockwall and its Extraterritorial Jurisdiction (ETJ). No new development shall be exempt from the assessment of impact fees pursuant to this ordinance.

(2) *Roadway Impact Fees*. The provisions of this *Article* regarding roadway impact fees shall apply to all new development or redevelopment -- *when increasing the impact of an existing development* -- within the corporate boundaries of the City of Rockwall, not including the Extraterritorial Jurisdiction (ETJ).

SECTION 38-107. LAND USE ASSUMPTIONS REPORT.

The *2019 Land Use Assumptions for Impact Fees Report* has been reviewed, evaluated, updated, and revised, and the City Council finds that the land use assumptions contained in the *2024 Land Use Assumptions for Impact Fees Report* are hereby

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adopted and approved (*see Ordinance No. 24-41*). These assumptions may be revised by the City Council in accordance with procedures set forth in Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments*, of the Texas Local Government Code (TLGC).

SECTION 38-108. CAPITAL IMPROVEMENTS PLAN.

The official *Capital Improvements Plans* for roadway, water, and wastewater impact fees shall be those last reviewed, evaluated, updated and revised in accordance with the provisions of this *Article* and the requirements of Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments*, of the Texas Local Government Code (TLGC). Furthermore, the City Council finds that the *Capital Improvements Plans* as set forth in *Exhibits 'C' & 'D'* of *Ordinance No. 24-41* are hereby adopted and approved as the official *Capital Improvements Plans* for the City of Rockwall. The *Capital Improvements Plans* may be amended from time-to-time, pursuant to the procedures in *Section 38-119*.

SECTION 38-109. IMPACT FEE SERVICE AREAS.

(1) *Water and Wastewater Impact Fee Service Area*. The water and wastewater service area shall be composed of the land within the corporate limits of the City of Rockwall and the City's Extraterritorial Jurisdiction (ETJ) as depicted in the *Land Use Assumptions Report* referenced in *Section 38-107*. The boundaries of the *Water and Wastewater Service Area* may be amended from time-to-time, pursuant to the procedures in *Section 38-119*.

(2) *Roadway Impact Fee Service Areas*. There shall be four (4) roadway service areas composed of land within the corporate limits of the City of Rockwall as depicted in the *Land Use Assumptions Report* referenced in *Section 38-107*. The boundaries of the *Roadway Service Areas* may be amended from time-to-time, or new roadway service areas may be delineated, pursuant to the procedures in *Section 38-119*.

SECTION 38-110. ASSESSMENT AND COLLECTION SCHEDULES.

The previously adopted impact fees for roadway, water, and wastewater have been reviewed, evaluated, updated and revised, and the City Council finds that:

(1) *Roadway Impact Fees*. The adopted and approved impact fee assessment and collection rate for roadways shall be as follows:

(a) *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

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

	COLLECTION RATES				
SERVICE AREA	RESIDENTIAL	COMMERCIAL	OFFICE	INDUSTRIAL	INSTITUIONAL
1	$1,345.00	$1,921.00	$1,345.00	$1,537.00	$1,345.00
2	$1,345.00	$1,921.00	$1,345.00	$1,537.00	$1,345.00
3	$1,345.00	$1,921.00	$1,345.00	$1,537.00	$1,345.00
4	$1,345.00	$1,921.00	$1,345.00	$1,537.00	$1,345.00

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(2) *Water and Wastewater Impact Fees*. The adopted and approved impact fee assessment and collection rate for water and wastewater shall be as follows:

(a) *Schedule 3: Maximum Water and Wastewater Impact Fees*. The following schedule is the maximum impact fees per Single-Family Living Unit Equivalent (SFLUE) 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				
	07/16/1990 & 06/02/2008 (1)	06/02/2008 & 10/20/2014	10/20/2014 & 11/04/2019	11/05/2019 & 10/07/2024	LAND PLATTED AFTER 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

NOTES:
(1) For non-residential uses, assessment was expressed as SFLUEs per acre: 2.11 SFLUE/acre for water impact fees and 2.17 SFLUE/acre for wastewater impact fees, within the period listed.

(b) *Schedule 4: Impact Fees to be Paid Per Service Unit for Water and Wastewater Facilities*.

	PER LIVING UNIT EQUIVALENT (⅝" WATER METER)
WATER FACILITIES	$1,980.19
WASTEWATER FACILITIES	$3,249.21

SECTION 38-111. IMPACT FEES AS A CONDITION OF APPROVAL OF NEW DEVELOPMENT AND ISSUANCE OF A PERMIT.

A *Subdivision Plat* for new development -- *inside or outside the corporate boundaries of the City* -- shall *not* be released for filing with Rockwall County without the assessment of the applicable *Impact Fees* pursuant to this *Article*. In cases where no *Subdivision Plat* is submitted to the City of Rockwall for new development -- *inside or outside the corporate boundaries of the City* --, no application for a utility connection shall be approved and/or building permit or Certificate of Occupancy (CO) issued without the assessment of the applicable *Impact Fees* pursuant to this *Article*. In addition, for all new development -- *inside or outside the corporate boundaries of the City* -- no utility connection shall be approved and/or building permit or Certificate of Occupancy (CO) issued until the property owner or owners has paid the applicable impact fees imposed by and calculated in accordance with the requirements of this *Article* or as remedied by contract for payment by other financing mechanisms as approved by the City of Rockwall and executed by all parties.

SECTION 38-112. ASSESSMENT OF IMPACT FEES.

(1) The assessment of *Impact Fees* for any new development shall be calculated at the time of *Final Plat* approval. In cases where no subdivision plat is necessary -- *pursuant to the requirements of this Chapter* --, assessment of *Impact Fees* shall occur at the time an application is made for a building permit or utility connection, whichever occurs first. For the purposes of phasing in the application of this *Article*, *Final Plats* that have been approved -- *either through action by the City or failure to act by the City* -- on or before the effective date of the ordinance from which this *Article* is derived, the assessment of *Impact Fees* for the new development to which the *Final Plat* applies shall be calculated and made in accordance with the *Impact Fee* requirements existing prior to the adoption of the ordinance from which this *Article* is derived.

(2) Following the initial assessment of *Impact Fees* pursuant to Subsection (1) of this section, the amount of the impact fee assessment per service unit for the development cannot be increased, unless the owner proposes to change the approved

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development or building size through the submission of a new application for *Subdivision Plat* or other development application that results in approval of additional service units, in which case the *Impact Fee Rate* will be reassessed for increased meter size or additional meters or service units at the *Impact Fee Rate* that is then in effect.

(3) Following the submittal of any *Subdivision Plat* that results in an increase in the number of service units, a new assessment shall be made in accordance with Subsections (1) & (2) of this section.

(4) Approval of an *Amending Plat* pursuant to Subsection 38-7(8), *Amending Plats*, of this *Chapter* is not subject to reassessment for an *Impact Fee*.

(5) Following the lapse or expiration of a *Subdivision Plat* that has been approved in accordance with Subsection 38-7(4), *Final Plats* or Subsection 38-7(7), *Replats*, of this *Chapter*, or a *Subdivision Plat* deemed to be approved due to the City of Rockwall's failure to act, pursuant to the Texas Local Government Code and this *Chapter*, a new assessment shall be performed at the time of new *Subdivision Plat* approval in accordance with this *Article*.

SECTION 38-113. COMPUTATION OF IMPACT FEES.

(1) At the time of *Subdivision Plat* approval, or at the time a request for a utility connection for a property in the City's corporate limits or Extraterritorial Jurisdiction (ETJ) is made -- *for which a Subdivision Plat was not submitted to the City* -- for all new developments, the City shall compute the *Impact Fees* due for the new development in the following manner:

(a) The amount of each type of impact fee due (*i.e. roadway, water, and wastewater*) shall be determined by multiplying the number of each type of service units generated by the new development by the impact fee due for each type of service unit in the applicable service areas as set forth by *Section 38-110* and the ordinance from which this *Article* is derived.

(b) The amount of each *Impact Fee* due shall be reduced by any allowable credits for that category of capital improvements in the manner provided by *Section 38-115*.

(2) Whenever a property owner proposes to increase the number of service units for a new development, the additional *Impact Fees* collected for such new service units shall be determined by using the amount of *Impact Fee* per service unit in *Section 38-10*, and such additional fee shall be collected at the time of issuance of a new building permit. For an area in the City's Extraterritorial Jurisdiction (ETJ) for which a *Subdivision Plat* was not required to be submitted to the City, the additional fee shall be collected prior to or at the time of enlargement of the connection to the City's existing system.

SECTION 38-114. COLLECTION METHOD FOR IMPACT FEES.

Impact fees shall be collected at the time the City of Rockwall issues a building permit for new development inside the City's corporate limits, or at the time of application for an individual meter connection to the utility system for property outside the City's corporate limits in the City's Extraterritorial Jurisdiction (ETJ), unless an agreement with the City has been executed providing for a different time of payment.

SECTION 38-115. CREDITS AGAINST IMPACT FEES.

(1) The City of Rockwall shall credit the contribution of land, improvements, or funding for the construction of any system facility that is required or agreed to by the City, pursuant to the rules established in this section or pursuant to the administrative guidelines promulgated by the City of Rockwall. The credit shall be associated with a subdivision plat or other detailed plan for development for the property that is to be served by the capital improvements and/or expansion facility.

(2) All credits against *Impact Fees* shall be subject to the following limitations and shall be granted based on this *Article*, and any additional administrative guidelines that may be adopted by the City of Rockwall.

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(a) No credit shall be given for the dedication or construction of site-related facilities.

(b) No credit shall exceed an amount equal to the assessed *Impact Fee*.

(c) The unit costs used to calculate credits may be those assumed for the capital improvements or expansion facilities.

(d) No credit shall be given for capital improvements or expansion facilities which are not identified on the *Capital Improvements Plans*, unless the capital improvement or expansion facility is included in the *Master Thoroughfare Plan*, and the City agrees that such improvement supplies capacity to new developments other than the development paying the *Impact Fee* and provisions for credits are incorporated into a *Credit Agreement* pursuant to Subsection (6) of this section.

(e) In no event will the City of Rockwall grant a credit when no *Impact Fees* can be collected pursuant to this *Article* or for any amount exceeding the total *Impact Fees* due for the development, unless expressly agreed to in writing by the City of Rockwall.

(f) Credits for system facilities dedicated to and accepted by the City of Rockwall for a development prior to the effective date of the ordinance from which this *Article* is derived shall be prorated among the total number of service units within such development, including existing service units, and shall be further reduced by the amount of any participation funds received from the City.

(g) The City of Rockwall may participate in the costs of a system improvement to be dedicated to the City, including costs that exceed the amount of the *Impact Fees* due for the development, in accordance with the policies and rules established by the City. The amount of any credit for construction of a system facility shall be reduced by the amount of any participation funds received from the City.

(3) *Process for Requesting Credits*. An applicant or developer of a new development must apply for a credit against *Impact Fees* due for the development either [*1*] at or before the time the *Impact Fee* is assessed in accordance with *Section 38-112*, or [*2*] at a different time agreed to by the City. To request a credit against *Impact Fees* due, the applicant or developer shall file a petition for credits with the City in writing. The contents of such petition shall be established by administrative guidelines.

(4) *Methods for Applying Credits*. A credit associated with a new development shall be applied against an *Impact Fee* in the following manner:

(a) For single-family, townhome, or duplex lots in a new development consisting only of single-family, townhome, or duplex residential development where one (1) residential unit is proposed to be established on one (1) residential lot, such credit shall be prorated equally among such lots, to be applied at the time of application for a building permit for each lot, against *Impact Fees* to be collected at the time the building permit is issued.

(b) For all types of new development other than those listed in Subsection (4)(a) above -- *including those involving mixed use developments* -- the credit applicable to the new development shall be applied to the *Impact Fee* due at the time the building permit is issued.

(c) At its sole discretion, the City of Rockwall may authorize an alternative method for applying credits upon written agreement with the property owner through a *Credit Agreement*.

(5) *Expiration of Credits*. If a credit applicable to a subdivision plat has not been exhausted within ten (10) years from: [*1*] the acquisition of the first building permit issued; or [*2*] in the cases for which no subdivision plat is submitted to the City of Rockwall, the acquisition of the first building permit issued *or* the acquisition of the first Certificate of Occupancy (CO) is issued *or* utility connection is made after the effective date of the adoption of the applicable *Impact Fee* -- *whichever occurs first* -- *or* within such period as may otherwise be designated by a *Credit Agreement*, such credit shall lapse.

(6) *Credit Agreements*. An applicant or developer of new development who proposes to construct or finance a capital improvement or facility expansion designated in the *Capital Improvements Plans*, or other facility improvement that supplies excess capacity, as required or authorized by the City of Rockwall, shall enter into an agreement with the City to provide for

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credits against *Impact Fees* due for the development in accordance with the requirements of Subsection (1), (2), (3), (4), & (5) above. The agreement shall identify the basis for the method of computing the amount of the credit due and any reduction in credits attributable to the consumption of capacity by developed lots or tracts served by the improvements. For multi-phased projects, the City of Rockwall may require that total credits be proportionally allocated among phases. If authorized by the City, the agreement may also provide for the allocation of credits among new developments within the project, and provisions for the timing and collection of *Impact Fees*; however, in no case shall credits be transferable to other new developments not associated with the capital improvements or facility expansions.

SECTION 38-116. ESTABLISHMENT OF ACCOUNTS.

(1) The City of Rockwall shall establish an account to which interest is allocated for each service area for each type of capital facility for which an *Impact Fee* is imposed pursuant to this *Article*. Each *Impact Fee* collected within the service area shall be deposited in such account.

(2) Interest earned on the account into which the *Impact Fees* are deposited shall be considered funds of the account and shall be used solely for the purposes authorized in *Section 38-117*.

(3) The City of Rockwall shall establish adequate financial and accounting controls to ensure that *Impact Fees* are disbursed from the account are utilized solely for the purposes authorized in *Section 38-117*.

(4) The City of Rockwall shall maintain and keep financial records for *Impact Fees*, which shall show the source and disbursement of all fees collected in or expended from each service area. The records of the account into which *Impact Fees* are deposited shall be open for public inspection and copying during ordinary business hours. The City of Rockwall may establish a fee for copying services.

SECTION 38-117. USE OF PROCEEDS OF IMPACT FEES.

(1) The *Impact Fees* collected for each service area pursuant to the requirements of this *Article* may be used to finance or recoup the costs of any capital improvements or facility expansions identified in the *Capital Improvements Plan* for the service area, including but not limited to, the construction contract price, surveying and engineering fees, and land acquisition costs (*including land/easement purchases, court awards and costs, attorney's fees, and expert witness fees*). *Impact Fees* may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the City of Rockwall to finance such capital improvements or facility expansions. *Impact Fees* may also be used to pay fees actually contracted to be paid to an independent qualified engineer or financial consultant for the preparation of or updating the *Capital Improvements Plan*.

(2) *Impact Fees* collected pursuant to this *Article* shall *not* be used to pay any of the following expenses:

(a) Construction, acquisition or expansion of public facilities or assets other than capital improvements or facility expansions identified in the *Capital Improvements Plan*.

(b) Repair, operation, or maintenance of existing or new capital improvements of facility expansions.

(c) Upgrade, update, expansion, or replacement of existing capital improvements to provide better service to existing development (*i.e. in order to meet stricter safety, efficiency, environmental or regulatory standards*).

(d) Administrative and operating costs of the City of Rockwall.

SECTION 38-118. REFUNDS OF IMPACT FEES.

(1) Upon application by a property owner, any *Impact Fee* or portion there of collected pursuant to the regulations of this *Article*, which has not been expended within the service area within ten (10) years from the date of payment, shall be

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refunded. Payments shall be refunded to the record owner of the property for which the *Impact Fee* was paid or -- *if the Impact Fee was paid by another government entity* -- to such governmental entity, together with interest calculated from the date of payment to the date of refund at the statutory rate as set forth in Section 302.002 of the Texas Finance Code or its successor statute. The application for refund pursuant to this *Article* shall be submitted within 60-days after the expiration of the ten (10) year period for expenditure of the fee. An *Impact Fee* shall be considered expended on a *first-in, first out* basis.

(2) An *Impact Fee* collected pursuant to this *Article* shall also be considered expended if the total expenditures for capital improvements or facility expansions within the service area within ten (10) years following the date of payment exceeds the total fees collected within the service area for such improvements or expansions during such period.

(3) If a refund is due pursuant to Subsections (1) & (2), the City of Rockwall shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

(4) Application for refunds shall be submitted to the City of Rockwall on a form approved by the City for such purposes. Within 90-days of the receipt of the application, the City shall provide the applicant -- *in writing* -- with a decision on the refund request.

SECTION 38-119. AMENDMENT TO PLAN AND REVISIONS OF IMPACT FEES.

(1) The City of Rockwall shall update is *Land Use Assumptions* and *Capital Improvements Plans* at least every five (5) years, commencing from the date of adoption of such plans, and shall recalculate the *Impact Fees* based thereon in accordance with the procedures set forth in Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments*, of the Texas Local Government Code (TLGC), or in any successor statute.

(2) The City of Rockwall may review its *Land Use Assumptions*, *Impact Fees*, and *Capital Improvements Plans* and other factors such as market conditions more frequently than provided in *Subsection (1)* to determine whether the *Land Use Assumptions* and *Capital Improvements Plans* should be updated and the *Impact Fee* recalculated accordingly, utilizing the statutory update procedures.

(3) If, at the time an update is required pursuant to *Subsection (1)*, the City Council determines that no change to the *Land Use Assumptions*, *Capital Improvements Plans*, or *Impact Fee* is needed, it may dispense with such update by following the procedures of *Section 395.0575 of the Texas Local Government Code (TLGC)* or successor statue.

(4) The City of Rockwall may amend any other provisions of this *Article* in accordance with the procedures for amendments as stipulated by this Municipal Code of Ordinances or the City's Charter.

SECTION 38-120. USE OF OTHER FINANCING MECHANISMS.

(1) The City of Rockwall may finance capital improvements or facility expansions designated in the *Capital Improvements Plan* through the issuance of bonds, through the formation of Public Utility Districts (PUDs)/Public Improvement Districts (PIDs) or other assessment districts, or through any other authorized mechanism, in such a manner and subject to such limitations as may be provided by law, in addition to the use of *Impact Fees*.

(2) Except as otherwise provided in this *Chapter*, the assessment and collection of an *Impact Fee* shall be additional and supplemental to -- *and not in substitution of* – any other tax, fee charge, or assessment which is lawfully imposed on and due against the property.

(3) The City Council may decide that the City of Rockwall will pay all or a part of capital improvements or facility expansions due for a new development pursuant to duly adopted criteria.

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SECTION 38-121. IMPACT FEE AS AN ADDITIONAL AND SUPPLEMENTAL REGULATION.

(1) *Impact Fees* established by this *Article* are additional and supplemental to -- *and not in substitution of* -- any other requirements imposed by the City of Rockwall on the development of land or the issuance of building permits or a Certificate of Occupancy (CO). Such fee is intended to be consistent with and to further the policies of the City of Rockwall's Comprehensive Plan, the *Capital Improvements Plan*, the Unified Development Code (UDC), the subdivision requirements contained in this *Chapter*, and other polices, ordinances, and/or resolutions by which the City of Rockwall seeks to ensure the provisions of adequate public facilities in conjunction with the development of land.

(2) This *Article* shall not affect -- *in any manner* -- the permissible use of a property, the density of a development, the design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to the Unified Development Code (UDC) and the subdivision requirements contained in this *Chapter*, or other regulations of the City of Rockwall, which shall be operative and remain in full force and effect without limitation with respect to all such development.

SECTION 38-122. WAIVERS AND EXEMPTIONS.

Pursuant to Section 395.022 of the Texas Local Government Code (TLGC), a school district is not required to pay *Impact Fees* under this *Article* unless the Board of Trustees of the school district consents to the payment of the fees by entering a contract with the City imposing the fees.

SECTION 38-123. RELIEF PROCEDURES.

Any person who has paid an *Impact Fee* or an owner of land upon which an impact fee has been paid may petition the City Council to determine whether any duty required by this *Article* has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the duty be performed within 60-days of the request. If the City Council determines that the duty is required pursuant to this *Article* and is late in being performed, it shall cause the duty to commence within 60-days of the date of the request and to continue until completion.

DIVISION 2. LAND USE ASSUMPTIONS FOR IMPACT FEES

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CHANGES = HIGHLIGHTED

(5) *Proportionality*. The city recognizes that there is a direct correlation between the increased demand on public facilities and infrastructure created by a new development, the city's requirements for the dedication of rights-of-way and easements, and the construction of a fair and proportional share of the improvements necessary to offset the impacts of new development on the city's existing public facilities and infrastructure. Based on this it is the desire of the city that new development projects contribute a fair and proportional share of the costs necessary to offset the created impact.

(a) *Determination of Proportionality*. Prior to the submittal of a development application for a preliminary plat, final plat, or replat, a property owner or developer may request in writing a determination of proportionality from the city engineer affirming that each public infrastructure improvement to be imposed as a condition of approval for a subdivision plat is roughly proportionate to the demand created by the proposed development on the city's public facilities and infrastructure. This determination shall take into consideration the nature and extent of the development proposed.

(b) *Determination of Proportionality Submission Requirements*. In addition to the written request for a determination of proportionality, the city engineer may require supplementary information of the property owner or developer relating to the proposed development or public facilities and infrastructure.

(c) *Criteria for a Determination of Proportionality*. In making a decision on a determination of proportionality the city engineer may rely upon categorical findings pertaining to:

(1) The location of proposed or existing on-site improvements.

(2) The proposed or potential use of the land.

(3) The timing and sequence of development in relation to the availability of adequate levels of public facilities.

(4) Impact fee studies or other studies that measure the demand for services created by the development and the impact on the city's public facilities and infrastructure. The full cost to provide service shall be used in the assessment.

(5) The function of the public infrastructure improvements in serving the proposed development.

(6) The degree to which public infrastructure improvements that will serve the subdivision are supplied by other developments.

(7) The anticipated participation by the city in the costs of such improvements.

(8) Any reimbursements for the costs of public infrastructure improvements for which the proposed development is eligible.

(9) Any other information relating to the mitigating effects of the public infrastructure improvements on the impacts created by the development on the city's public facilities and infrastructure.

(d) *Final Determination of Proportionality*. Based upon the findings from the determination of proportionality, the city engineer shall affirm that the public infrastructure improvement requirements of this chapter do not impose costs on the developer for such improvements that exceed those roughly proportionate to the costs incurred by the city in providing public facilities and infrastructure to serve the development.

(e) *Petition for a Proportionality Appeal*. A petition for a proportionality appeal may be filed by a property owner or developer in accordance with the requirements of subsection 38-10(2) to contest any requirement to dedicate land or to construct public improvements as required by this chapter.

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City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Council members**

FROM: **Mary Smith, City Manager**

DATE: **December 12, 2024**

SUBJECT: **Garbage Rate Increase**

The solid waste contract with Republic Waste as extended January 2021 includes an annual CPI rate increase to our residents and commercial customers. The contract sets the increase at 3% per year, which has worked to our advantage in past years with much higher CPI rates. The accompanying resolution, if adopted by the City Council, will set the new rates to be effective 1/1/2025.

The new residential rate in the proposal reflects an increase of .62 cents per month including applicable sales tax and will continue the unlimited bulk pickup, twice per week garbage, and weekly recycling which have been the standard here for many years. The Council recently voted to allow staff to negotiate the renewal agreement with Republic which is in progress so 2025 will be the last under the current agreement.

In addition, we charge our residents a monthly fee of 1.12 cents for household hazardous waste collection.

Commercial rates will increase 3%.

Staff will be available to answer any questions regarding this matter.

CITY OF ROCKWALL, TEXAS

RESOLUTION 24-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FIXING THE COLLECTION RATE TO BE CHARGED FOR GARBAGE COLLECTION SERVICES FURNISHED BY THE CITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 34. Solid Waste, Article I. In General, Sec. 34-5 Collection Charges, of the City of Rockwall Code of Ordinances provides that the rates for garbage service within the city shall be established from time to time by city council resolution; and

WHEREAS, the City Council finds that, due to increasing costs, it is necessary to increase the rates charged for garbage collection services.

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

SECTION 1. That the following monthly rates are hereby established and adopted and shall be collected for garbage collection services billed by the City:

Residential Rates	
Twice per week collection **Twice per month brush/bulky** **Once per week recycle collection**	$21.38
Polycart Rental	$4.62 per month
Household Hazardous Waste collection	$1.12 per month

Commercial Rates							
Twice per week hand collection	$28.14						
	1X	**2X**	**3X**	**4X**	**5X**	**6X**	**Extra**
2 yard	$ 97.13	$179.67	n/a	n/a	n/a	n/a	$ 54.80
3 yard	$118.24	$202.37	n/a	n/a	n/a	n/a	$ 60.77
4 yard	$136.78	$253.00	$352.21	n/a	n/a	n/a	$ 67.52
6 yard	$164.11	$303.63	$422.28	$523.01	n/a	n/a	$ 79.87
8 yard	$205.15	$379.53	$527.86	$653.72	$760.93	$851.81	$ 94.52

Roll Off		***Compactors***		***Commercial***	
20 yard	$570.60	**30 yard compactor**	$639.71	**Extra Yards**	$50.00
30 yard	$599.96	**35 yard compactor**	$689.88	**Delivery**	$168.83
40 yard	$622.41	**42 yard compactor**	$689.88	**Removal**	$168.83
Del / Exc	$193.06			**Relocates**	$168.83
Daily rental	$ 5.05				

Rentals range from $1.00 to $600.00 per month (determined by age, type, size of compactor). Installation is not included.

Rates include street use fees as described in the contract.

SECTION 2. That these rates and charges shall become effective and be in full force and effect starting January 1, 2025.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 16th DAY OF DECEMBER, 2024.

APPROVED:

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary