AGENDA

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
MARCH 11, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) APPOINTMENTS

(1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

(2) Approval of Minutes for the *February 25, 2025* Planning and Zoning Commission meeting.

(3) P2025-004 (HENRY LEE)
Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Preliminary Plat* for Phase 1 & 2 of the Juniper Subdivision consisting of 366 single-family residential lots on a 195.685-acre tract of land identified as part of Tract 3 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; and Tract 7 of the W. H. Baird Survey, Abstract No. 25 [*20.3942-acres*], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, 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.

(4) P2025-005 (HENRY LEE)
Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Master Plat* for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-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 Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, 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.

(V) PUBLIC HEARING ITEMS

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

(5) Z2025-004 (HENRY LEE)
Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

(6) Z2025-005 (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

(7) Z2025-006 (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

(8) Z2025-007 (HENRY LEE)
Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

(9) Z2025-008 (BETHANY ROSS)
Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

(10) Z2025-009 (ANGELICA GUEVARA)
Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

(11) Z2025-010 (RYAN MILLER)
Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [*1*] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [*2*] Single-Family 7 (SF-7) District, and [*3*] Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary.

(12) Z2025-011 (HENRY LEE)
Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *PD Development Plan* for eight (8) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

(VI) ACTION ITEMS

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

(13) SP2025-007 (HENRY LEE)
Discuss and consider a request by Abed Ajak of Abed Ajak/Ajak Realty, LLC for the approval of an *Amended Site Plan* for an existing *General Retail Building* on a 0.48-acre tract of land identified as Tract 34 of the J. T. Lewis Survey, Abstract 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1407 & 1409 S. Goliad Street, and take any action necessary.

(14) SP2025-008 (BETHANY ROSS)
Discuss and consider a request by Nicholas Grinnan on behalf of Jeff Grinnan for the approval of an *Amended Site Plan* for an existing *Office Building* on a 0.9040-acre tract of land identified as Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 W. Rusk Street, and take any action necessary.

(VII) DISCUSSION ITEMS

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

- MIS2025-004: Exception to the Utility Requirements for the REDC (TABLED TO THE MARCH 17, 2025)
- P2025-003: Replat for Lots 4 & 5, Block A, DuWest Addition (APPROVED)
- P2025-006: Replat for Lots 2, 3 & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition (APPROVED)
- P2025-007: Final Plat for Lot 1, Block 1, Flexspace Center Rockwall Addition (APPROVED)
- Z2025-002: Specific Use Permit (SUP) for a *General Retail Store* and *Limited Service Restaurant* at 907 N. Goliad Street (2ND READING; APPROVED)
- Z2025-003: Amendment to Planned Development District 46 (PD-46) (2ND READING; APPROVED)

(VIII) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on *March 7, 2025* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
FEBRUARY 25, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [*1*] ADDITIONAL CASE INFORMATION CAN BE FOUND AT HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES, AND [*2*] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE CLICK HERE OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

I. CALL TO ORDER

Vice-Chairman John Womble called the meeting to order at 6:01PM. Commissioners present were Dr Jean Conway, Ross Hustings, Jay Odom and John Hagaman. Commissioners absent were Chairman Derek Deckard and Commissioner Kyle Thompson. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala, City Engineer Amy Williams. Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn Price.

II. APPOINTMENTS

1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the architectural review board meeting.

III. OPEN FORUM

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

Vice-Chairman Womble explained how open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Vice-Chairman Womble closed the open forum.

IV. CONSENT AGENDA

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

2. Approval of Minutes for the *February 11, 2025* Planning and Zoning Commission meeting.

3. SP2025-006 (BETHANY ROSS)
   Consider a request by Murphy Sayre of Culpepper Real Estate, LLC for the approval of an *Amended Site Plan* for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on a 2.052-acre tract of land identified as Lots 1 & 3, Block A, Shoreline Plaza Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, addressed as 309 E. IH-30, and take any action necessary.

4. P2025-003 (ANGELICA GUEVARA)
   Consider a request by Bowen Hendrix of DW Quail Run, LLC for the approval of a *Replat* for Lots 4 & 5, Block A, DuWest Addition, being an 8.62-acre tract of land identified as Lots 1, 2 & 3, Block A, DuWest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3000 & 3008 N. Goliad Street [*SH-205*], and take any action necessary.

5. P2025-006 (HENRY LEE)
   Consider a request by Will Winkelmann of Winkelmann & Associates, Inc. on behalf of Kevin Gilbert of IKEA Property, Inc. for the approval of a *Replat* for Lots 2, 3, & 4, Block B and Lot 2, Block C, Rockwall Commercial Addition, being a 67.476-acre tract of land identified as Lot 1, Block B and Lot 1R, Block C, Rockwall Commercial Addition and a portion of Lot 1, Block D, Rockwall Commercial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 102 (PD-102) for Commercial (C) District land uses, situated within the IH-30 Overlay (IH30 OV) District, located at the northwest corner of the E. IH-30 Frontage Road and Stodghill Road (*FM-3549*), and take any action necessary.

6. P2025-007 (ANGELICA GUEVARA)
   Consider a request by Roy Bhavi for the approval of a *Final Plat* for Lot 1, Block 1, Flexspace Center Rockwall Addition, being a 5.874-acre tract of land identified as Tract 2-01 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 1760 Airport Road, and take any action necessary.

Commissioner Conway made a motion to approve the Consent Agenda. Commissioner Hustings seconded the motion which passed by a vote of 5-0.

V. ACTION ITEMS

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

7. SP2025-002 (ANGELICA GUEVARA)
Discuss and consider a request by Katie Getz on behalf of Kayla Henson of Halle Properties, LLC for the approval of an *Amended Site Plan* for an existing *Minor Automotive Repair* facility on a 1.10-acre parcel of land identified as Lot 1, Block A, Patrick Stephenson Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 693 E. IH-30, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary regarding the request. On February 14, 2025 the applicant applied for an amended site plan proposing changes to the existing building façade on the property . Specifically, they would be incorporating stucco and a brick wainscot. Due to the subject property being located within an overlay district, the building elevations had to be reviewed by the Architectural Review Board. At this time, staff has not identified any variances associated with the applicants request. ARB did recommend approval.

Commissioner Conway made a motion to approve SP2025-002. Commissioner Hustings seconded the motion which passed by a vote of 5-0.

8. SP2025-003 (BETHANY ROSS)
Discuss and consider a request by Jimmy McClintock of Highway 66 Properties, LP for the approval of a *Site Plan* for an *Office Building* on a 0.28-acre parcel of land identified as Lot 5, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 407 W. Washington Street, and take any action necessary.

Planner Bethany Ross provided a brief summary regarding the request. This project building permit was applied for in 2021. However, due to inactivity it expired at the end of 2021. In response to this the applicant has provided the same site plan as the original that was approved back in 2020 and is in conformance with all the technical requirements of the Unified Development Code (UDC). The Architectural Review Board (ARB) did recommend approval.

Commissioner Odom asked if they had to submit to the Historical Preservation Advisory Board (HPAB).

Planner Bethany Ross explained that this case is not within the Historic District.

Commissioner Hustings made a motion to approve SP2025-003. Commissioner Conway seconded the motion which passed by a vote of 5-0.

9. SP2025-004 (BETHANY ROSS)
Discuss and consider a request by Marlin Smith of Washington Place on Highway 66, LP for the approval of a *Site Plan* for an *Office Building* on a 0.99-acre parcel of land identified as Lot 4, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

Planner Bethany Ross provided a brief summary regarding the request. The projects building permit was applied for in 2021. However, due to inactivity it expired in the middle of 2022. In response to this the applicant has submitted the same site plan as the previously approved. It is in conformance with all the technical requirements of the Unified Development Code (UDC) except for the photometric plan. It will need to be revised and sent to staff to meet the UDC requirements of the photometric plan before the submittal of the engineering plans. It will be considered as a condition of approval. The Architectural Review Board (ARB) did recommend approval.

Commissioner Odom made a motion to approve SP2025-004. Commissioner Hustings seconded the motion which passed by a vote of 5-0.

10. SP2025-005 (BETHANY ROSS)
Discuss and consider a request by Dhruvjyoti Basu on behalf of Sameer Patel for the approval of a *Site Plan* for a *Restaurant with 2,000 SF or More without Drive-Through or Drive-In* on a 0.90-acre parcel of land identified as Lot 5, Block A, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], situated within the IH-30 Overlay (IH-30 OV) District, generally located at the southeast corner of the intersection of the IH-30 Frontage Road and Sunset Ridge Drive, and take any action necessary.

Planner Bethany Ross provided a brief summary regarding the request. The projects building permit was applied or in January of 2023 and due to inactivity, it expired in August of 2024. In response to this. The applicant has provided the same site plan as the original with the same variances to the masonry, stone and parking requirements as before. The photometric plan will need to be revised to meet the Unified Development Code (UDC) and provide to staff prior to their engineering submittal. It has been provided as a condition of approval. The Architectural Review Board (ARB) did recommend approval.

Cameron Slown
825 Watters Creek Boulevard
Suite M300
Allen, Texas 75013

Mr. Slown came forward and provided additional details in regards to the applicants request.

Commissioner Conway made a motion to approve SP2025-005. Commissioner Hustings seconded the motion which passed by a vote of 5-0.

11. SP2025-007 (HENRY LEE)

Discuss and consider a request by Abed Ajak of Abed Ajak/Ajak Realty, LLC for the approval of an *Amended Site Plan* for an existing *General Retail Building* on a 0.48-acre tract of land identified as Tract 34 of the J. T. Lewis Survey, Abstract 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1407 & 1409 S. Goliad Street, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained that if the Planning and Zoning Commission agrees with the table request from the Architectural review Board (ARB) they would be able to make a motion.

Abed Ajak
4002 Broadway Boulevard
Garland, Texas 75126

Mr. Ajak came forward and provided additional details in regard to the applicants request.

Commissioner Odom made a motion to table SP2025-007 to the March 11th meeting. Commissioner Conway seconded the motion which was tabled by a vote of 5-0.

12. MIS2025-001 (HENRY LEE)

Discuss and consider a request by Kyle Peterson for the approval of a *Miscellaneous Case* for an *Exception* to allow synthetic plant materials on a 0.17-acre parcel of land identified as Lot 17, Block C, Breezy Hill, Phase X, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District, addressed as 3445 Ridgecross Drive, and take any action necessary.

Senior Planner Henry Lee provided a brief summary regarding the request. This case was a referral from Neighborhood Improvement Services (NIS) they caught the property owner installing the fence and the artificial turf without a permit. Following that, they did apply for the fence and artificial turf permit. It was completed before the approval of the permit. They did have to pay the non-compliant structure fee. The applicant is requesting to allow the artificial turf to remain in the rear and side yard. When looking at the requirements they are allowed up to 400 SF in the rear yard regardless of visibility. In this case, the applicant is adjacent to open space and they have a rod iron fence. It also appears to be two rows of shrubs that is not in accordance to the landscape plan subdivision and will have to be removed.

Commissioner Conway asked if it was visible behind the open space.

Commissioner Hagaman asked how much square feet.

Senior Planner Henry Lee explained it was 1700 SF.

Commissioner Odom asked if the HOA was requiring the removal.

Kyle Peterson
3445 Ridgecross Drive
Rockwall, TX 75087

Mr. Peterson came forward and provided additional details in regards to the applicants request.

Commissioner Hagaman made a motion to approve MIS2025-001. Commissioner Odom seconded the motion which passed by a vote of 4-1 with Vice-Chairman Womble dissenting.

13. MIS2025-002 (RYAN MILLER)

Discuss and consider a request by Cameron Thatcher on behalf of Jay Hankla of Shaddock Homes for the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards* on a 0.40-acre parcel of land identified as Lot 10, Block D, Winding Creek Subdivision, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 91 (PD-91) for Single-Family 10 (SF-10) District, addressed as 1511 Orion Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary regarding the request. It was originally established by a Final Plat on January 10, 2004. At the time of establishment, the Winding Creek subdivision had three (3) keystone lots. A keystone lot is where the housed will back to the side of the street that has another house that fronts to the street. In the Unified Development Code (UDC) stipulates that the keystone lots are present the side yard fence adjacent to the street shall not extend beyond the front building setback. The purpose for this is the fence would block the adjacent home. He applicant has one of the three keystone lots in the subdivision and are requesting to add into the sideline by 15 feet. In the U**nified Development Code (UDC) does allow the planning & Zoning Commission to consider variances. In this case, this doesn't ca**ll out a specific variance process. This is a relatively new subdivision and the three (3) keystone lots in the subdivision none of **them houses they're all vacant and** only 32 of the 389 lots have been issued a building permit. However, this is a discretionary decision to the Planning and Zoning Commission.

Commissioner Hagaman asked if the house behind has a permit.

Cameron Thatcher
724 Fletcher Drive
Fate, Texas 75087

Mr. Thatcher came forward and provided additional details in regards to the request.

Vice-Chairman Womble asked if the fence would be a rod iron or cedar fence.

Commissioner Odom made a motion to den MIS2025-002. Commissioner Conway seconded the motion to deny which passed by a vote of 4-1 with commissioner Hagaman dissenting.

14. MIS2025-003 (ANGELICA GUEVARA)

Discuss and consider a request by Todd Hargrove for the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards* on a 2.19-acre parcel of land identified as Lot 3, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 375 Cornelius Road, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting the approval of an exception to the fence standards to allow for the construction of a fence on the subject property. According to the site plan provided by the applicant, the proposed fence will be wooden, split-rail fence and will be located along the entire perimeter of the subject property. In accordance with UDC requirements, a split-rail fence is a permitted fence type for the subject property. However, in this case, the applicant is proposing a wood split-rail fenced which wood is not permitted fencing material. Based on this, the applicants request does not seem to negatively impact the adjacent properties.

Commissioner Conway made a motion to approve MIS2025-003 . Commissioner Hustings seconded the motion which passed by a vote of 5-0.

15. MIS2025-004 (RYAN MILLER)

Discuss and consider a request by Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a *Miscellaneous Request* for a *Variance* to the *Utility Placement* requirements of the *General Overlay District Standards* to allow overhead utilities along [*1*] a portion of SH-276 between John King Boulevard and Rochelle Road and [*2*] a portion of Corporate Crossing [*FM-549*] between the IH-30 Frontage Road and SH-276, City of Rockwall, Rockwall County, Texas, being right-of-way, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicant's request. In July of 2022 City Council approved a request from the Rockwall Economic Development Corporation (REDC) to allow the overhead power lines along corporate crossing and SH 276 to remain in place until July 5, 2027. In which time the REDC was proposing to underground those lines. This was done to accommodate projects the REDC had at that time. Recently they worked with Oncor to look at the cost and that prompted them to submit a development application and a letter requesting a variance to the utility placement to allow the overhead power lines to remain in place. They indicated that the project cost would be 9 million dollars.

Phil Wagner
2600 Observation Trail
Rockwall, TX 75087

Mr. Wagner came forward and provided additional details in regards to the applicants request.

Commissioner Conway explained her concern was this causing a precedence.

Commissioner Hagaman made a motion to deny MIS2025-004. Commissioner Conway seconded the motion which passed to deny by a vote of 5-0.

VI. DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is March 11, 2025.

16. Z2025-004 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. This was a referral from the Building Inspection department and were doing inspections for a pool in the area and noticed that the building had appeared on the subject property. Given that, they were required to comeback and submit for that Specific Use Permit (SUP) and had to pay the non-compliance structure fee. They are requesting for a guest quarters/ secondary living unit. The kitchen will need to be removed.

Cory Smith
2201 E. FM 550
Rockwall, TX 75087

Mr. Smith came forward and provided additional details in regard to the applicants request.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.

17. Z2025-005 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

Adam Buczeck
8214 Wechseter Drive
Dallas, TX 75225

Mr. Buzcek came forward and provided additional details in regard to the applicant request. He went over location, new concept plan and zoning request. 123 total lots and density is 1.25 units per acre 33.19 acres of open space. The sewer and water study were completed in December 3, 2024. They incorporated mixture to larger mid-size lots.

Planner Bethany Ross provided a brief summary. In conformance to the code the engineering standards of design do stipulate that they alleys shall be provided in residential areas and the code does grant ability for the City Council to grant an exception to that. Another policy that was mentioned is that all parks and open space should provide an integrated trail system. Staff asked if they can add a loop around the amenity area that would consolidate the entire development.

Commissioner Conway asked if staff recommend they mix the smaller lots in amongst the larger lots.

Mr. Buzcek came forward and explained there would be a tree survey to see where the tree grouping and will incorporate the trail looping around the amenity center.

Director of planning and Zoning Ryan Miller explained it had to be a 5-foot side walk.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.

18. Z2025-006 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicants request. **The applicant has provided a site plan for the building they're** proposing however through the zoning change they are looking at the land use since they will be required to come in for a site plan later on. The applicant is requesting approval of a zoning change and will require a condition of approval that the designation changes from low density residential to commercial retail within the comp plan.

Lisa Brooks
1215 Ridge Road West
Rockwall, TX 75087

Renee Holland
805 Eagle Pass
Heath, TX 75032

Mrs. Brooks came forward and provided additional details in regards to the applicants request.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.

19. Z2025-007 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

Senior Planner Henry Lee provided a summary regarding the request. This request might look familiar since he went through the process two cycles ago to amend Planned Development District 50 (PD-50) to allow a church/ house of worship through a Specific Sue Permit (SUP) process. That was ultimately approved by the City Council and is now requesting a SUP.

Tzemach Moshe Kalmenson
1915 Hidden Valley
Rockwall, TX 75087

Mr. Kalmenson came forward and provided additional details in regard to his request.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.

20. Z2025-008 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the request. This lot is also designated for low density residential and approval of the zoning change it will require a condition of approval that the designation changes from low density to commercial retail for this lot.

Pat Atkins
614 Summer Oaks Drive
Rockwall, TX 75087

Mr. Atkins came forward and provided details in regard to the applicants request.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.

21. Z2025-009 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

Planning Tech Angelica Guevara provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for a short-term rental. This case is coming to you due to a proposed STR being within the 1,000 ft buffer of 2 existing permitted STR. Specifically, one is 329.5 feet away from the subject property and the other 793.3 feet from the subject property.

Caprice Michelle
240 Willow Crest
Rockwall, Texas 75087

Mrs. Michelle came forward and provided additional details in regard to the applicants request.

Commissioner Conway asked what has been decided on the issues in regard to STR.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.

Commissioner Odom recused himself from case Z2025-010.

22. Z2025-010 (RYAN MILLER)

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [*1*] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [*2*] Single-Family 7 (SF-7) District, and [*3*] Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting to incorporate parts of Olive Street into Planned Development District 50 (PD-50).

Price Pointer
906 N Goliad
Rockwall, TX 75087

Mr. Pointer came forward and explained he is trying to have residential offices.

Director of Planning and Zoning Ryan Miller explained that anything that is built on the property will have to go through the Historic Preservation Advisory Board (HPAB) will require a COA.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.

23. Z2025-011 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *PD Development Plan* for eight (8) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a PD development Plan for 8 Townhomes. They have resubmitted and addressed staff comments.

Matt Zahm
1410 Hubbard Drive
Heath, Texas 75032

Mr. Zahm came forward and provided additional details in regard to his request.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.

24. SP2025-008 (BETHANY ROSS)
Discuss and consider a request by Nicholas Grinnan on behalf of Jeff Grinnan for the approval of an *Amended Site Plan* for an existing *Office Building* on a 0.9040-acre tract of land identified as Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 W. Rusk Street, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicants request. Explained this was the old Helping Hands building. The applicant is proposing to change the outside appearance it will possibly require a minor waiver to the color requirements for the downtown district. ARB did recommend to remove the middle portion of the brick along the front and back façade of the building.

Nicholas Grinnan
305 James Drive
Heath, Texas 75032

Mr. Grinnan came forward and provided additional details in regard to the request.

Commissioner Odom asked what ARB had requested.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.

25. P2025-004 (HENRY LEE)
Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Preliminary Plat* for the Juniper Subdivision consisting of 870 single-family residential lots and two (2) commercial lots on a 526.778-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 Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, 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.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. Explained this will have to go to Parks Board and return back on March 11, 2025. The applicant has decided they will only preliminary plat phases 1 & 2 this will shrink in size. Staff will review that and bring it back.

Ryan Joyce
767 Justin Road
Rockwall, TX 75087

Mr. Joyce explained this would be better to do it in smaller phases.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.

26. P2025-005 (HENRY LEE)
Discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Master Plat* for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-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 Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, 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.

Senior Planner Henry Lee provided a brief summary in regard to the applicants request. Explained this will have to go to Parks Board and return back on March 11, 2025. The applicant has decided they will only preliminary plat phases 1 & 2 this will shrink in size. Staff will review that and bring it back.

Vice-Chairman Womble advised that this item will come back before the Commission for discussion or action on March 11, 2025.

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

- Z2025-002: Specific Use Permit (SUP) for a *General Retail Store* and *Limited Service Restaurant* at 907 N. Goliad Street (1ST READING; APPROVED)
- Z2025-003: Amendment to Planned Development District 46 (PD-46) (1ST READING; APPROVED)

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

VII. ADJOURNMENT

Vice-Chairman Womble adjourned the meeting at 8:05PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2025.

Derek Deckard, Chairman

Attest:

Melanie Zavala, Planning Coordinator

CITY OF ROCKWALL

PLANNING AND ZONING COMMISION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 11, 2025
APPLICANT:	Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER:	P2025-004; *Preliminary Plat for the Juniper Subdivision*

SUMMARY

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Preliminary Plat* for Phase 1 and 2 of the Juniper Subdivision consisting of 366 single-family residential lots on a 195.685-acre tract of land identified as part of Tract 3 of the A. Johnson Survey, Abstract No. 123 [*355.146-acres*]; and Tract 7 of the W. H. Baird Survey, Abstract No. 25 [*20.3942-acres*], City of Rockwall, Rockwall County, Texas, zoned Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, 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.

PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 195.685-acre tract of land (*i.e. part of Tract 3 of the A. Johnson Survey, Abstract No. 123 and Tract 7 of the W. H. Baird Survey, Abstract No. 25*) to show the future establishment of 366 single-family residential lots, 23 open space lots, and one (1) amenity center lot (*i.e. Lots 1-12, Block A; Lots 1-9, Block B; Lots 1-41, Block C; Lots 1-15, Block D; Lots 1-23, E; Lots 1-21, Block F; Lots 1-17, Block G; Lots 1-20, Block H; Lots 1-42, Block I; Lots 1-18, Block J; Lots 1-14, Block K; Lots 1-21, Block L; Lots 1-28, Block M; Lots 1-28, Block N; Lots 1-14, Block O; Lots 1-20, Block P; Lots 1-10, Block Q; Lots 1-11, Block R, Juniper Subdivision*). The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that in conjunction with the submittal of this *Preliminary Plat*, the applicant has also submitted a *Master Plat* [*Case No. P2025-005*] outlining the phasing plans for the Juniper Subdivision.

☑ *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. On January 6, 2025, the City Council approved a zoning change [*Case No. Z2024-060*] for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses. This zoning change was approved by a vote of 4-3, with Council Members McCallum, Jorif, and Campbell dissenting. The property has remained vacant since annexation. The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 103 (PD-103):

Continued on Next Page …

TABLE 1: LOT COMPOSITION

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	MAXIMUM DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	65,340 SF	12	01.38%
B	185' x 100'	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%*

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	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	3

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.

[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.

☑ *Parks Board*. In accordance with Section 38-57, of Article II, *Park Land Dedication*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, the Juniper Subdivision is subject to cash-in-lieu of land fees and pro-rata equipment fees; however, due to the dedication of a 22.118-acre public park the Parks Board determined that the cash-in-lieu of land fees will not be collected. Given this, only the pro-rata equipment fees will be collected for a total of $215,822.88 (*i.e. $589.68 x 366 = $215,822.88*). With all that being said, the Parks Board recommended approval of the public park dedication and the pro-rata equipment fees on March 4, 2025.

☑ *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 Chapter 38, Subdivisions, of 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 *Preliminary 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 Planning and Zoning Commission chooses to recommend approval of the *Preliminary Plat* for the Juniper Subdivision, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Preliminary Plat*; and,

(2) Any construction resulting from the approval of this *Preliminary 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.

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	East & West of Intersection at S Goliad St & S John King Blvd
SUBDIVISION	W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 128 LOT J.R. Johnson Survey, BLOCK Ab No. 128
GENERAL LOCATION	At Intersection of Goliad & S. John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-103	CURRENT USE	
PROPOSED ZONING		PROPOSED USE	Single Family, Commercial
ACREAGE	526.778	LOTS [CURRENT]	
LOTS [PROPOSED]	868		

☒ ***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	Qualico Developments (US), Inc	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Ryan Joyce
ADDRESS	6950 TPC Drive, Suite 150	ADDRESS	767 Justin Road
CITY, STATE & ZIP	McKinney, TX 75070	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 John Vick [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 8,101.67 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

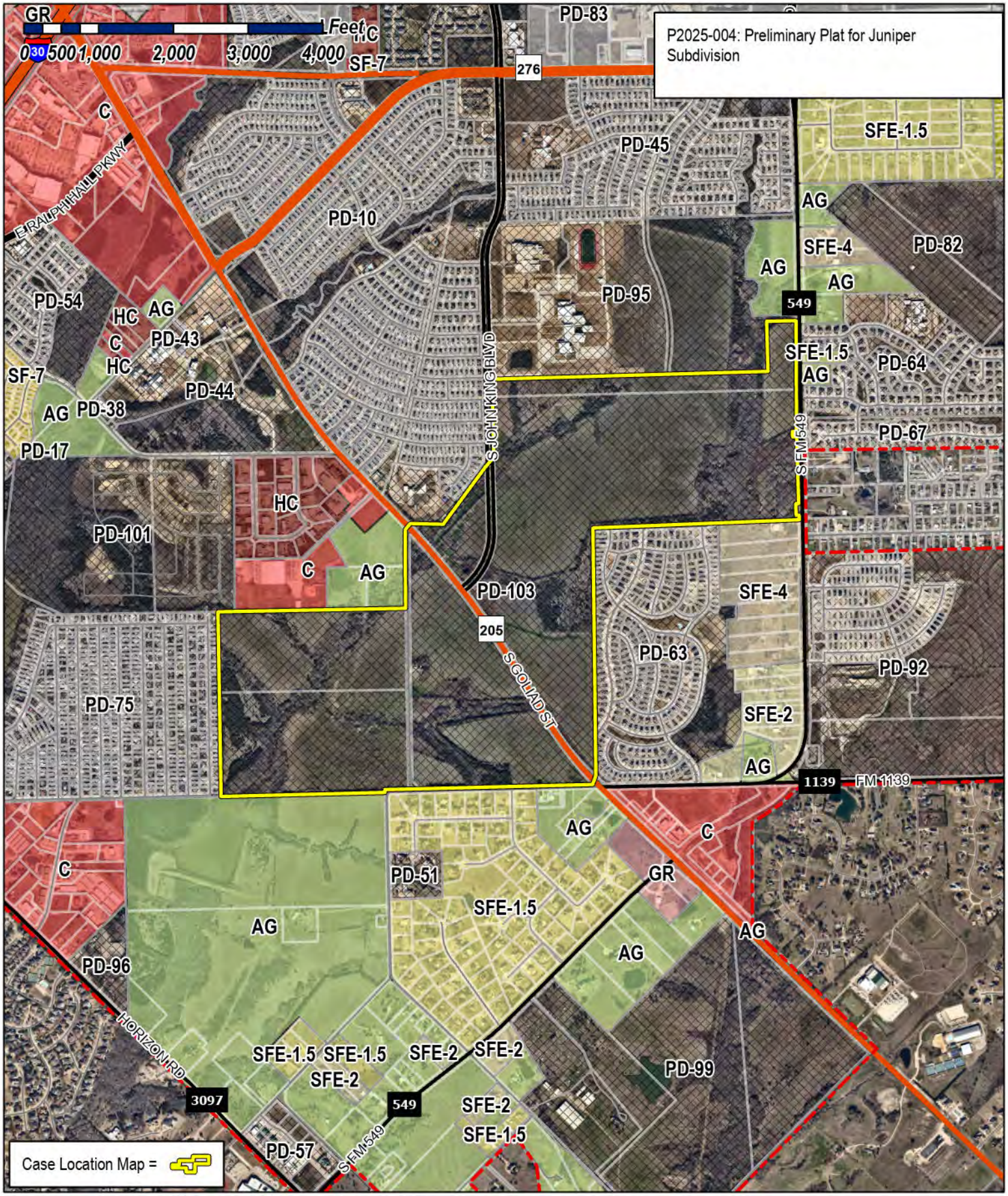
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* February *20*25.

OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sondra Dosier Meeks

MY COMMISSION EXPIRES

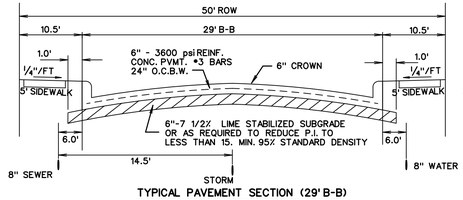
SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500



City of Rockwall

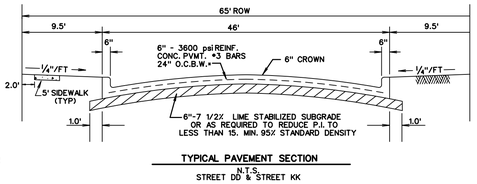
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



TYPICAL PAVEMENT SECTION (29' B-B)

N.T.S.



TYPICAL PAVEMENT SECTION

N.T.S.

STREET DD & STREET KK

Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman — Date

I hereby certify that the above and foregoing plat of an addiiton to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2025.

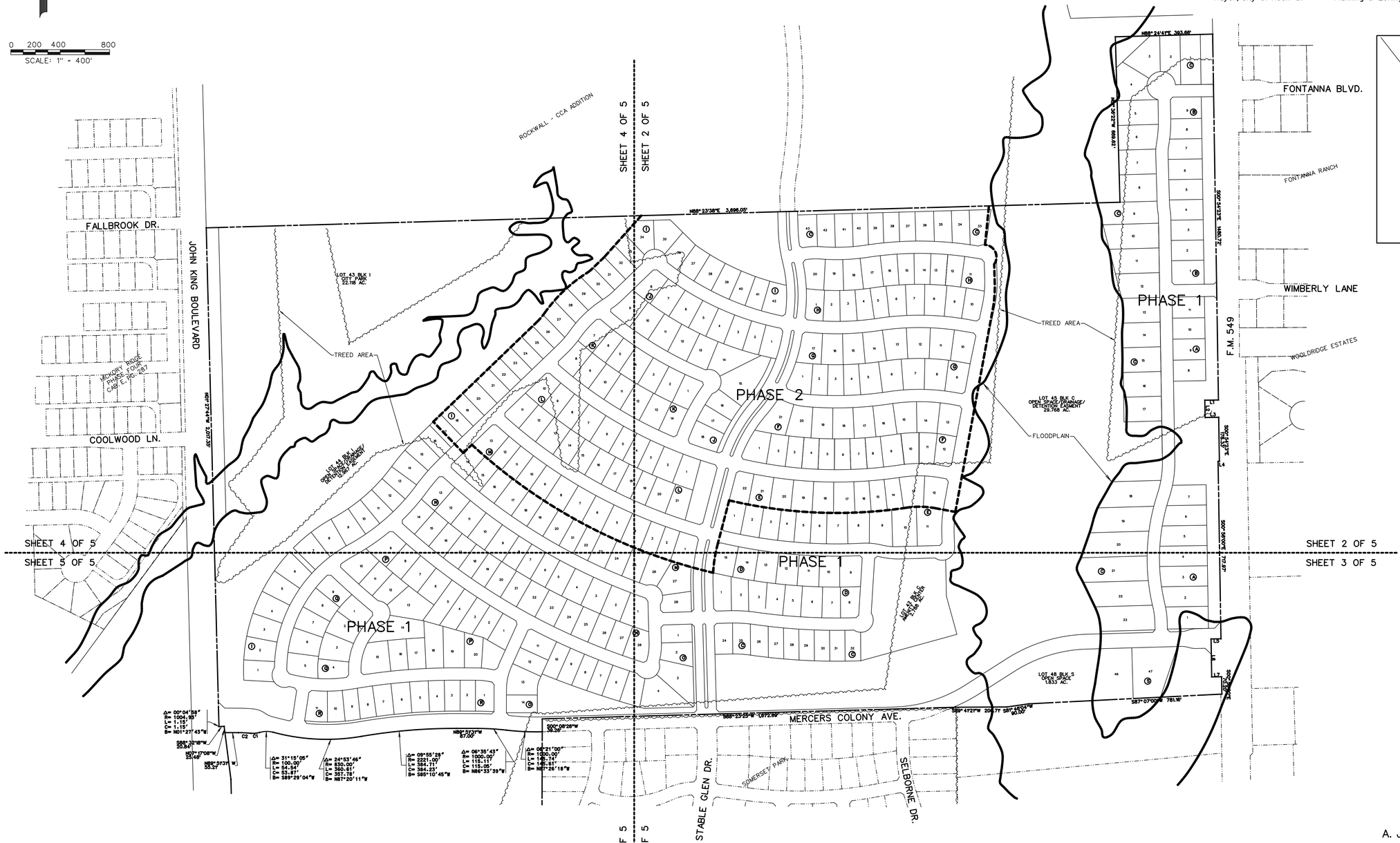
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

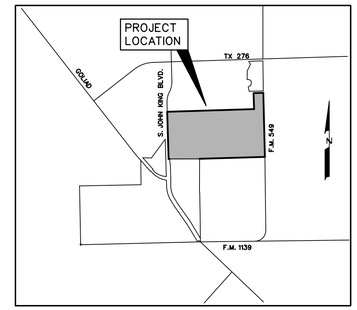
Mayor, City of Rockwall — Planning & Zoning Commission Chairman

N

0 200 400 800

SCALE: 1" = 400'





LOCATION MAP

N.T.S.

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
- STREET NAME CHANGE
- PHASE LINE
- FLOODPLAIN
- MATCHLINE
- TREED AREA

TOTAL ACRES	195.685
TOTAL RESIDENTAL LOTS	366
DENSITY	1.87
ZONING ORDINANCE	PD-103
TOTAL OPEN SPACE ACRES	55.42
LAND USE SINGLE FAMILY DEVELOPMENT	

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	21°24'23"	100.00'	37.36 '	37.14 '	S84°34'58"W
2.	05°08'40"	550.50'	49.43 '	49.41 '	N87°17'11"W

OWNER

QUALICO DEVELOPMENTS (U.S.), INC.

2 GREENSIDE AT CRAIG RANCH

6950 TPC DRIVE, STE. 150

McKINNEY, TEXAS 75070

469-659-6150

P2025-004

PRELIMINARY PLAT

OF

JUNIPER

LOTS 1-11, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-22, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
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LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
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LOTS 1-9, BLOCK Q
LOTS 1-11, BLOCK R

TOTAL ACRES 195.685

TOTAL RESIDENTIAL LOTS 363

TOTAL OPEN SPACE LOTS 23

SITUATED IN THE

A. JOHNSON SURVEY, ABSTRACT NO. 123

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

PREPARED BY

CORWIN ENGINEERING, INC.

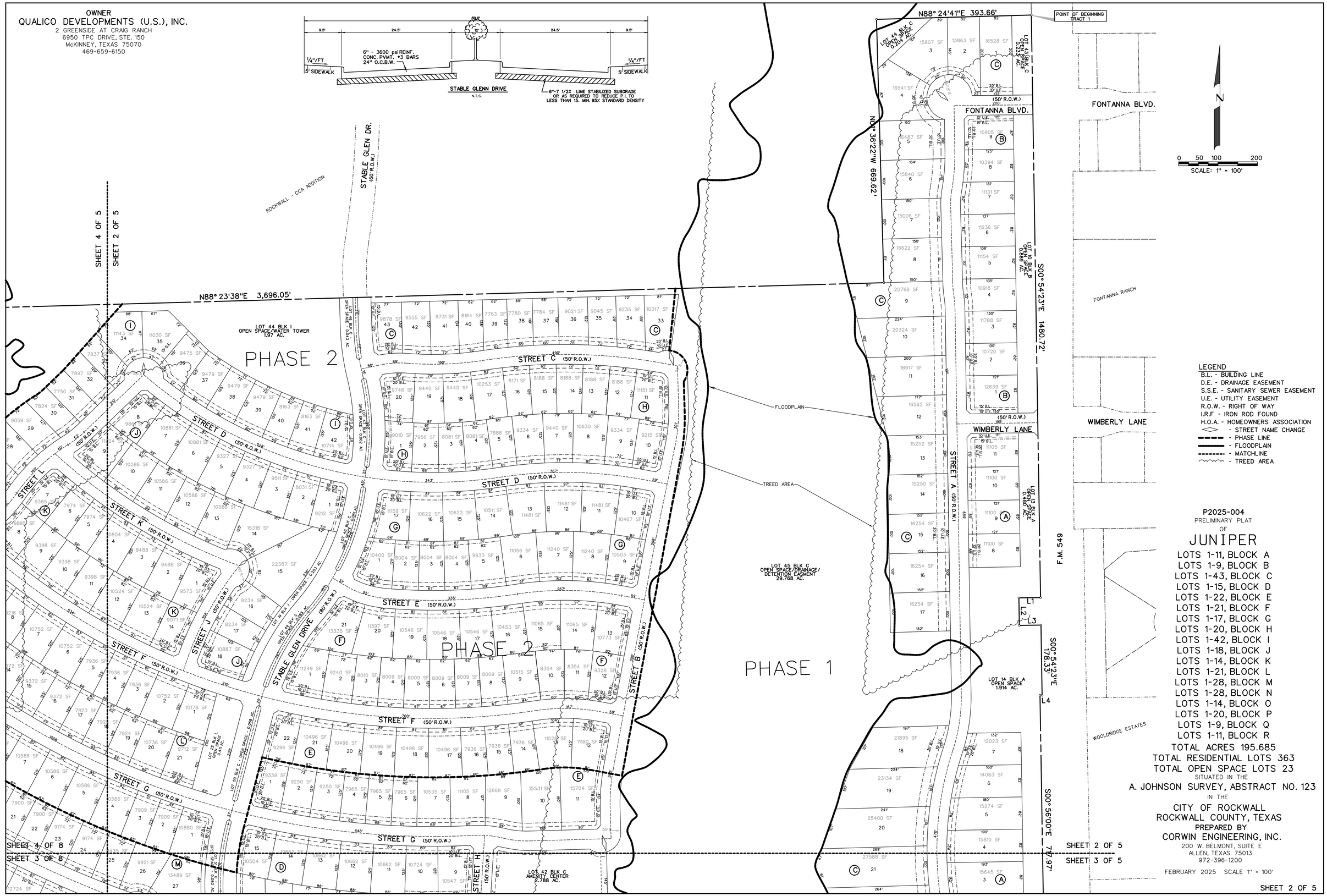
200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

FEBRUARY 2025 SCALE 1" = 400'

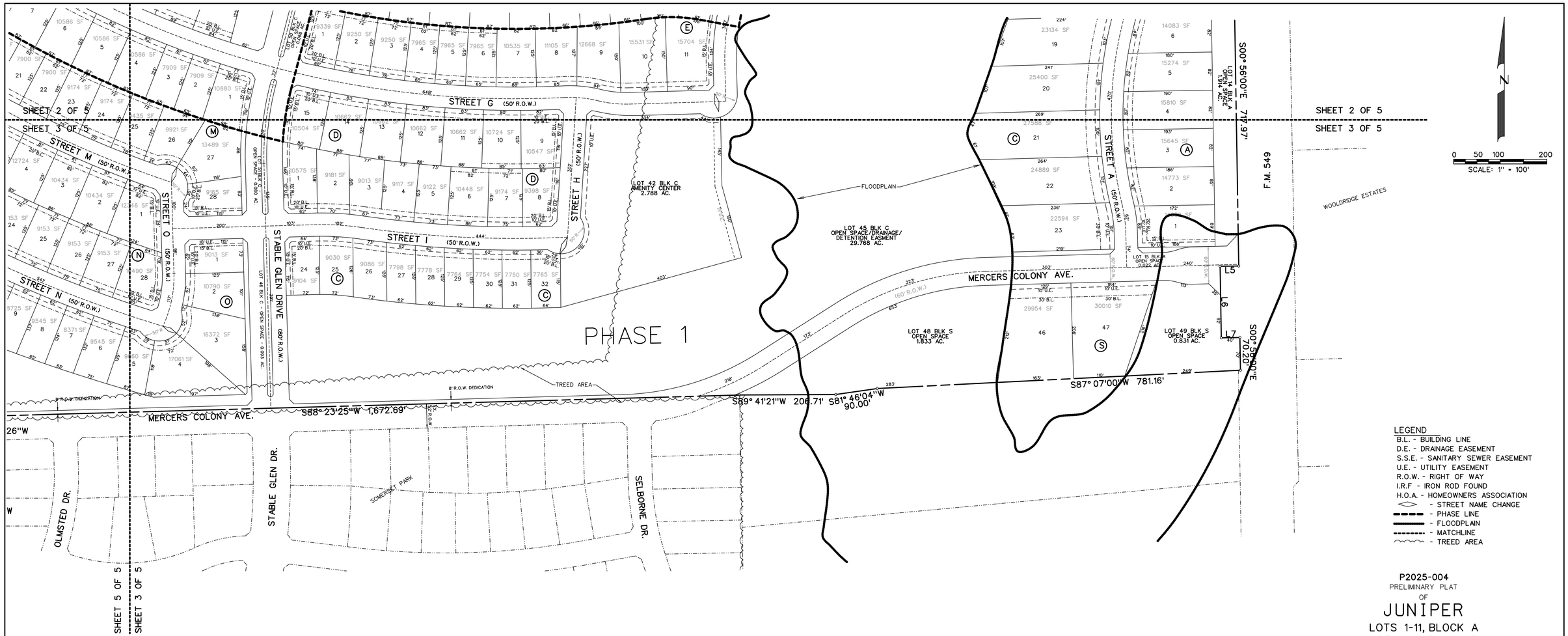
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R.O.W. - RIGHT OF WAY
I.R.F - IRON ROD FOUND
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- - - - PHASE LINE
——— - FLOODPLAIN
- - - - - - - MATCHLINE
~~~~~ - TREED AREA

P2025-004
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ALLEN, TEXAS 75013
972-396-1200
FEBRUARY 2025 SCALE 1" = 100'

SHEET 2 OF 5
~~~~~



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OWNER

QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

FALLBROOK DR.

COOLWOOD LN.

JOHN KING BOULEVARD

HICKORY RIDGE PHASE FOUR CAB. E, PG. 257

N01° 27'44"W 2,017.35'

N88° 23'38"E

LOT 43, BLK I
CITY PARK
22.118 AC.

LOT 44, BLK I
PROPOSED WATER TOWER SITE
1.974 AC.

LOT 44, BLK I
OPEN SPACE/DRAINAGE/
DETENTION EASEMENT
12.967 AC.

TREED AREA

PHASE 1

PHASE 2

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

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

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

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

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

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

LOT 22, BLK I
OPEN SPACE
0.411 AC.

SHEET 4 OF 5

SHEET 5 OF 5

SHEET 2 OF 5

SHEET 3 OF 5

SHEET 4 OF 5

SHEET 2 OF 5

SHEET 5 OF 5

SHEET 3 OF 5

N

0 50 100 200

SCALE: 1" = 100'

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P2025-004
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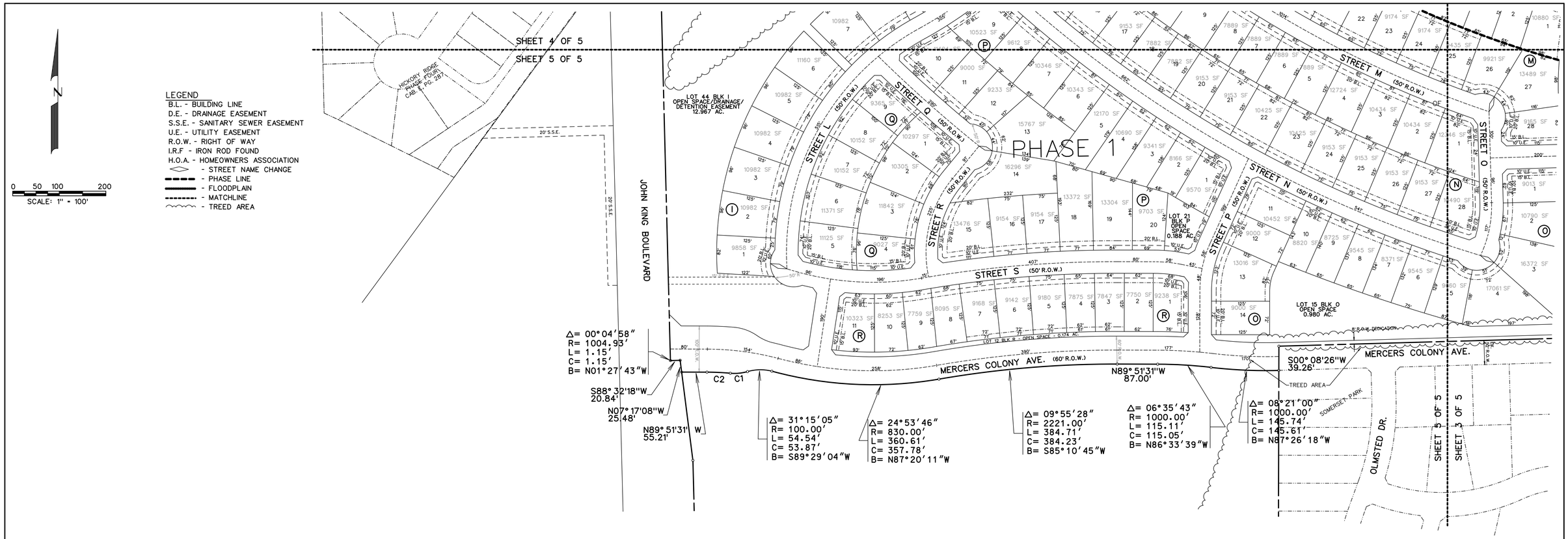
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ROCKWALL COUNTY, TEXAS

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200 W. BELMONT, SUITE E
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972-396-1200

FEBRUARY 2025 SCALE 1" = 100'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150
~~~~



P2025-004

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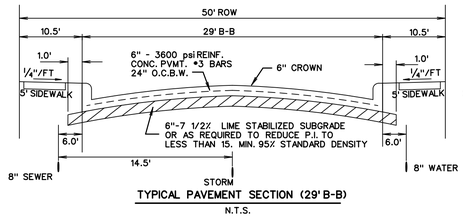
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OWNER

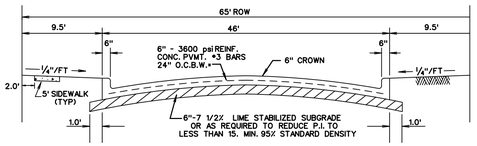
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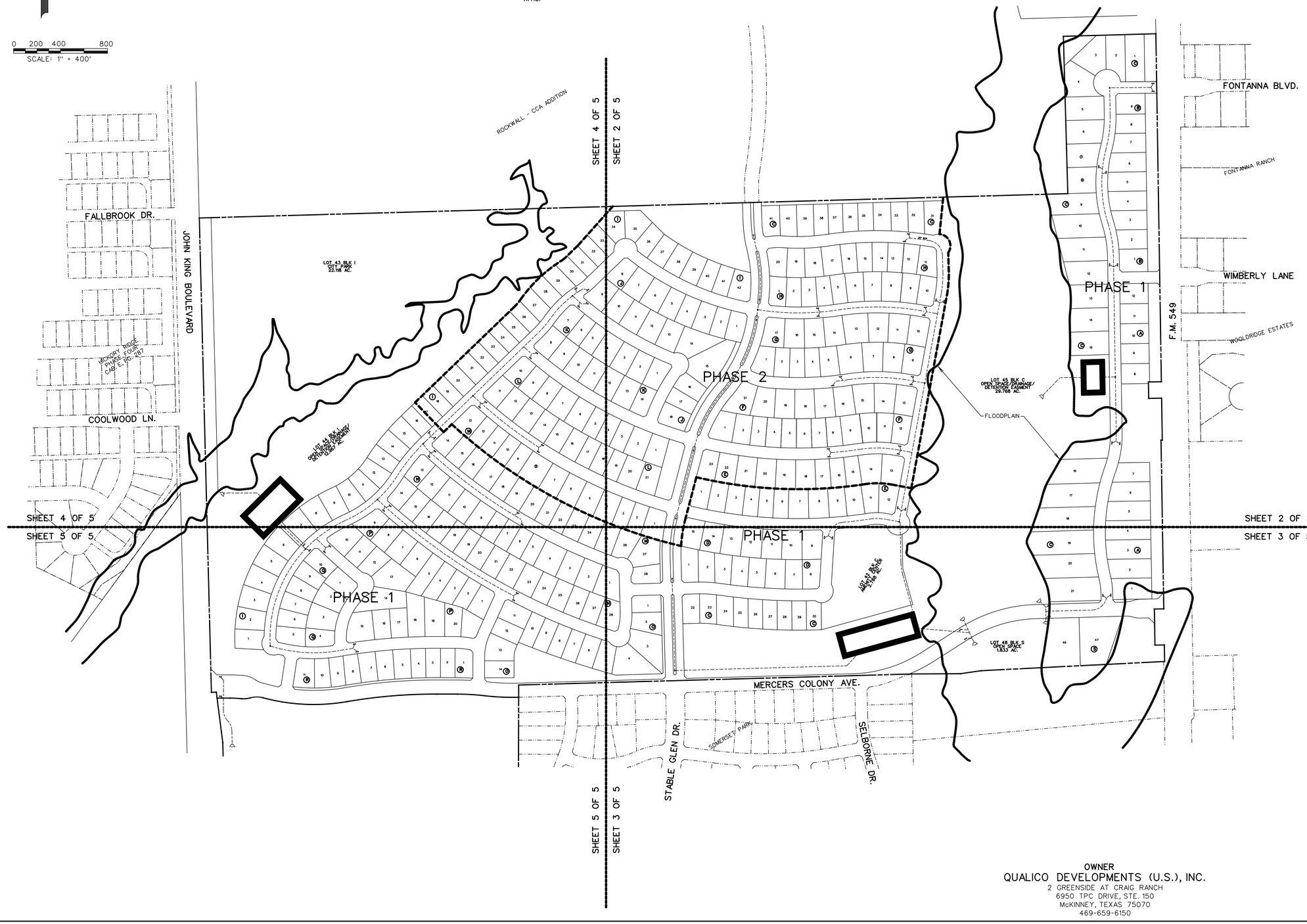


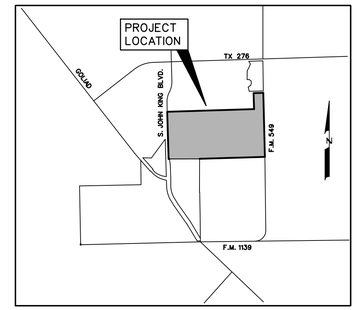
TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK

0 200 400 800
SCALE: 1" = 400'





LOCATION MAP
N.T.S.

PRELIMINARY DRAINAGE AREA MAP
OF

JUNIPER

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OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
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LEGEND

- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. STORM SEWER
- DRAINAGE AREA DIVIDE
- FLOW ARROW
- DRAINAGE AREA NO. (AC. / Q)
- FLOODPLAIN
- MATCHLINE

SHEET 4 OF 5
SHEET 2 OF 5
ROCKWALL - CCA ADDITION
STABLE GLEN DR.
FONTANNA BLVD.
FONTANNA RANCH
WIMBERLY LANE
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET J
STREET K
STREET L
STABLE GLEN DRIVE
FLOODPLAIN
F.M. 549
DETENTION POND
WOOLDRIDGE ESTATES
LOT 44 BLK C 0.534 AC.
LOT 43 BLK C 0.213 AC.
LOT 42 BLK C AMENITY CENTER 2.788 AC.

	AC.	Q
1	1.96	9.6
2	3.19	15.6
3	2.50	12.2
4	5.94	29.1
7	4.35	21.3
8	1.47	11.0
9	15.4	15.4
10	2.75	13.5
11	2.12	10.9
12	3.59	17.6
13	2.07	10.1
15	6.96	34.1
17	30.5	149.1
20	1.26	6.2
21	3.48	17.0
22	4.90	24.0
23		22.5
24	4.19	20.6
36	0.20	1.0
37	0.58	2.8
38	0.82	4.0
39	0.73	3.6
40	0.61	3.6
41	1.03	5.0
42	2.53	16.4

0 50 100 200
SCALE: 1" = 100'

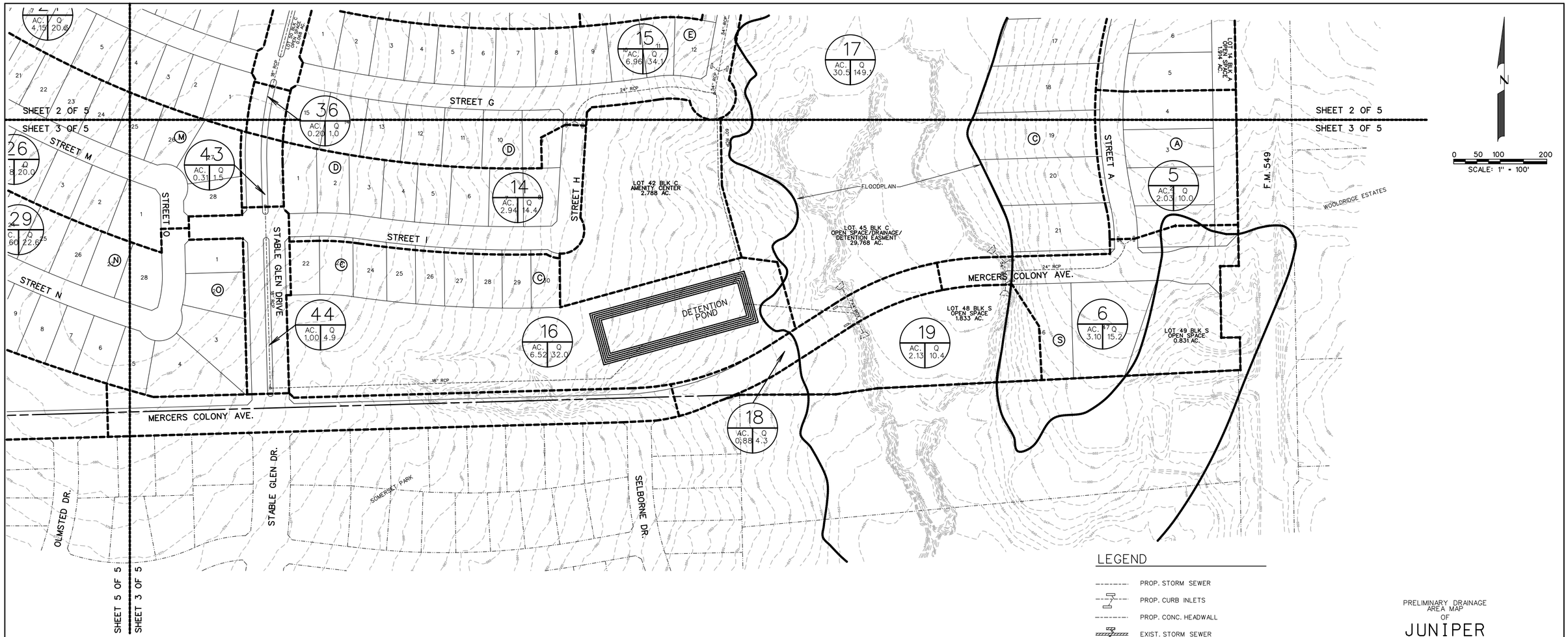
SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 5
SHEET 3 OF 5

PRELIMINARY DRAINAGE AREA MAP OF

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SHEET 2 OF 5



LEGEND

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- PROP. CURB INLETS
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- DRAINAGE AREA DIVIDE
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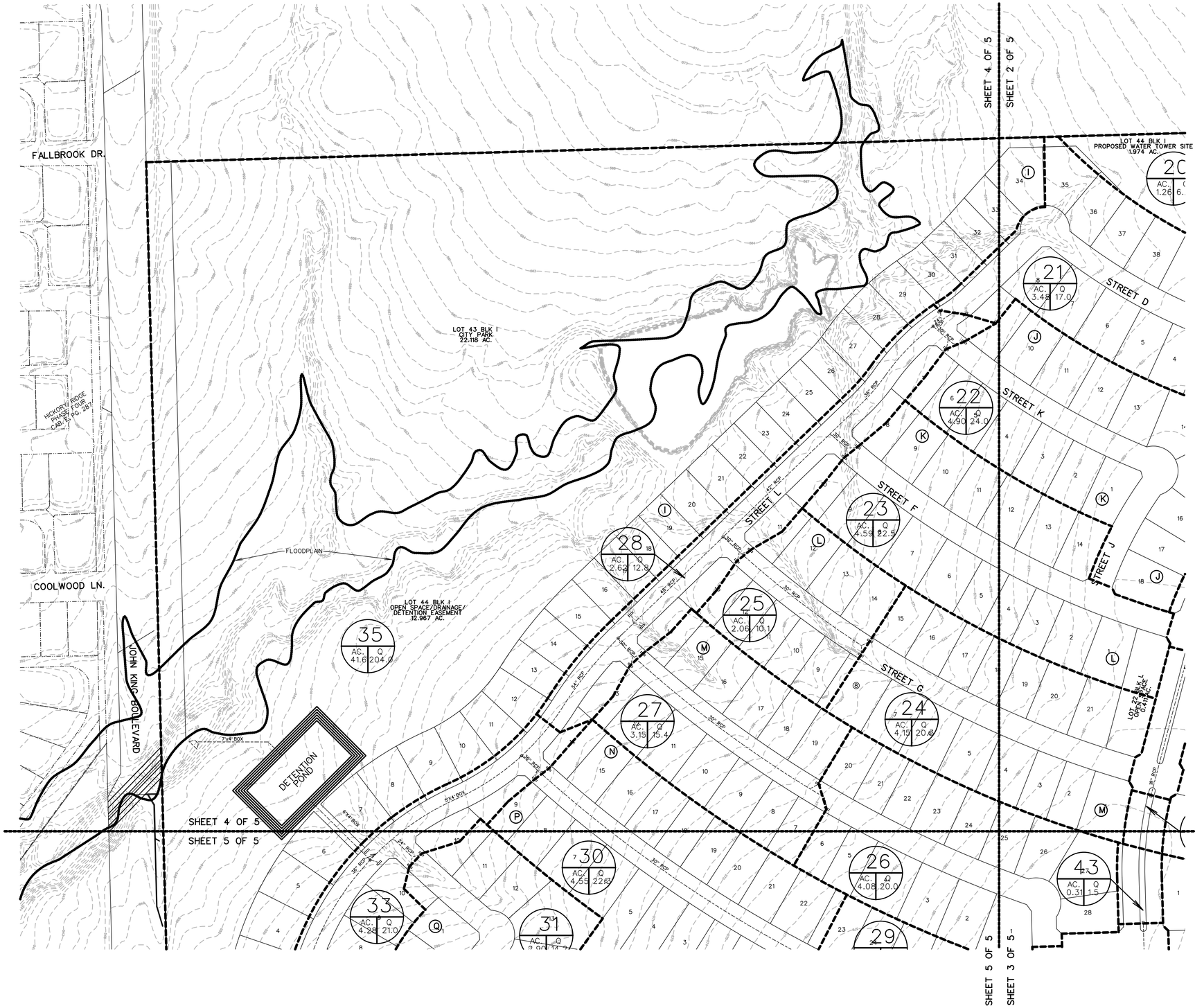
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N

0 50 100 200

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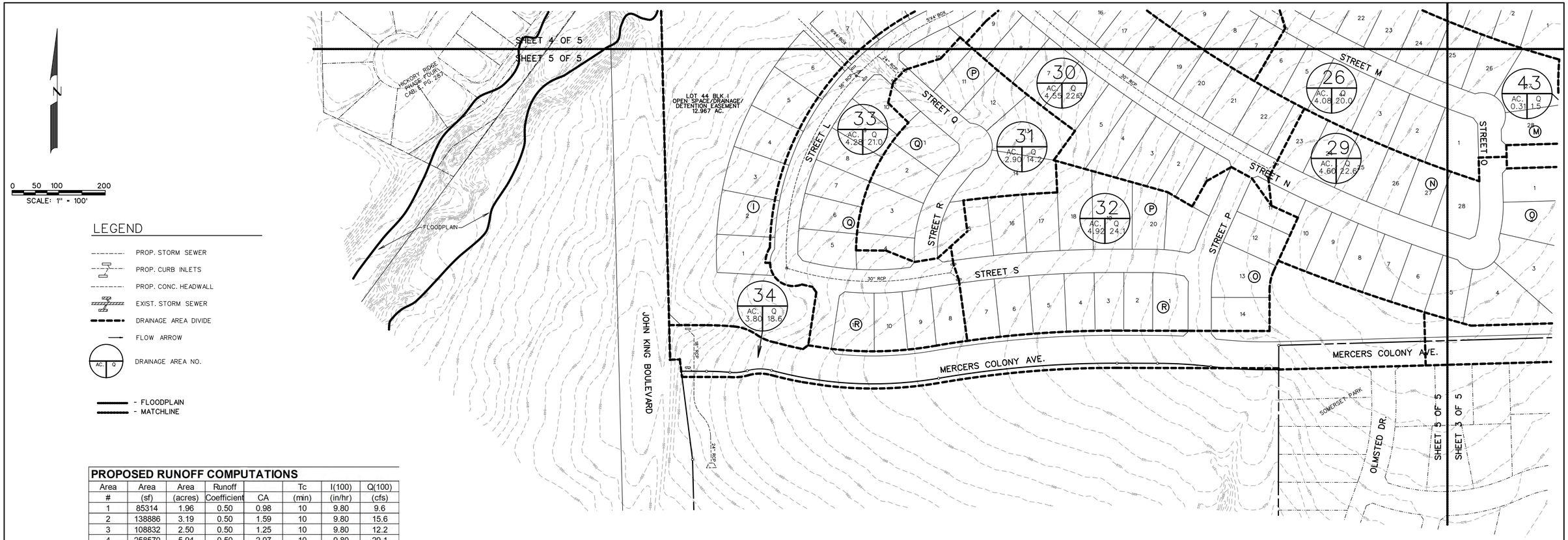
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A. JOHNSON SURVEY, ABSTRACT NO. 123
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

FEBRUARY 2025 SCALE 1" = 100'



PROPOSED RUNOFF COMPUTATIONS

Area #	Area (sf)	Area (acres)	Runoff Coefficient	CA	Tc (min)	I(100) (in/hr)	Q(100) (cfs)
1	85314	1.96	0.50	0.98	10	9.80	9.6
2	138886	3.19	0.50	1.59	10	9.80	15.6
3	108832	2.50	0.50	1.25	10	9.80	12.2
4	258570	5.94	0.50	2.97	10	9.80	29.1
5	88456	2.03	0.50	1.02	10	9.80	10.0
6	134955	3.10	0.50	1.55	10	9.80	15.2
7	189377	4.35	0.50	2.17	10	9.80	21.3
8	64087	1.47	0.50	0.74	10	9.80	7.2
9	136781	3.14	0.50	1.57	10	9.80	15.4
10	119703	2.75	0.50	1.37	10	9.80	13.5
11	96747	2.22	0.50	1.11	10	9.80	10.9
12	156501	3.59	0.50	1.80	10	9.80	17.6
13	90168	2.07	0.50	1.03	10	9.80	10.1
14	128056	2.94	0.50	1.47	10	9.80	14.4
15	303346	6.96	0.50	3.48	10	9.80	34.1
16	284100	6.52	0.50	3.26	10	9.80	32.0
17	1325906	30.44	0.50	15.22	10	9.80	149.1
18	38440	0.88	0.50	0.44	10	9.80	4.3
19	92815	2.13	0.50	1.07	10	9.80	10.4
20	54871	1.26	0.50	0.63	10	9.80	6.2
21	151541	3.48	0.50	1.74	10	9.80	17.0
22	213647	4.90	0.50	2.45	10	9.80	24.0
23	199806	4.59	0.50	2.29	10	9.80	22.5
24	180838	4.15	0.50	2.08	10	9.80	20.3
25	89535	2.06	0.50	1.03	10	9.80	10.1
26	177814	4.08	0.50	2.04	10	9.80	20.0
27	137306	3.15	0.50	1.58	10	9.80	15.4
28	113979	2.62	0.50	1.31	10	9.80	12.8
29	200547	4.60	0.50	2.30	10	9.80	22.6
30	198029	4.55	0.50	2.27	10	9.80	22.3
31	126496	2.90	0.50	1.45	10	9.80	14.2
32	214284	4.92	0.50	2.46	10	9.80	24.1
33	186648	4.28	0.50	2.14	10	9.80	21.0
34	165583	3.80	0.50	1.90	10	9.80	18.6
35	1813103	41.62	0.50	20.81	10	9.80	204.0

PRELIMINARY DRAINAGE AREA MAP
OF
JUNIPER
LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
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TOTAL OPEN SPACE LOTS 23
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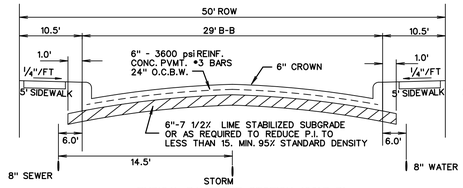
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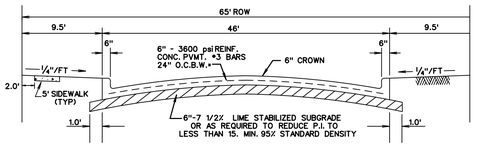
FEBRUARY 2025 SCALE 1" = 100'

LEGEND

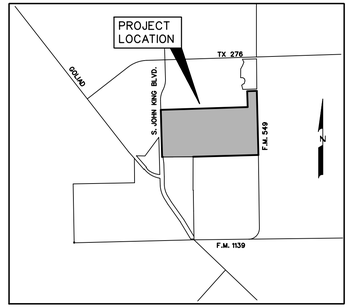
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I.R.F - IRON ROD FOUND
H.O.A. - HOMEOWNERS ASSOCIATION
- STREET NAME CHANGE
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- FLOODPLAIN
- MATCHLINE



TYPICAL PAVEMENT SECTION (29' B-B)
N.T.S.

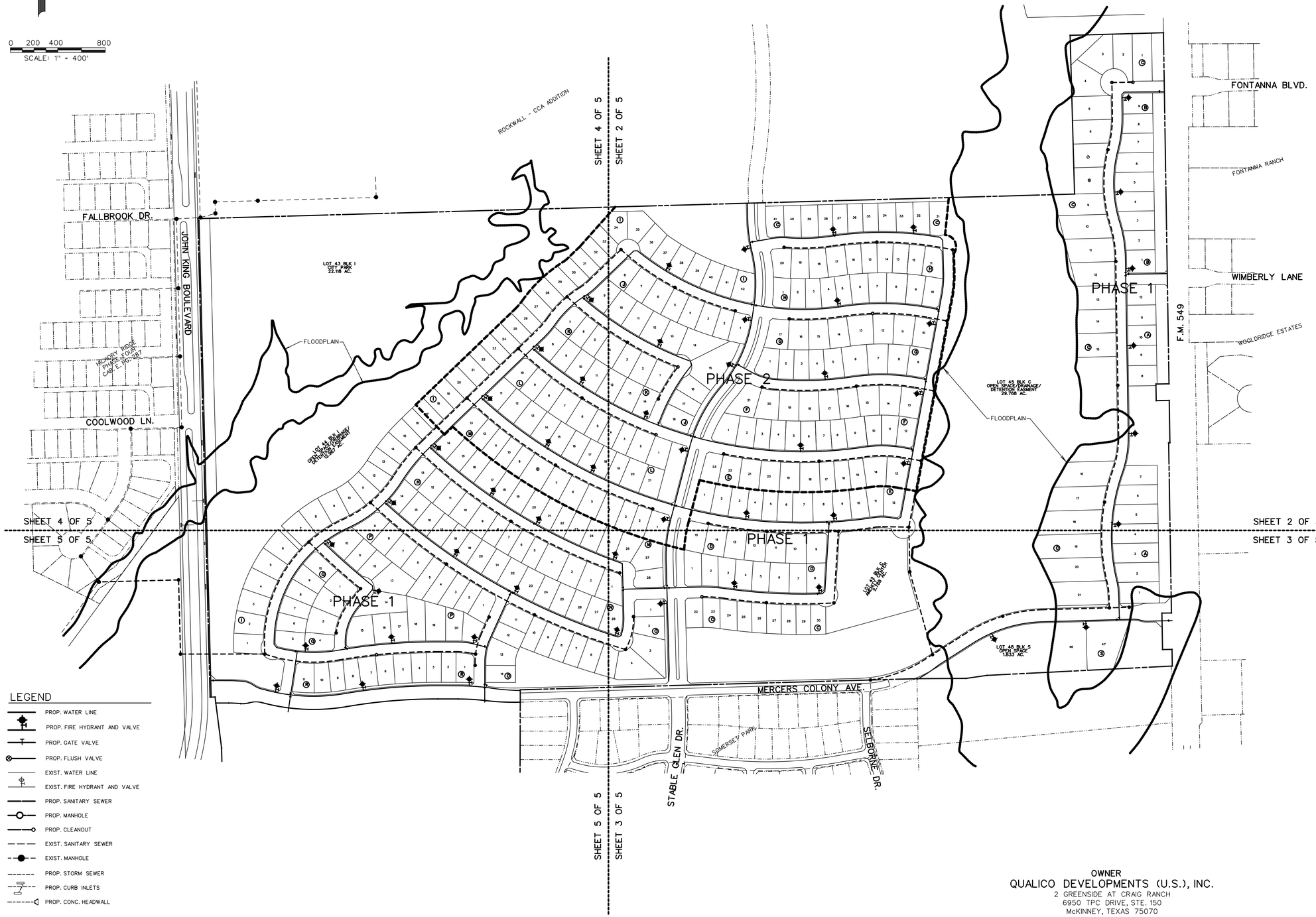


TYPICAL PAVEMENT SECTION
N.T.S.
STREET DD & STREET KK



LOCATION MAP
N.T.S.

0 200 400 800
SCALE: 1" = 400'



LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
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- PROP. CURB INLETS
- PROP. CONC. HEADWALL

PRELIMINARY
WATER & SANITARY SEWER PLAN
OF

JUNIPER

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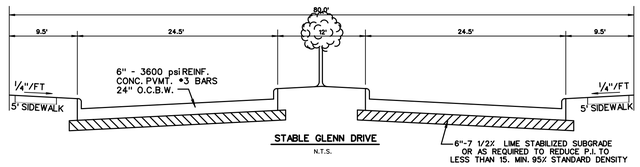
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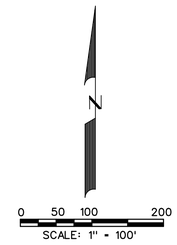
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POINT OF BEGINNING TRACT 1



LEGEND
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PRELIMINARY
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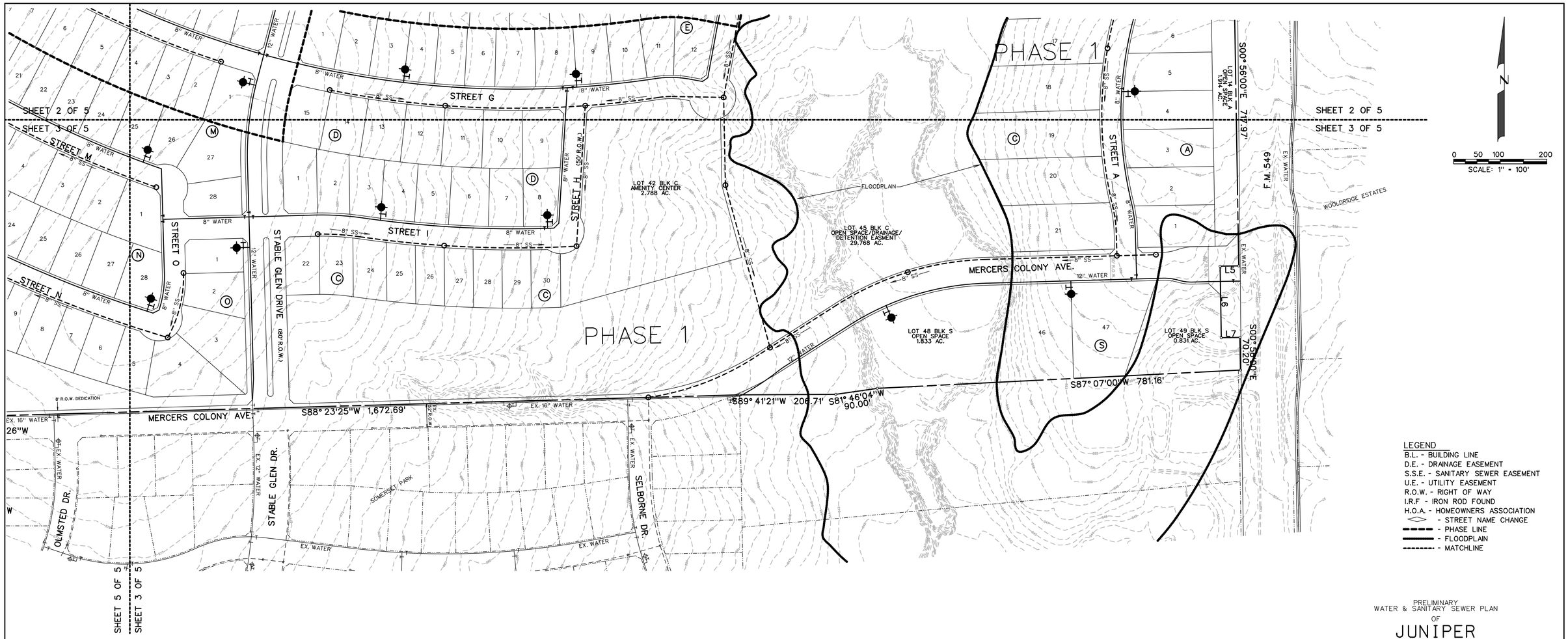
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FEBRUARY 2025 SCALE 1" = 400'

SHEET 2 OF 5

SHEET 4 OF 5
SHEET 2 OF 5
ROCKWALL - CCA ADDITION
STABLE GLEN DR. (60' R.O.W.)
LOT 44 BLK I OPEN SPACE/WATER TOWER 1.97 AC.
PHASE 2
STREET C
STREET D
STREET L
STREET K
STREET J
STREET E
STREET F
STREET G (50' R.O.W.)
STREET H (50' R.O.W.)
STABLE GLEN DRIVE (60' R.O.W.)
LOT 18 BLK J OPEN SPACE 0.308 AC.
LOT 22 BLK L OPEN SPACE 0.914 AC.
LOT 42 BLK C AMENITY CENTER 2.788 AC.
LOT 45 BLK C OPEN SPACE/DRAINAGE/ DETENTION EASMENT 29.768 AC.
FLOODPLAIN
PHASE 1
LOT 44 BLK C OPEN SPACE 0.504 AC.
LOT 43 BLK C OPEN SPACE 0.213 AC.
FONTANNA BLVD.
LOT 16 BLK B OPEN SPACE 0.869 AC.
WIMBERLY LANE
STREET A
LOT 13 BLK A OPEN SPACE 0.388 AC.
LOT 14 BLK A OPEN SPACE 1.914 AC.
F.M. 549
FONTANNA RANCH
WOODRIDGE ESTATES
8" WATER
8" SS
12" WATER
EX. WATER

SHEET 4 OF 8
SHEET 3 OF 8
SHEET 2 OF 5
SHEET 3 OF 5

SHEET 2 OF 5



LEGEND

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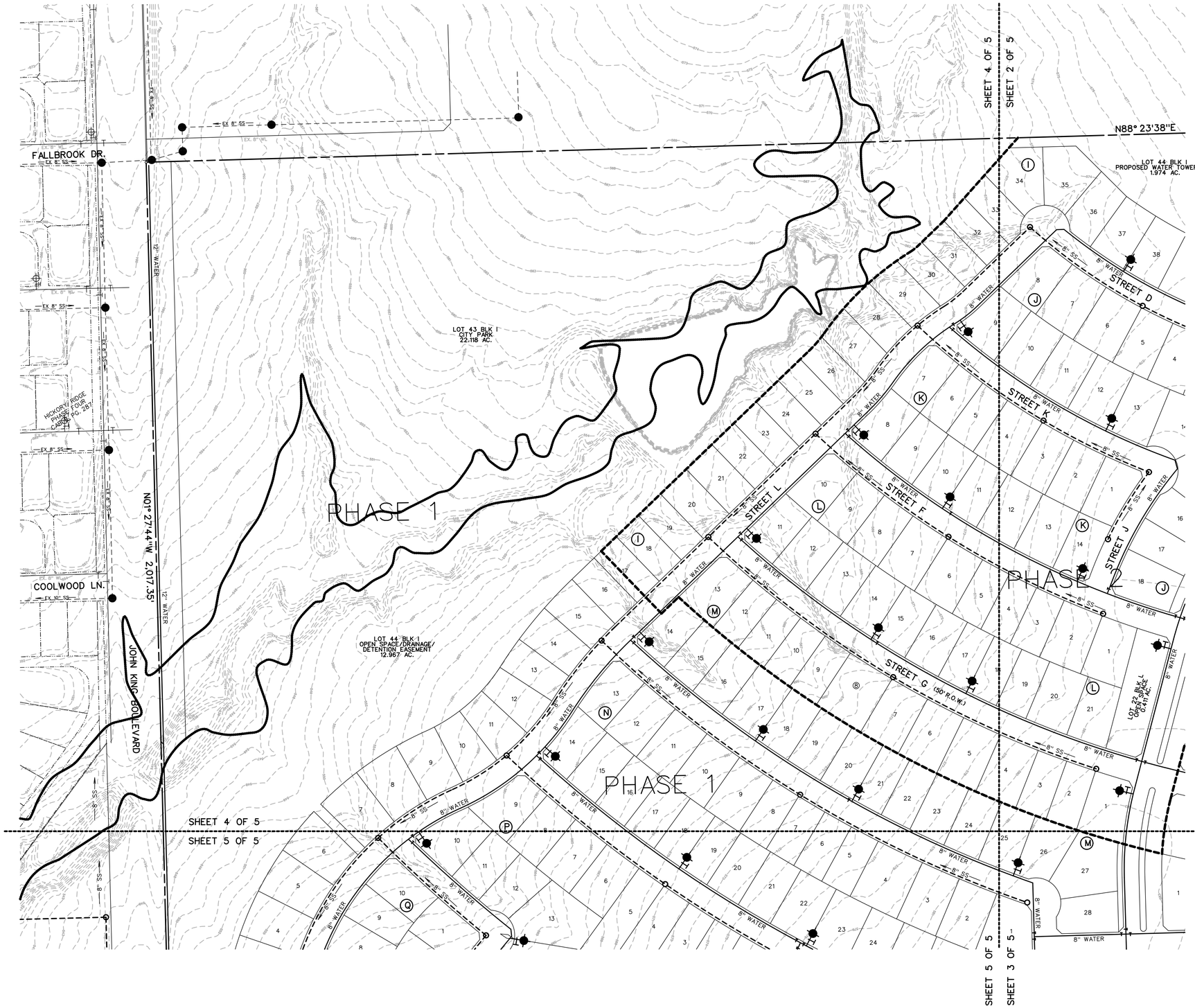
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N

0 50 100 200
SCALE: 1" = 100'

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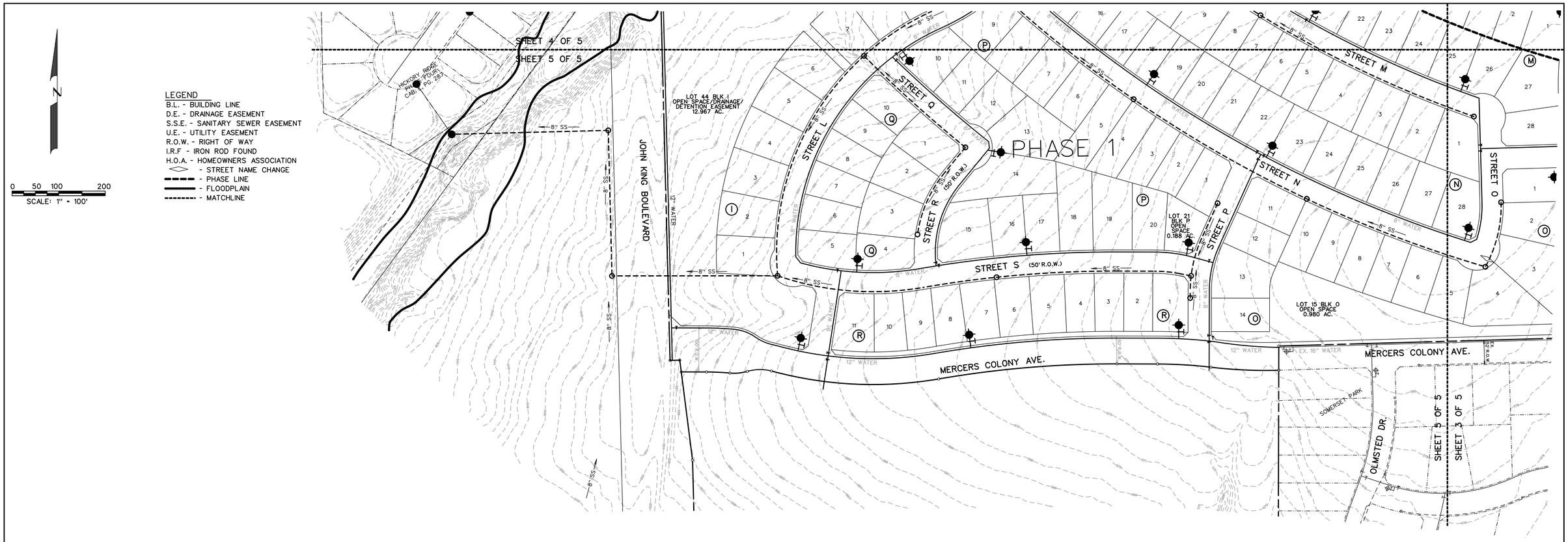
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FEBRUARY 2025 SCALE 1" = 400'

0 100 200 400
SCALE: 1" = 200'

N

JOHN KING BOULEVARD

F.M. 549

LEGEND

TYPICAL LOT SIZES

- 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.

P2025-004
PRELIMINARY PLAT
OF

JUNIPER

LOTS 1-11, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-43, BLOCK C
LOTS 1-15, BLOCK D
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CITY OF ROCKWALL

PLANNING AND ZONING COMMISION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 11, 2025
APPLICANT:	Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER:	P2025-005; *Master Plat for the Juniper Subdivision*

SUMMARY

Consider a request by Ryan Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a *Master Plat* for the Juniper Subdivision consisting of 870 single-family residential lots on a 526.778-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 Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, 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.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting approval of a *Master Plat* for the Juniper Subdivision. Based on the proposed *Master Plat*, the Juniper Subdivision will be constructed in six (6) phases that will consist of 870 single-family residential lots, two (2) commercial lots, 46 open space lots, and two (2) amenity centers. In addition to the *Master Plat*, the applicant submitted a *Parks and Open Space Plan*. This plan delineates the 7.42-miles of trials proposed for the Juniper Subdivision. 2.38-miles of these trails will be ten (10) feet wide and 5.04-miles of these trails will be eight (8) feet wide. In addition, the *Master Plat* delineates the open space lots that are proposed for this subdivision. Staff should note that in conjunction with the submittal of this *Master Plat*, the applicant has also submitted a *Preliminary Plat* [*Case No. P2025-004*] for Phase 1 & 2 of the Juniper Subdivision.

☑ *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. On January 6, 2025, the City Council approved a zoning change [*Case No. Z2024-060*] for the subject property changing the zoning from an Agricultural (AG) District to Planned Development District 103 (PD-103) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses. This zoning change was approved by a vote of 4-3, with Council Members McCallum, Jorif, and Campbell dissenting. The property has remained vacant since annexation.

☑ *Parks Board*. In accordance with Section 38-7(2), *Master Plat*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances, the applicant has submitted a *Parks and Open Space Plan* with the *Master Plat* for the Juniper Subdivision. Included with the *Parks and Open Space Plan* was a trail plan that delineates all of the proposed trails within the Juniper Subdivision. On March 4, 2025, the Parks Board recommended approval of the *Parks and Open Space Plan*.

☑ *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 Chapter 38, Subdivisions, of 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 *Master 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 Planning and Zoning Commission chooses to recommend approval of the *Master Plat* for the Juniper Subdivision, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this *Master Plat*; and,

(2) Any construction resulting from the approval of this *Master 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.

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	East & West of Intersection at S Goliad St & S John King Blvd
SUBDIVISION	W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 121; J.R. Johnson Survey, Ab No. 128
GENERAL LOCATION	At Intersection of Goliad & S. John King Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-103	CURRENT USE	
PROPOSED ZONING		PROPOSED USE	Single Family, Commercial
ACREAGE	526.778	LOTS [CURRENT]	
LOTS [PROPOSED]	868		

☒ ***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	Qualico Developments (US), Inc	☒ APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Ryan Joyce
ADDRESS	6950 TPC Drive, Suite 150	ADDRESS	767 Justin Road
CITY, STATE & ZIP	McKinney, TX 75070	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 John Vick [*OWNER*] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 8,001.67 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *20*25*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

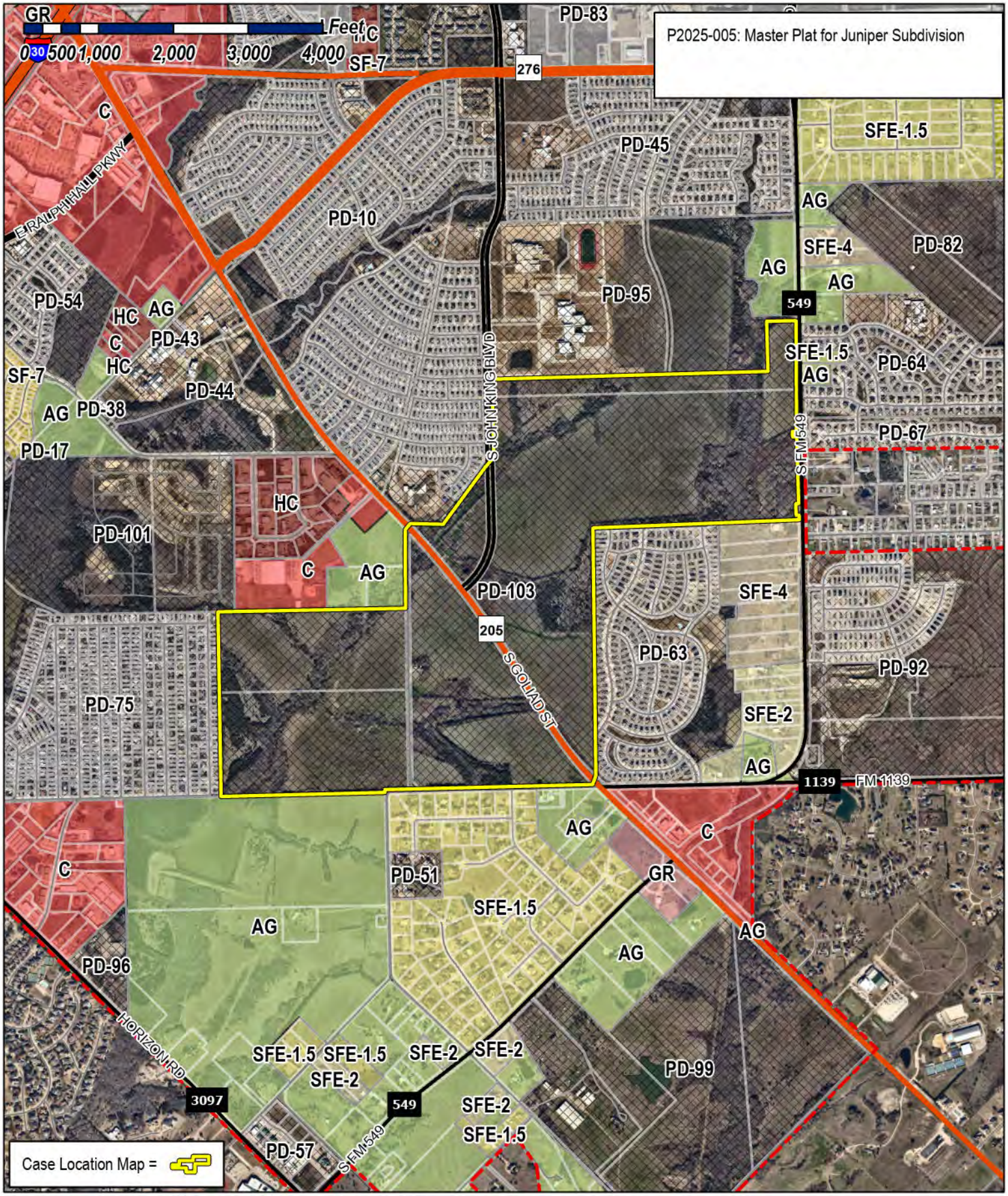
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th *DAY OF* February *, 20*25*.*

OWNER'S SIGNATURE John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Sondra Dosier Meeks

MY COMMISSION EXPIRES

SONDRA DOSIER MEEKS
Notary Public, State of Texas
Comm. Expires 06-15-2027
Notary ID 134410500



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.

LOCATION MAP
N.T.S.

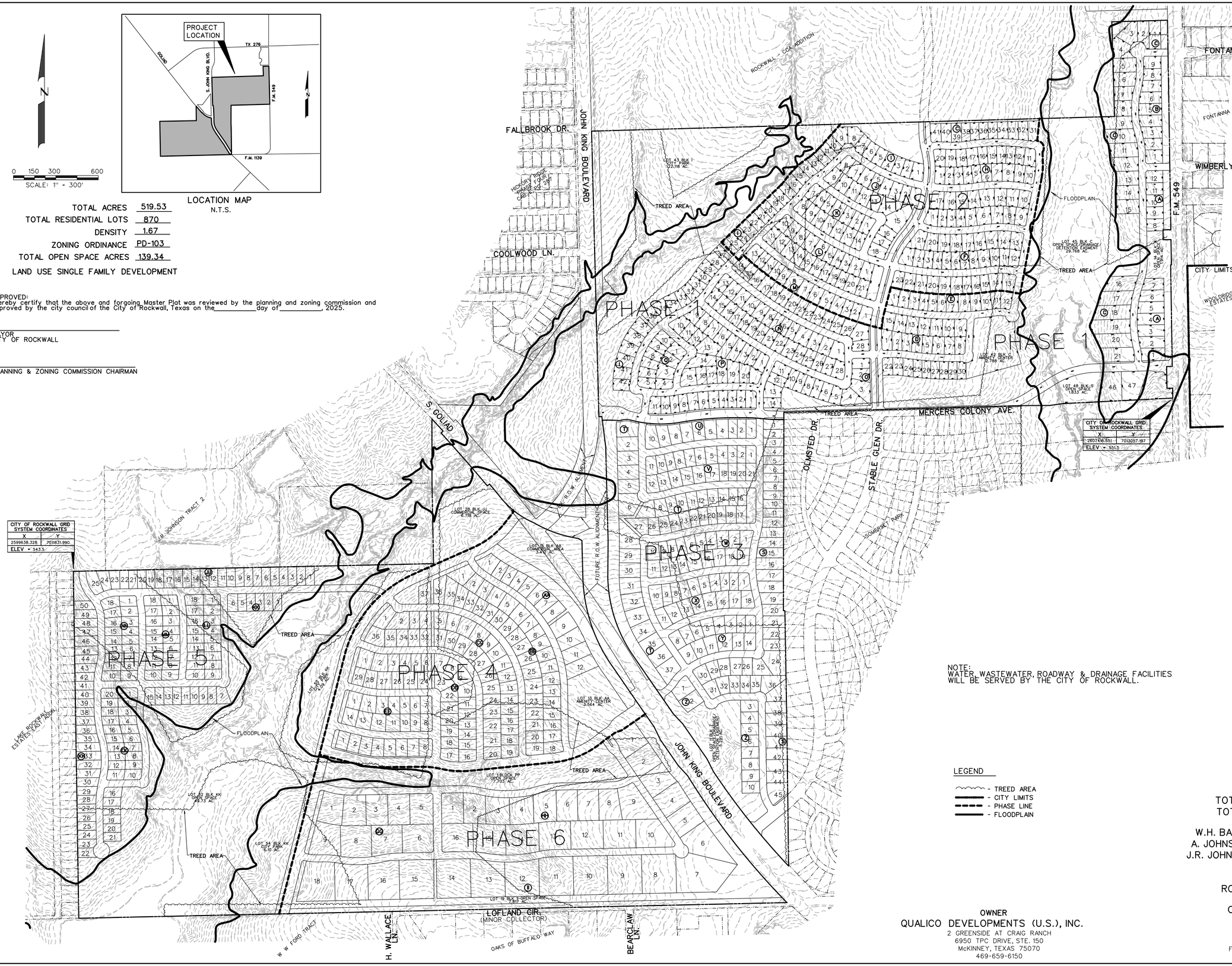
0 150 300 600
SCALE: 1" = 300'

TOTAL ACRES	519.53
TOTAL RESIDENTIAL LOTS	870
DENSITY	1.67
ZONING ORDINANCE	PD-103
TOTAL OPEN SPACE ACRES	139.34
LAND USE	SINGLE FAMILY DEVELOPMENT

APPROVED:
I hereby certify that the above and forgoing Master Plat was reviewed by the planning and zoning commission and approved by the city council of the City of Rockwall, Texas on the_____day of_____, 2025.

_____
MAYOR
CITY OF ROCKWALL

_____
PLANNING & ZONING COMMISSION CHAIRMAN



NOTE:
WATER, WASTEWATER, ROADWAY & DRAINAGE FACILITIES WILL BE SERVED BY THE CITY OF ROCKWALL.

LEGEND
- TREED AREA
- CITY LIMITS
- PHASE LINE
- FLOODPLAIN

P2025-005
MASTER PLAT
OF
JUNIPER

LOTS 1-12, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-41, BLOCK C
LOTS 1-15, BLOCK D
LOTS 1-23, BLOCK E
LOTS 1-21, BLOCK F
LOTS 1-17, BLOCK G
LOTS 1-20, BLOCK H
LOTS 1-42, BLOCK I
LOTS 1-18, BLOCK J
LOTS 1-14, BLOCK K
LOTS 1-21, BLOCK L
LOTS 1-28, BLOCK M
LOTS 1-28, BLOCK N
LOTS 1-14, BLOCK O
LOTS 1-20, BLOCK P
LOTS 1-10, BLOCK Q
LOTS 1-11, BLOCK R
LOTS 1-47, BLOCK S
LOTS 1-37, BLOCK T
LOTS 1-10, BLOCK U
LOTS 1-21, BLOCK V
LOTS 1-19, BLOCK W
LOTS 1-18, BLOCK X
LOTS 1-14, BLOCK Y
LOTS 1-10, BLOCK Z
LOTS 1-12, BLOCK AA
LOTS 1-37, BLOCK BB
LOTS 1-36, BLOCK CC
LOTS 1-29, BLOCK DD
LOTS 1-14, BLOCK EE
LOTS 1-8, BLOCK FF
LOTS 1-9, BLOCK GG
LOTS 1-16, BLOCK HH
LOTS 1-18, BLOCK II
LOTS 1-25, BLOCK JJ
LOTS 1-50, BLOCK KK
LOTS 1-18, BLOCK LL
LOTS 1-18, BLOCK MM
LOTS 1-18, BLOCK NN
LOTS 1-20, BLOCK OO

TOTAL ACRES 519.53
TOTAL RESIDENTIAL LOTS 870
TOTAL OPEN SPACE LOTS 46

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

FEBRUARY 2025 SCALE 1"=300'

OWNER
QUALICO DEVELOPMENTS (U.S.), INC.
2 GREENSIDE AT CRAIG RANCH
6950 TPC DRIVE, STE. 150
McKINNEY, TEXAS 75070
469-659-6150

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 / MASTER PARKS PLAN

City of Rockwall, Rockwall County, Texas

SHEET 1 OF 1
Owner Submittal 2-12-2025

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

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 11, 2025
APPLICANT:	Cory and Destiny Smith
CASE NUMBER:	Z2025-004; *Specific Use Permit (SUP) for a Guest Quarters and Agricultural Accessory Building at 2201 E. FM-550*

SUMMARY

Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 4, 2010 by *Ordinance No. 10-27* [*Case No. A2010-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD) there is a 5,260 SF single-family home constructed in 2016 situated on the subject property. The property has remained zoned Agricultural (AG) District since it was annexed.

On February 28, 2024 the Building Inspections Department issued a pool permit [*Permit No. RES2024-850*] for the subject property. At the time of final inspection on April 28, 2024, the Building Inspection Department failed the permit due to a pool barrier not being installed meeting the requirements of the International Building Code (IBC). Following this on December 18, 2024 the Neighborhood Improvement Services (NIS) Division initiated a code enforcement case for the lack of a pool barrier [*Case No. CE2024-6475*] and for an unpermitted accessory building [*Case No. CE2024-6477*]. The NIS Division subsequently issued three (3) citations and granted one (1) extension for the accessory building due to the failure to apply for a Specific Use Permit (SUP). This prompted the applicant to apply for the Specific Use Permit (SUP) on February 14, 2025.

PURPOSE

The applicants – *Cory and Destiny Smith* -- are requesting approval of a Specific Use Permit (SUP) for the purpose of allowing a 4,185 SF *Guest Quarters* and *Agricultural Accessory Building* to remain on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2201 E. FM-550. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. FM-550, which is identified as a A4D [*i.e. major arterial, four [4] lane, divided roadway*] on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Corporate Limits for the City of Rockwall followed by several vacant tracts of land that are situated within Rockwall County.

South: Directly south of the subject property is the Corporate Limits for the City of Rockwall. Beyond this are several vacant tracts of land situated within Rockwall County.

East: Directly east of the subject property is a vacant 10.00-acre tract of land [*i.e. Tract 1-21 of the J. W. Pitman Survey, Abstract No. 181*]. Beyond this is a 20.00-acre tract of land [*i.e. Tract 1-4 of the J. W. Pitman Survey, Abstract No.*

181] developed with a 7,973 SF single-family home. Following this is a 25.00-acre tract of land [*i.e. Tract 1-3 of the J. W. Pitman Survey, Abstract No. 181*] developed with a 4,192 SF single-family home and a 2,400 SF accessory building. All of these properties are zoned Agricultural (AG) District. East of this is the Corporate Limits for the City of Rockwall.

West: Directly west of the subject property is the Corporate Limits for the City of Rockwall. Beyond this are several tracts of land that are vacant or occupied with single-family homes that are situated within Rockwall County.

CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval for a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* that have already been constructed. The structure is a total of 4,185 SF in size, where the *Guest Quarters* is 960 SF and the *Agricultural Accessory Building* is 3,225 SF. The accessory structure is situated on a concrete foundation, has an approximate total height of 20-feet, and incorporates a 4:12 and 1:12 roof pitch. The floor plan provided by the applicant indicates that the *Guest Quarters/Secondary Living Unit* incorporates living spaces, a restroom, and a kitchen. In accordance with the Article 11, *Development Applications and Review Procedures*, of the UDC, the applicant was required to pay a $1,000.00 non-compliant structure fee in addition to the Specific Use Permit (SUP) application fee.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is permitted as an accessory use in an Agricultural (AG) District, and -- *according to Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [*1*] the structure must be ancillary to a single-family home, [*2*] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, [*3*] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district, and [*4*] the structure may not incorporate kitchen facilities (*e.g. a stove or oven, food preparation area, etc*.). In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 1,578 SF *Guest Quarters/Secondary Living Unit* (*i.e. 5,260SF x 30.00% = 1,578 SF*) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is requesting a 960 SF *Guest Quarters/Secondary Living Unit*, which represents 18.25% of the primary structure. This is approximately 11.75% less than what the Unified Development Code (UDC) allows. In addition, given that the kitchen facilities are not permitted within the *Guest Quarters/Secondary Living Unit*, the applicant has indicated that this component has not been finished out and will not be installed.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) an *Agricultural Accessory Building/Barn* is defined as "(a) barn or agricultural accessory building is a building that is located on a property that is a minimum of ten acres in size, zoned Agricultural (AG) District, and is intended to be used to store agricultural equipment used for animal production, crop production and/or other agricultural related uses." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) an *Agricultural Accessory Building/Barn* requires approval of a Specific Use Permit (SUP) in an Agricultural (AG) District, and -- *according to Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [*1*] the property shall be a minimum of ten (10) acres of more in size, [*2*] a structure shall be a minimum of 2,000 SF and a maximum of 4,999 SF in total size (*i.e. under roof*), and [*3*] the structure shall be located behind the front façade of the primary structure, and be subject to the same building setbacks as the primary structure. In this case, the applicant's request meets all of the *Conditional Land Use Standards* as required by the Unified Development Code (UDC).

According to Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll residential structures shall be constructed with a minimum 3:12 roof pitch." In this case, the majority of the proposed *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* meets this requirement by incorporating a 4:12 roof pitch; however, the canopy utilizes a 1:12 roof pitch. The City Council pending a

recommendation from the Planning and Zoning Commission shall consider this roof pitch exception as part of the Specific Use Permit (SUP) request.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed structure. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21, 2025, staff mailed four (4) property owner notifications to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) 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 not received any notices in reference to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* to construct a *Guest Quarters* and *Agricultural Accessory Building* on the subject property, then staff would propose the following conditions of approval:

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

  (a) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the SUP ordinance.

  (b) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of the SUP ordinance.

  (c) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.

  (d) The *Guest Quarters/Secondary Living Unit* shall *not* have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.

  (e) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

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

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:
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- ☐ TREE REMOVAL ($75.00)
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NOTES:
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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	2201 E FM 550 Rockwall, Tx 75032				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		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	Destiny Smith	☐ APPLICANT	Corey Smith
CONTACT PERSON		CONTACT PERSON	
ADDRESS	2201 E FM 550	ADDRESS	
CITY, STATE & ZIP	Rockwall Tx 75032	CITY, STATE & ZIP	
PHONE	972-762 3168	PHONE	972-295 0555
E-MAIL	Smiths42008@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DESTINY 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 $ 350.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 4TH *DAY OF* FEBRUARY, 2025. *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 4 DAY OF FEBRUARY, 2025

OWNER'S SIGNATURE: Destiny Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: LGladney

MY COMMISSION EXPIRES: 9/15/2025

NOTARY PUBLIC
LISA GLADNEY
Notary Public, State of Texas
Notary ID 13332909-4
My Commission Exp. 09-15-2025



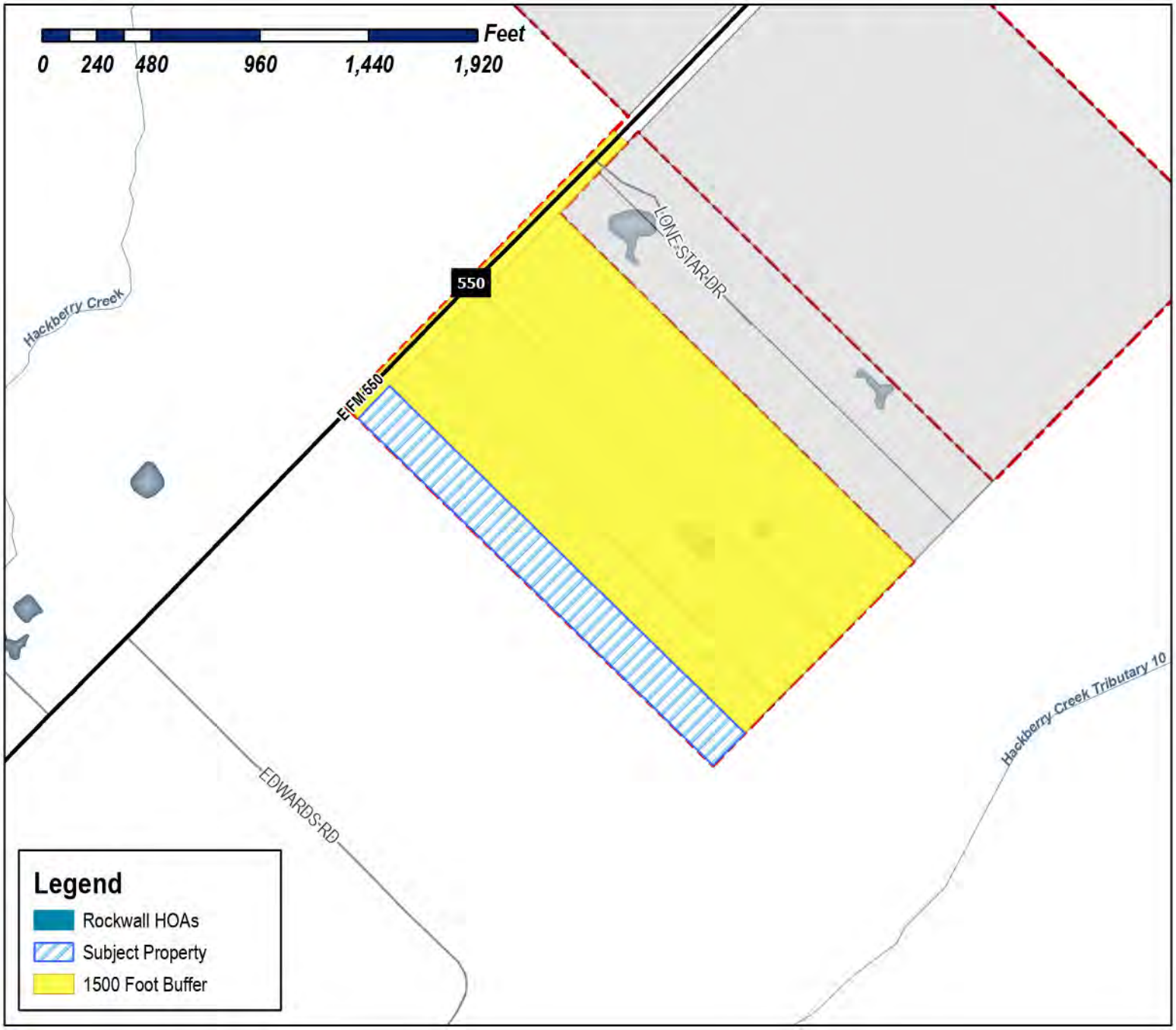
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

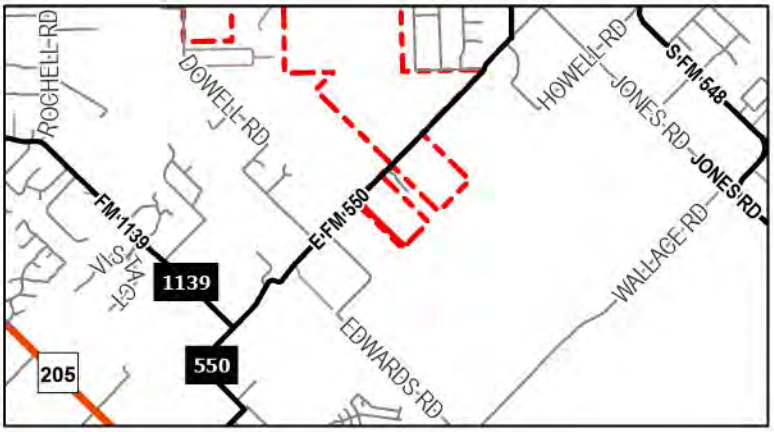
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Case Number: Z2025-004
Case Name: Specific Use Permit (SUP) to allow a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 2201 E. FM-550



Date Saved: 2/13/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
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Rockwall, Texas 75087
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For Questions on this Case Call: (972) 771-7745



PURCELL VICTORIA
6705 Emerson Dr
Forney, TX 75126

SMITH COREY & DESTINY
2201 E FM 550
Rockwall, TX 75032

OLMSTEAD S MARK
2261 FM 550
ROYSE CITY, TX 75189

PURCELL VICTORIA
2253 E FM550
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:

Z2025-004: SUP for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Corey Smith on behalf of Destiny Smith for the approval of a *Specific Use Permit (SUP)* allowing a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building/Barn* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, 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, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 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, March 17, 2025 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. Z2025-004: SUP for a Guest Quarters/Secondary Living Unit

Please place a check mark on the appropriate line below:

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

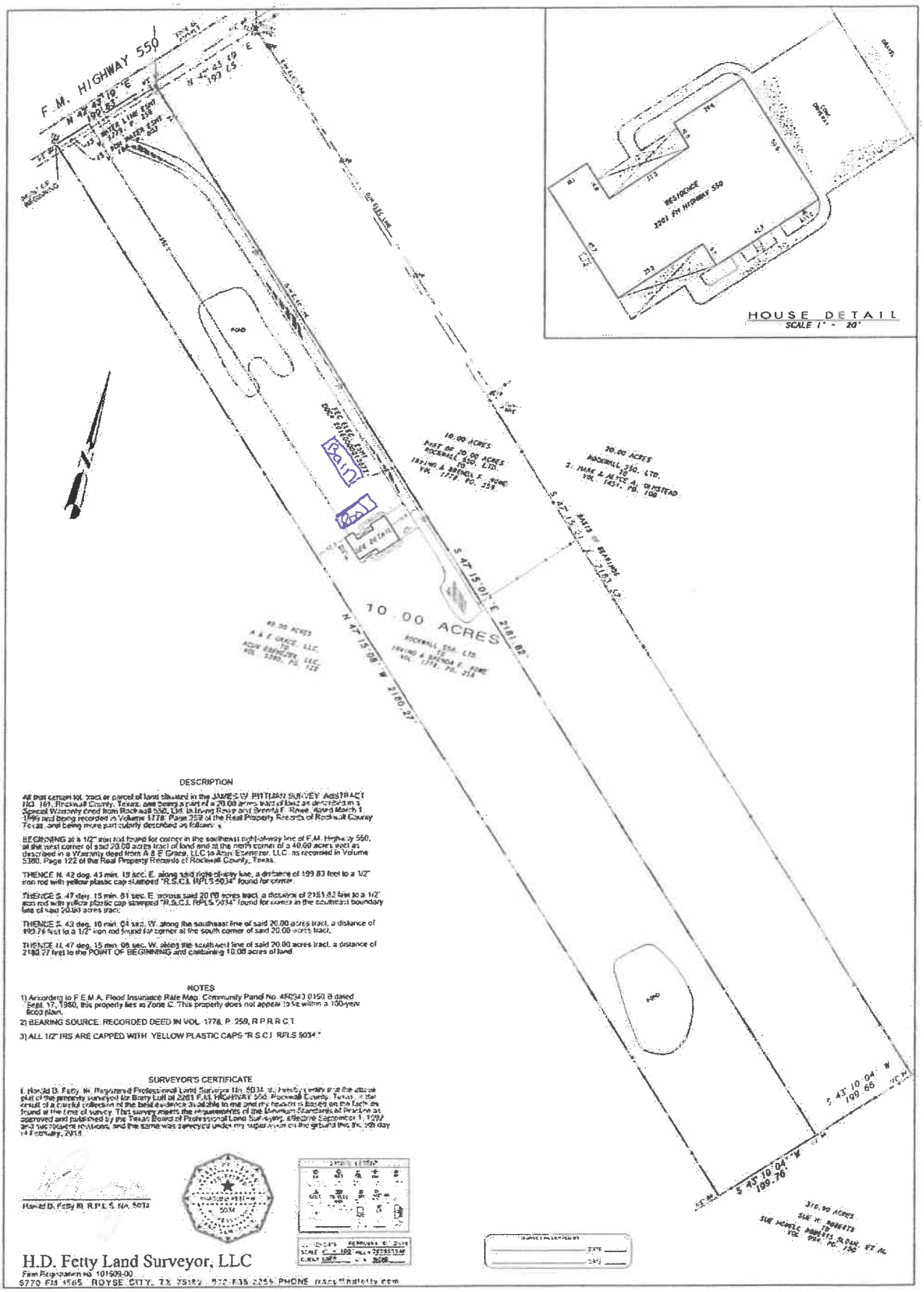
☐ I am opposed to the request for the reasons listed below.

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



DESCRIPTION

All that certain lot, tract or parcel of land situated in the JAMES W. PITTMAN SURVEY, Abstract No. 161, Rockwall County, Texas, and being a part of a 20.00 acres tract of land as described in a Special Warranty deed from Rockwall 550, Ltd. to Irving Burke and Brenda F. Burke, dated March 1, 1995 and being recorded in Volume 1778, Page 259 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the southeast right-of-way line of F.M. Highway 550, at the west corner of said 20.00 acres tract of land and at the north corner of a 40.00 acres tract as described in a Warranty deed from A & E Grace, LLC to Acre Ebenezer, LLC. as recorded in Volume 5380, Page 122 of the Real Property Records of Rockwall County, Texas.

THENCE N. 42 deg. 43 min. 19 sec. E. along said right-of-way line, a distance of 199.83 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner.

THENCE S. 47 deg. 15 min. 01 sec. E. across said 20.00 acres tract, a distance of 2181.82 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner in the southeast boundary line of said 20.00 acres tract.

THENCE S. 43 deg. 10 min. 04 sec. W. along the southeast line of said 20.00 acres tract, a distance of 199.76 feet to a 1/2" iron rod found for corner at the south corner of said 20.00 acres tract.

THENCE N. 47 deg. 15 min. 08 sec. W. along the southwest line of said 20.00 acres tract, a distance of 2180.27 feet to the POINT OF BEGINNING and containing 10.00 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480543 0150 B dated Sept. 17, 1980, this property lies in Zone C. This property does not appear to be within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED IN VOL. 1778, P. 259, R.P.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH "YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034".

SURVEYOR'S CERTIFICATE

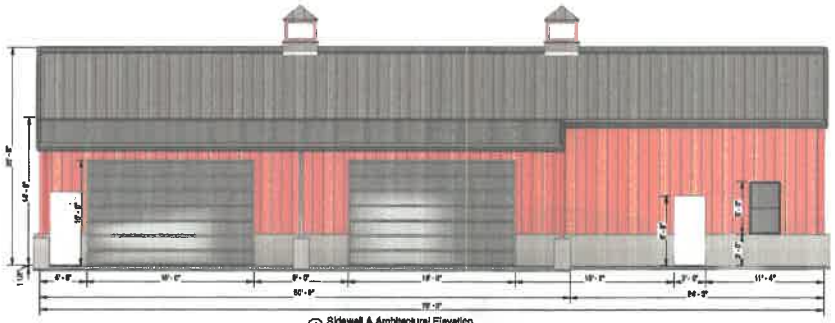
I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Barry Luft at 2301 F.M. HIGHWAY 550, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my research is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of February, 2018.

Harold D. Fetty III, R.P.L.S. No. 5034

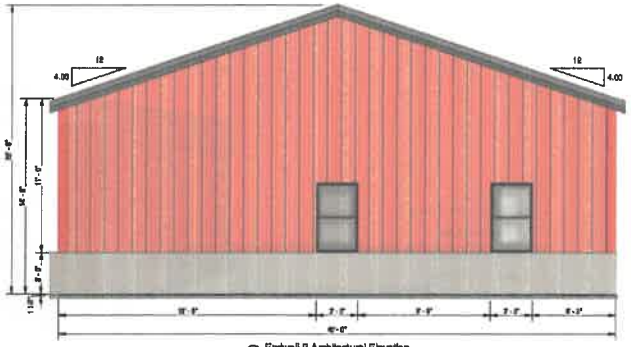
H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
5770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE

B.P. Initial

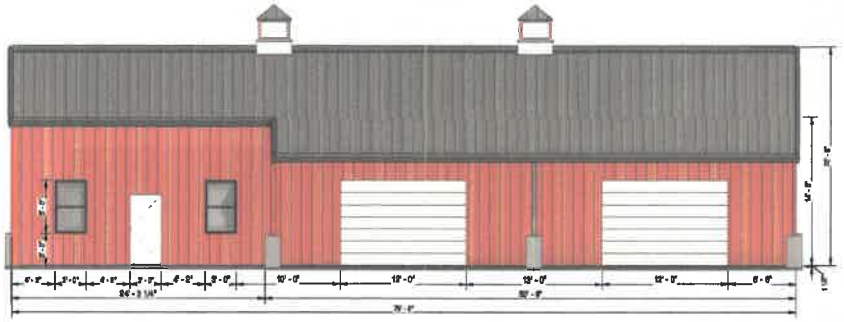
Cust. Initial



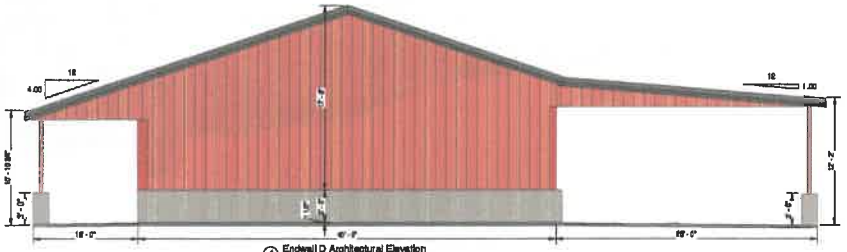
① Sidewall A Architectural Elevation
3/16" = 1'-0"



② Endwall B Architectural Elevation
1/4" = 1'-0"



③ Sidewall C Architectural Elevation
3/16" = 1'-0"



④ Endwall D Architectural Elevation
3/16" = 1'-0"

Wall Sheeting:	PBR Rustic Red
Roof Sheeting:	PBR Burnished Slate
Ridge:	Burnished Slate
Rake:	Burnished Slate
Corners:	Rustic Red
Eave Trim:	None
Head Trim:	Rustic Red
Purlin Cap:	Rustic Red
Gutters:	Burnished Slate
Downspouts:	Burnished Slate
Soffit Sheeting:	None

RAFTER P CONSTRUCTION INC
6901 Wesley Street, Suite B, Greenville, TX 75402
phone: 903-454-8328 fax: 903-450-4795

Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Date

Exterior Elevations

Project number	17-2147	A.02
Date	7/25/2017	
Drawn by	Zachary Pearson	
Checked by	Brad Pryor	Scale As Indicated

9/15/2023 12:42:17 PM Printed:

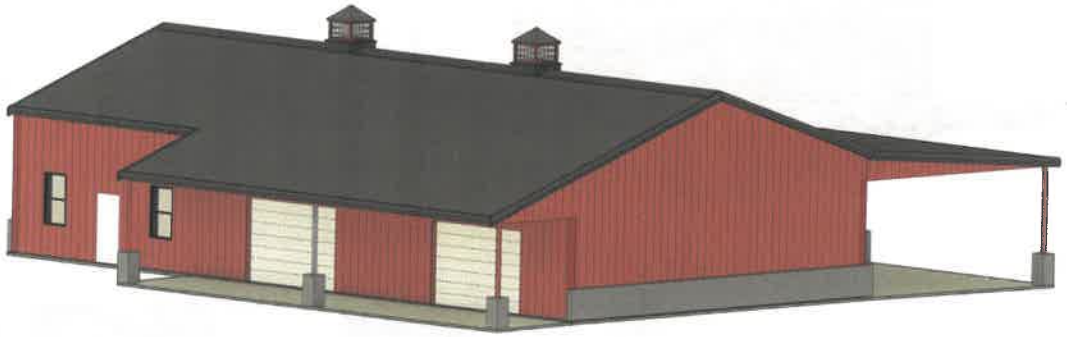
40' x 75' x 14' 4:12 w/ 2 Lean-To

Corey Smith

17-2147

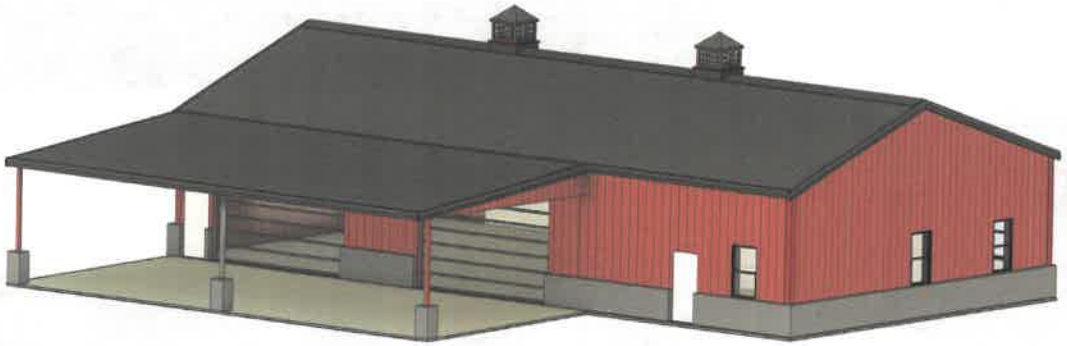
B.P. Initial

Cust. Initial



① Walls C & D

Drawing Schedule	
Sheet #	Sheet Name
A.01	Isometric
A.02	Exterior Elevations
A.03	Main Level Floor Plan



② Walls A & B

Notes:
Building Type: Shop

Building Dimensions: 40' x 75' x 14' 4:12 Pitch
Porch A Dimensions: 10' x 60' x 14' High Side x 10' 6" Low Side 4:12 Pitch
Porch C Dimensions: 25' x 60' x 14' High Side x 12' Low Side 1:12 Pitch
Weld Up: Yes

Doors:
2 - 16'x10' 4' High Lift/ Break Pitch, Glass Sectional Doors w/ Door Openers
2 - 12'x8' 8' High Lift/ Break Pitch, Glass Sectional Doors
1 - 3070 Metal Walk Door w/ Deadbolt
2 - 3068 Residential Walk Door

Windows:
5 - 3060 Single Hung, Vinyl, Low E, Argon Injected Color: TBD

Insulation: 3" VR-R Fiberglass Insulation

Cupolas: 2 - 40" x 40"

Ridge Vents: None

Skylights: None

Stone: Austin Stone Chopped

Wall Sheeting: PBR Rustic Red	
Roof Sheeting: PBR Burnished Slate	
Ridge: Burnished Slate	
Rake: Burnished Slate	
Corners: Rustic Red	
Base Trim:None	
Head Trim: Rustic Red	
Purlin Caps: Rustic Red	
Gutters: Burnished Slate	
Downspouts: Burnished Slate	
Soffit Sheeting: None	

RAFTER P CONSTRUCTION INC
5921 Wesley Street, Suite B, Greenville, TX 75402
phone: 903-454-5333 fax: 903-450-4788

Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Date

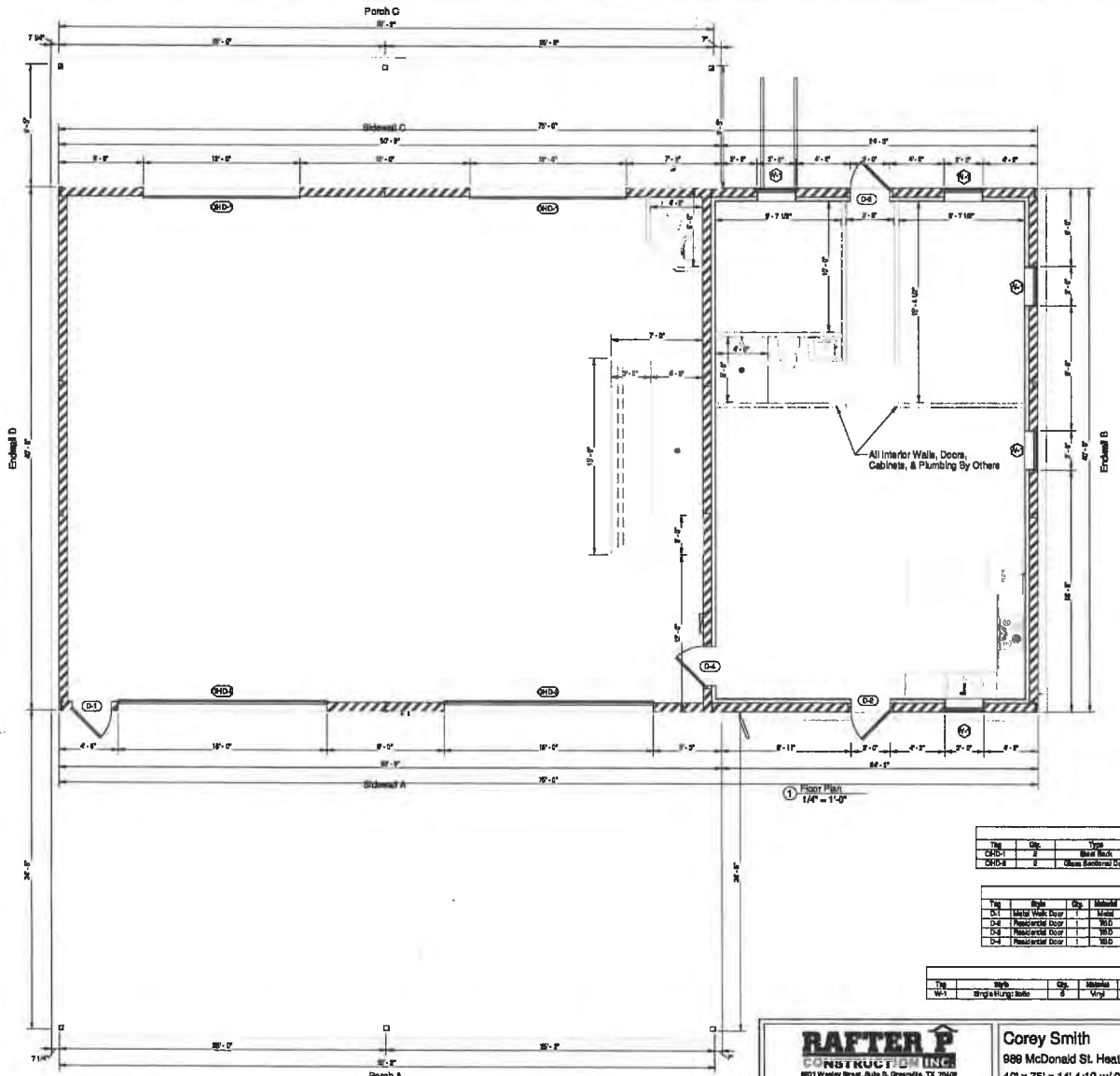
Isometric

Project number	17-2147
Date	7/12/2017
Drawn by	Zachary Pearson
Checked by	Brad Pryor

A.01

Scale

17-2147 Corey Smith 40' x 75' x 14' 4:12 w/ 2 Lean-To Printed: 8/18/2023 12:42:14 PM



1 Floor Plan
1/4" = 1'-0"

B.P. Initial

Cust. Initial

Overhead Door Schedule

Tag	Qty.	Type	Size	Width	Height	Color	Insulated	Comments
OHD-1	2	Steel Rack	16' x 8'	16' - 0"	8' - 0"	Dark Brown Slate	Yes	6" High LIV Break Pitch
OHD-2	2	Glass Sectional Door	16' x 10'	16' - 0"	10' - 0"	Glass	Tempered Glass	4" High LIV Break Pitch & Door Openers

Door Schedule

Tag	Style	Qty.	Material	Width	Height	Rough W	Rough H	Swing	Function	Size	Hardware
D-1	Metal Walk Door	1	Metal	3' - 0"	7' - 0"	6' - 0"	7' - 1 1/2"	Right Outswing	Exterior	Double	
D-2	Residential Door	1	Wood	3' - 0"	6' - 8"	3' - 0 1/8"	6' - 10 3/4"	Left Outswing	Exterior	Double	
D-3	Residential Door	1	Wood	3' - 0"	6' - 8"	3' - 0 1/8"	6' - 10 3/4"	Right Outswing	Exterior	Double	
D-4	Residential Door	1	Wood	3' - 0"	6' - 8"	3' - 0 1/8"	6' - 10 3/4"	Left	Exterior	Double	

Window Schedule

Tag	Style	Qty.	Material	Width	Height	Sill Height	Rough W	Rough H	Insulation	Grid	Color	Comments
W-1	Single Hung / Slide	8	Vinyl	3' - 0"	5' - 0"	3' - 0"	3' - 0"	5' - 0"	Argon Filled/Low E	Yes	Bronze	

RAFTER P CONSTRUCTION INC.
8801 Wesley Street, Suite B, Greenville, TX 75402
phone: 903-454-8330 fax: 903-400-4788

Corey Smith
989 McDonald St. Heath, TX 75032
40' x 75' x 14' 4:12 w/ 2 Lean-To

No.	Description	Date

Main Level Floor Plan

Project number 17-2147
Date 7/25/2017
Drawn by Zachary Pierson
Checked by Brad Pryor

A.03

Scale 1/4" = 1'-0"

17-2147 Corey Smith 40' x 75' x 14' 4:12 w/ 2 Lean-To Printed: 9/15/2023 12:42:17 PM

To The City of Rockwall,

We are submitting this application for approval on our barn/garage we had built. We will be using the barn as additional garage space for us.

Thanks

Corey and Destiny Smith



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, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* AND AN *AGRICULTURAL ACCESSORY BUILDING* ON A 10.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACT 1-5 OF THE J. W. PITMAN SURVEY, ABSTRACT NO. 181, 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 Corey Smith on behalf of Destiny Smith for the approval of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on a 10.00-acre tract of land identified as Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 2201 E. FM-550, 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 *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.01, *Agricultural (AG) District, and* Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] *-- as heretofore amended and may be amended in the future --* and

DRAFT 03.31.2025

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Secondary Living Unit* and an *Agricultural Accessory Building* on the *Subject Property* and conformance to these operational conditions are required:

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

2) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall generally conform to the *Building Elevations* as depicted in *Exhibit 'C'* of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not exceed a maximum size of 4,300 SF.

4) The *Guest Quarters/Secondary Living Unit* shall *not* have a kitchen, and the existing kitchen that was constructed without a building permit shall be removed prior to a *Building Permit* being completed for the structure.

5) The *Guest Quarters/Secondary Living Unit* and *Agricultural Accessory Building/Barn* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

DRAFT ORDINANCE 03-17-2025

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 7th DAY OF APRIL, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 03.11.2025

Exhibit 'A':
Location Map

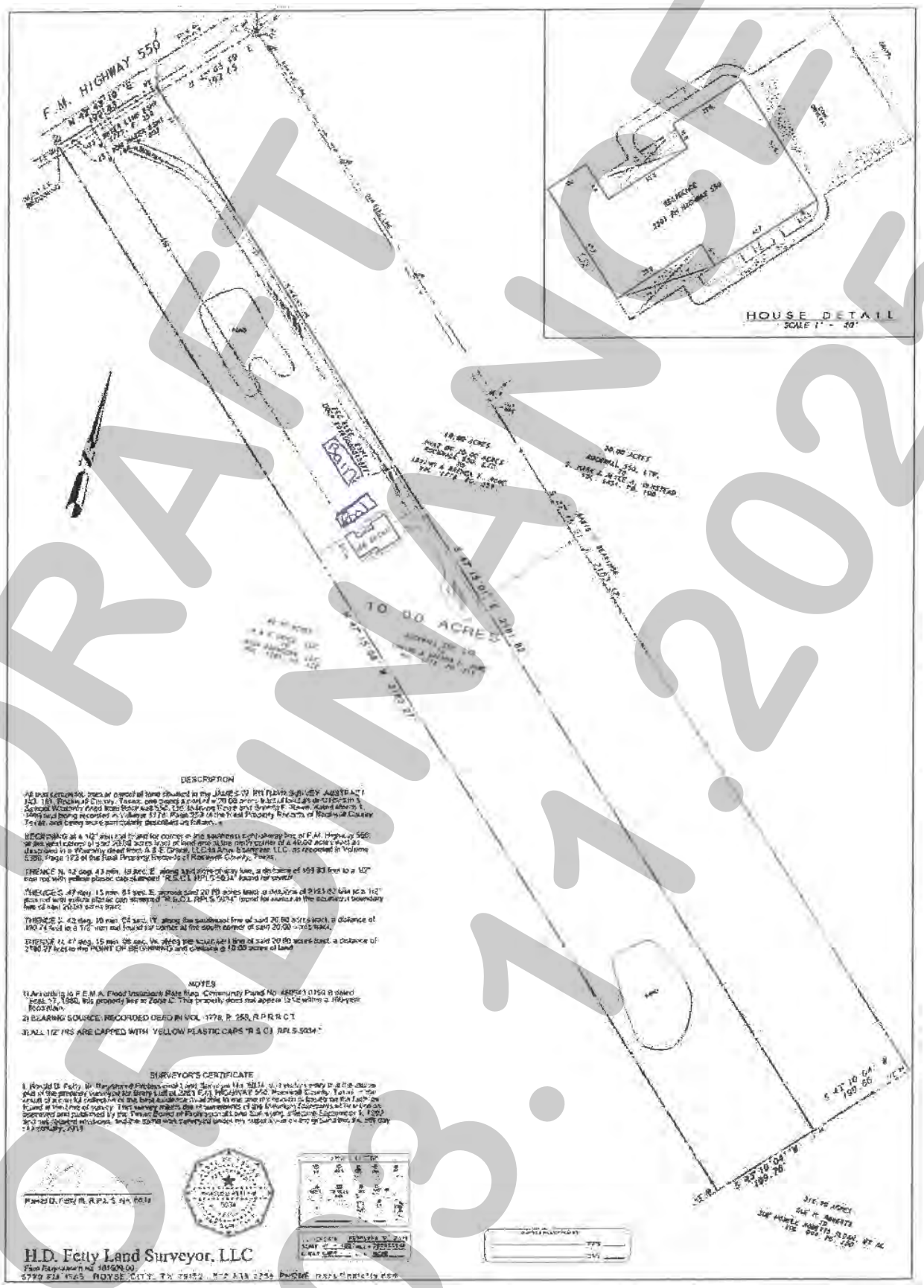
Address: *2201 E. FM-550*

Legal Description: *Tract 1-5 of the J. W. Pitman Survey, Abstract No. 181*



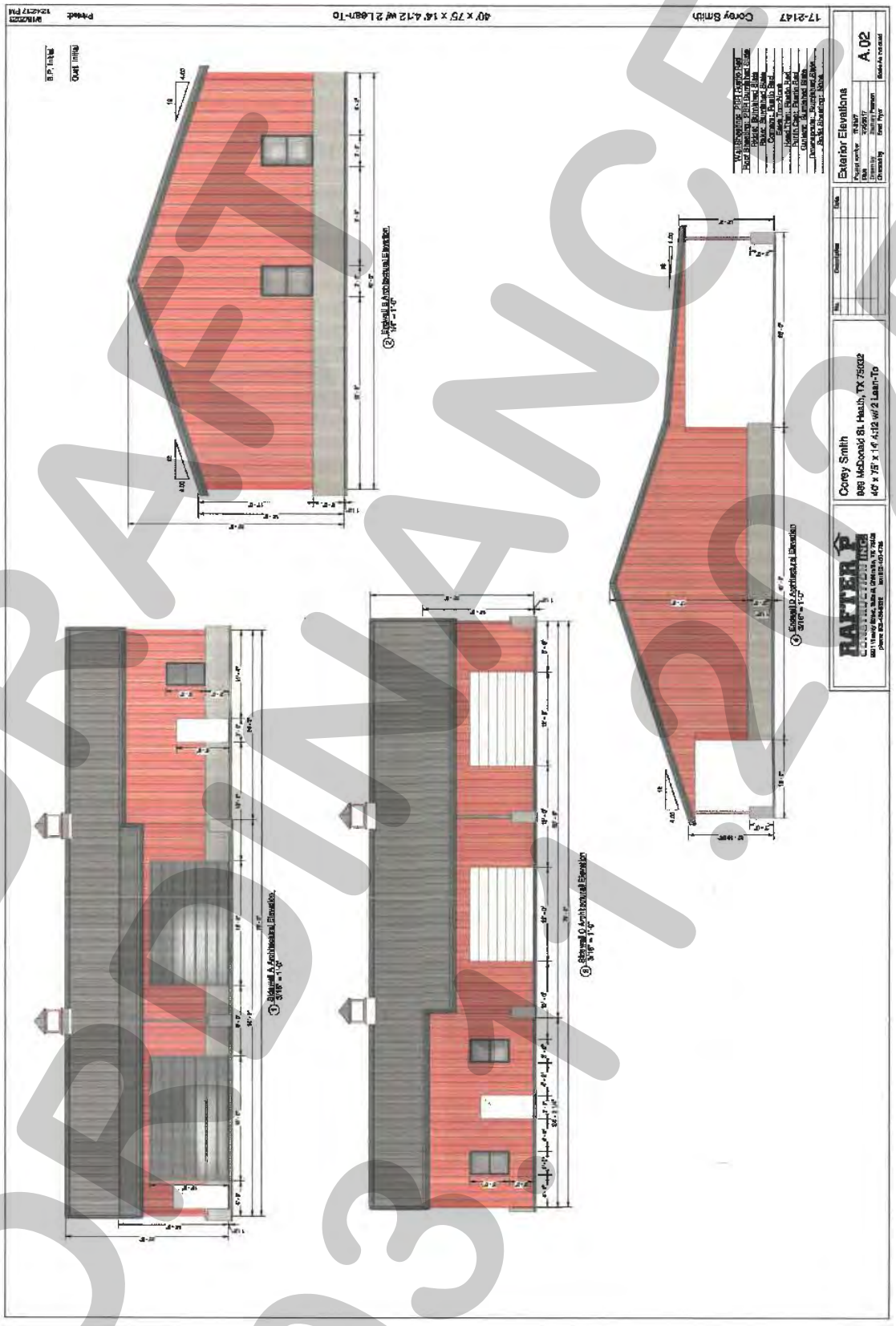
DRAFT 10-07-2025

Exhibit 'B':
Site Plan



DRAFT
03.11.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
03.11.2025

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 11, 2025
APPLICANT:	Adam Buczek; *Skorburg Company*
CASE NUMBER:	Z2025-005; *Zoning Change (AG to PD) for Erwin Farms*

SUMMARY

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

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. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [*1*] a 3,200 SF single-family home, [*2*] a 720 SF attached carport, [*3*] a 2,025 SF barn, and [*4*] a 1,320 SF barn. The two (2) barns were constructed in 1960. The single-family home and attached carport were constructed in 1985. Beyond these structures, the subject property has remained largely undeveloped and the zoning designation has not changed since annexation.

PURPOSE

On February 14, 2025, the applicant -- *Adam Buczek of the Skorburg Company* -- submitted an 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 land uses. Specifically, the applicant is proposing to entitle the subject property for a 123-lot single-family, residential subdivision that will consist of three (3) lot sizes (*i.e. [A] 100, 100' x 120' lots; [B] 17, 120' x 230' lots; and [C] 6, 120' x 275' lots).*

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the southside of North Country Lane, east of the intersection of North Country Lane and FM-1141. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is North Country Lane, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Nelson Lakes Subdivision, which consists of 262 single-family residential lots on 120.90-acres. This subdivision was filed with Rockwall County on February 28, 2023, and is zoned Planned Development District 90 (PD-90) for Single-Family 10 (SF-10) District land uses. Beyond this is FM-552, which is identified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Clem Road, which is identified as a *Minor Collector* on the on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is the Winding Creek Subdivision, which consists of 138 single-family residential lots on 78.83-acres. This subdivision was filed with Rockwall County on January 10, 2024, and is zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses. Beyond this is Maytona Ranch Estates, which consists of 19 single-family residential lots

on 15.50-acres. This subdivision was filed with Rockwall County on September 26, 1983 before annexation into the city, and is currently zoned Agriculture (AG) District.

East: Directly east of the subject property are: [*1*] 12 residential lots, zoned Single-Family 16 (SF-16) District, that are in the Northcrest Estates, Phase 2 Addition; [*2*] three (3) residential lots, zoned Planned Development District 72 (PD-72) for Single-Family Estate 1.5 (SFE-1.5) District land uses, that are in the Watson Estates Addition; [*3*] six (6) residential lots, zoned Single-Family 1 (SF-1), Single-Family Estate 1.5 (SFE-1.5) and Single-Family Estates 4.0 (SFE-4.0) Districts, that are in the Mustang Acres Addition; [*4*] one (1) residential lot, zoned Single-Family 1 (SF-1) District, that is in the Blueberry Hill Estates Addition; and [*5*] nine (9) residential lots, zoned Agricultural (AG), Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), Single-Family Estate 4.0 (SFE-4.0) Districts, that are unplatted. Beyond this is Stodghill Road [*FM-3549*], which is identified as an A4D (*i.e. arterial, four [4] 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 two (2) acre tract of land (*i.e. Tract 14-10, Abstract No. 88, of the J.M Gass Survey*) owned by the City of Rockwall and developed with the North Country Water Tower. Beyond this is a 46.267-acre tract of land (*i.e. Tract 14, Abstract No. 88, of the J.M. Gass Survey*) owned by the City of Rockwall and dedicated as Alma Williams Park.

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 98.40-acre subject property will consist of 123 residential lots. These lots will consist of three (3) lot sizes (*i.e. [A] 100, 100' x 120' lots; [B] 17, 120' x 230' lots; and [C] 6, 120' x 275' lots*). This translates to a gross density of *1.25* dwelling units per gross acre (*i.e. 123 lots/98.40-acres = 1.25 dwelling units per gross acre*). The minimum dwelling unit size (*i.e. air-condition space*) will be 2,800 SF for all homes within the development. With regard to the proposed housing product,

staff has incorporated anti-monotony and masonry standards into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100% masonry, and the homes will be subject to the City's upgraded anti-monotony standards; however, the Planned Development District ordinance will also incorporate provisions that allow up to 50.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a variation of materials throughout the subdivision.

The following are some of the examples provided by the applicant of cementitious fiberboard that are contained within the Planned Development District ordinance:

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



Looking at the garage orientation proposed for the development, the applicant is proposing to require all garage doors will be oriented in a *J-Swing* (*or a Traditional Swing*) configuration or *Recessed Entry* configuration (*i.e. where the garage door is situated a minimum of 20-feet behind the front façade*). In addition, the applicant is proposing to incorporate upgraded finishes on all garage doors that include: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, and [*3*] driveways that are constructed with ornamental stamped concrete brick paver, stained finish, or salt finished. The following are some of the examples of the upgrades required in the Planned Development District ordinance:

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

FIGURE 4: EXAMPLES OF UPGRADED GARAGES









The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Units (%)*
A	100' x 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
		Maximum Permitted Units:	*123*	*100.00%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	*A*	*B*	*C*
MINIMUM LOT WIDTH [1]	100'	120'	120'
MINIMUM LOT DEPTH	120'	230'	275'
MINIMUM LOT AREA	12,000 SF	32,670 SF	43,560 SF
MINIMUM FRONT YARD SETBACK [2], [5] & [6]	25'	30'	30'
MINIMUM SIDE YARD SETBACK	10'	10'	10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET [2], [5], & [6]	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	25'	25'	25'
MAXIMUM HEIGHT [3]	36'	36'	36'
MINIMUM REAR YARD SETBACK [4]	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [7]	2,800 SF	3,000 SF	3,000 SF
MAXIMUM LOT COVERAGE	65%	60%	60%

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 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.

[6]: 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.

[7]: Air-Conditioned Space.

The proposed concept plan shows that the development will consist of a total of 33.19-acres open space that includes 17.15-acres of private open space, and 16.04-acres of floodplain. This translates to an open space percentage of 25.58% (*i.e. 16.04-acres of floodplain/2 + 17.15-acres of open space = 25.17-acres/98.40 = 25.579%*). In addition, the applicant has incorporated an eight (8) foot trail along N. County Lane, Clem Road, the floodplain on the subject property, and connecting to Alma Williams Park. The applicant has also incorporated an eight (8) foot walking trail throughout the subdivision.

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 centered within a 50-foot right-of-way with a minimum five (5) foot concrete sidewalk on either side of the street. Each parallel parking space shall be a minimum of 22-feet in length and nine (9) feet in width and shall be the responsibility of the Homeowner's Association (HOA) to repair and/or replace. 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) *North Country Lane.* North Country Lane is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*), which requires a minimum of a 65-foot right-of-way with a 45-foot *back-to-back* concrete street centered within the right-of-way. This means the applicant will be required to dedicate the remaining right-of-way to ensure that the full right-of-way width of 65-feet is provided, and construct a minimum of 24-feet of paving.

(b) *Clem Road.* Clem Road is identified as a *Minor Collector*, which requires a 60-foot right-of-way with 41-foot *back-to-back* concrete street centered in the right-of-way. This means the applicant will be required to dedicate the remaining right-of-way to ensure that the full right-of-way width of 60-feet is provided, and construct a minimum of 24-feet of paving.

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 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 through the property, and install a minimum 12-inch water main and dedicate any necessary easements in accordance with the with the City's *Master Water Distribution Plan* and the approved *Infrastructure Study*.

(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 sewer main in accordance with the City's *Wastewater Collection 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. In addition, the applicant will be required to pay a $86.44 per acre pro-rata fee for the wastewater improvements that were previously installed. However, if the applicant's request for *On-Site Sewage Facilities* (OSSF) is approved, the applicant would not be required to extend the minimum eight (8) inch sewer line through the south end of the development.

(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 and erosion hazard setback. 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), the City of Rockwall, and the Federal Emergency Management Agency (FEMA). All residential lots shall be exclusive of the erosion hazard setback and the floodplain. The floodplain and erosion hazard set-back shall be located within a lot and be maintained by the Home Owners Association (HOA).

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) Streets Adjacent to a School or a Park. Section 38.09, *Subdivision Requirements*, of the *Municipal Code of Ordinances* stipulates that "(i)n cases where a perimeter or internal street is adjacent to a public or private school or public park or open space, the city engineer or director of the planning and zoning department may require a minimum of a 41-foot street (*as measured from back-of-curb to back-of-curb*) to facilitate proper traffic circulation."

Applicant's Response to (2): Staff has requested that the applicant provide a 41-foot street adjacent to Alma Williams Park and the private open space lot that runs east/west on the concept plan. In lieu of providing the requested 41-foot streets, the applicant is proposing to provide 29-foot *back-to-back* concrete streets throughout the development. As a compensatory measure the applicant is proposing additional parallel parking spaces adjacent to the amenity area and an eight (8) foot walking trail that loops around the amenity area.

With regard to the applicant's request for *On-Site Sewage Facilities* (OSSF), the City Rockwall has an Interlocal Agreement with Rockwall County for OSSF inspections. Per this agreement, Rockwall County will issue permits and perform OSSF inspections on new and existing septic systems per the County's *Rules for Regulation of On-Site Sewage Facilities*, which stipulates a minimum lot size of 1½-acres. According to Subsection 44-243(d) of Article IV, *Sewers and Sewage Disposal*, of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than

1½-acre, unless an exception is granted by the City Council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." Staff should note that Rockwall County has stated that they will ***not*** inspect OSSF's that are on lots less than 1½-acres. It should also be noted that the City Council has granted OSSF systems for developments (*e.g. Planned Development District 76 [PD-76], Planned Development District 78 [PD-78]*) proposing lots less than 1½-acre in size, but greater than one (1) acre when the developer proposes [*1*] the OSSF systems are designed by a licensed OSSF professional (*i.e. licensed engineer, sanitarian, etc.*), [*2*] a stamped and signed copy of the OSSF plan indicating the full limits of the septic field be submitted to the City at the time of building permit on a *lot-by-lot* basis, and [*3*] all OSSF are inspected by a City approved inspector. In this case, the applicant is requesting to install OSSF's on lots that range in size from 0.75-acres to 1.00-acres (*with the majority of the lots being less than one [1] acre in size*), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [*1*] ensure all *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*), [2] ensure that a stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis, and [3] All *Septic Systems* shall be inspected and approved by the City's chosen inspector. The applicant has stated the reason for the OSSF request is to be able to incorporate the estate-sized lots at the south-end of the proposed subdivision.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Northeast Residential District* and is 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 this case, the applicant is proposing a total density of *1.25* dwelling units per acre. Based on this the applicant's request is in conformance with the *Low-Density Residential* designation indicated for the subject property.

In addition, the applicant is proposing to incorporate walking trails and 25.57% open space, as well as amenities that will feature two (2) multi-use sport court (*e.g. pickle ball and basketball court*), two (2) retention ponds with fountains, one (1) 16' X 54' pavilion, and two (2) park benches.

FIGURE 6: PAVILION



According to the *District Strategies* for *Suburban Residential* in the *Northeast Residential District*, "…(a)ny 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 in this district". In this case, the subject property is directly adjacent to Nelson Lake Estates and Winding Creek Subdivisions. Contained within the Winding Creek subdivision are lots that are 90' x 100' (*or a minimum of*

16,000 SF) and within the Nelson Lakes Estates Subdivision lots range from 60' x 120' (*or a minimum of 7,000 SF*) to 72' x 120' (*or a minimum of 8,600 SF*). This means that the applicant is proposing lots that are equal to or larger than the lots in the adjacent subdivisions with the larger lots at the north and south property lines; however, the applicant's lot mix does *not* appear to be in conformance with the housing tree model. Based on this, this aspect of the applicant's remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

With regard to the policies and goals for residential development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (*e.g. minimum of six [6] foot side yard setbacks on all lot types, 25-foot setback for front entry garages, etc.*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

RED: NOT INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.
BLUE: INCORPORATED INTO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE.

(1) CH. 1; Section 2.02; Goal #2 | Policy #4 (Page 1-2). At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

Staff's Response: The development should use similar architectural styles (i.e. Traditional Neighborhood Design principles, modern tutor, craftsman or farmhouse architectural styles/material mixes, etc.) and lot sizes as the adjacent Nelson Lakes, Northgate, and Winding Creek Subdivisions and the larger estates lots to create a consistent development theme throughout the area.

(3) *CH. 8; Section 2.02; Goal #1 | Policy #4 (Page 8-2).* 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's Response: The development has three (3) lot sizes that are clustered next to each other and do not provide a mixture throughout the development. This is in part due to requesting the On-Site Sanitary Facilities (OSSF) for the lots on the south side of the development.

(4) *CH. 8; Section 2.02; Goal #2 | Policy #1 (Page 8-2).* When planning a residential development, open space, drainage areas, trails and tree groupings should be identified prior to laying out the development. This will lead to a development that places an emphasis on preserving the natural environment.

Staff's Response: The applicant has identified the open space, drainage areas, trails and floodplain. *In addition, the applicant has provided an update concept plan showing the tree groupings that are intended to be preserved.*

(5) *CH. 8; Section 2.02; Goal #3 | Policy #4 (Page 8-2).* All parks and open space should provide an integrated trail system that serves the adjacent neighborhood areas.

Staff's Response: The original concept plan provided shows an integrated trail system; however, staff suggested strengthening the plan by providing a trail that loops around the amenity area. *The applicant implemented the trail that was suggested by staff.*

(6) 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, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space.

Staff's Response: The majority of lots within the concept plan do not incorporate houses that face onto parks and/or public open space; however, about 15% of the lots that are directly adjacent to or across the street from a park or public open space conform to this policy.

(7) *CH. 8; Section 2.03; Goal #1 | Policy #5 (Page 8-3).* Design neighborhoods utilizing the *Housing Tree Model*.

Staff's Response: *The concept plan is not designed utilizing the Housing Tree Model. The current design includes three (3) lot sizes that are clustered next to each other and do not provide a mixture throughout each phase. This is in part due to requesting the On-Site Sanitary Facilities (OSSF) for the lots on the south side of the development.*

The applicant's request does appear to conform to the majority of the Unified Development Code (UDC), the Municipal Code of Ordinances, the Standards of Design and Construction Manual, and the OURHometown Vision 2040 Comprehensive Plan; however, the plan does have some deviations from the City's codes and does not fully conform to the Comprehensive Plan, and -- *since this is a request for a zoning change* -- the request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21,2025, staff mailed 125 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Dalton Ranch Homeowner's Association (HOA), which is the only HOA's 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 eight (8) notices in opposition and one (1) in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of 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 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) 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.

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	379 N Country Ln, Rockwall, TX 75087				
SUBDIVISION	J.A. Ramsey, Abstract No. 186, Tract 6	LOT	-	BLOCK	-
GENERAL LOCATION	East of FM 1141 between N Country Ln and Clem Rd				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agricultural (AG)	CURRENT USE	Vacant Land		
PROPOSED ZONING	Planned Development (SF-8.4)	PROPOSED USE	Single Family Residential		
ACREAGE	98.40	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	123

☐ ***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	Estate of Karl W Erwin	☑ APPLICANT	Skorburg Company
CONTACT PERSON	Dr. Karl Erwin, Executor	CONTACT PERSON	Adam Buczek
ADDRESS	2030 Crosswood Ln	ADDRESS	8214 Westchester Dr
			Suite 900
CITY, STATE & ZIP	Irving, Tx 75063	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	(469) 877-4307	PHONE	(214) 522-4945
E-MAIL	kderwindpa@live.com	E-MAIL	abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [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 $1,676 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 10th *DAY OF* FEBRUARY, 2025. *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."*

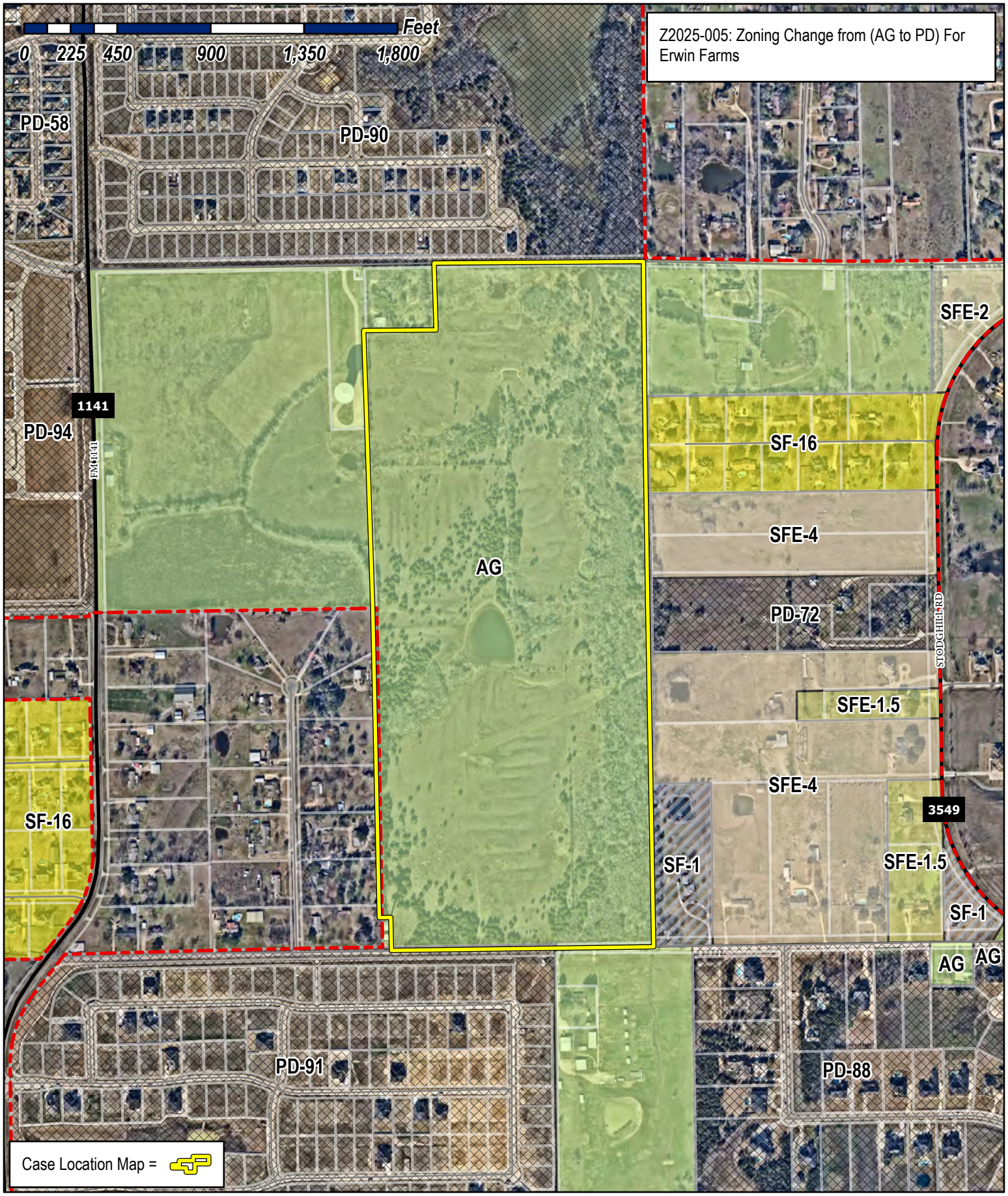
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF February 2025

OWNER'S SIGNATURE Karl D Erwin MD

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Madeline Dunklin

MY COMMISSION EXPIRES

MADELINE C DUNKLIN
Notary ID #132454324
My Commission Expires
April 28, 2028



City of Rockwall

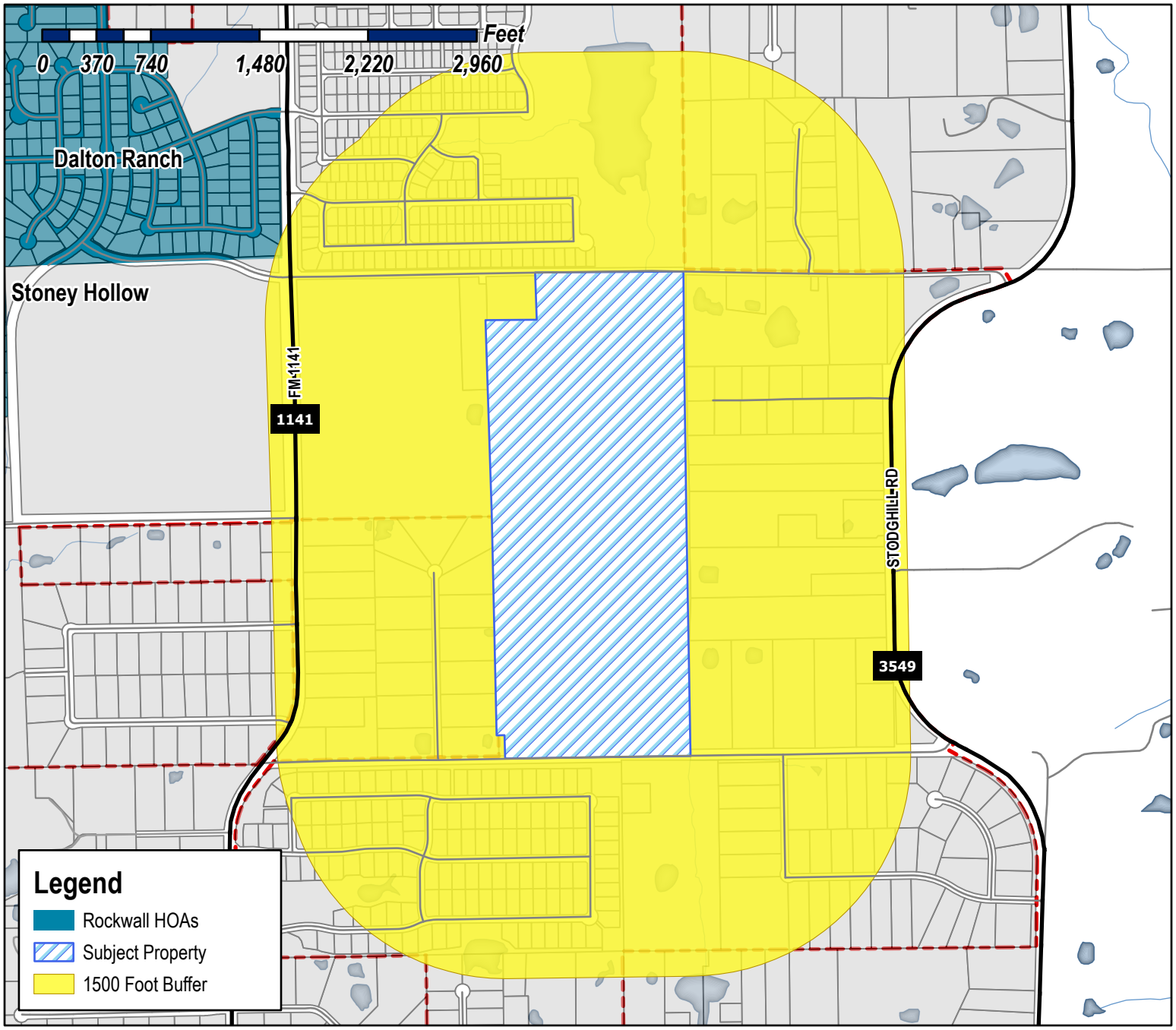
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

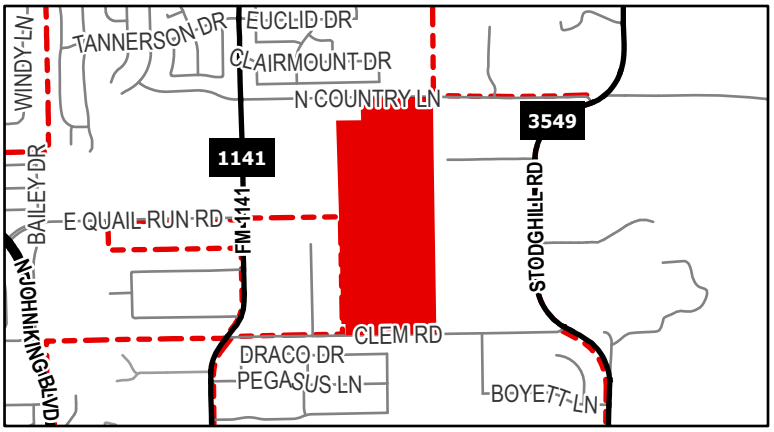
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2025-005
Case Name: Zoning Change from (AG to PD) for Erwin Farms
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N Country Ln.



Date Saved: 2/14/2025
For Questions on this Case Call (972) 771-7745

Outlook

Neighborhood Notification Program {Z2025-007]

From Zavala, Melanie <MZavala@rockwall.com>
Date Thu 2/20/2025 3:43 PM
Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

2 attachments (1 MB)
HOA Map (02.13.2025).pdf; Public Notice (02.18.2025).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, February 21, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 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.

Z2025-007: SUP to allow a Church/ House of Worship
Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

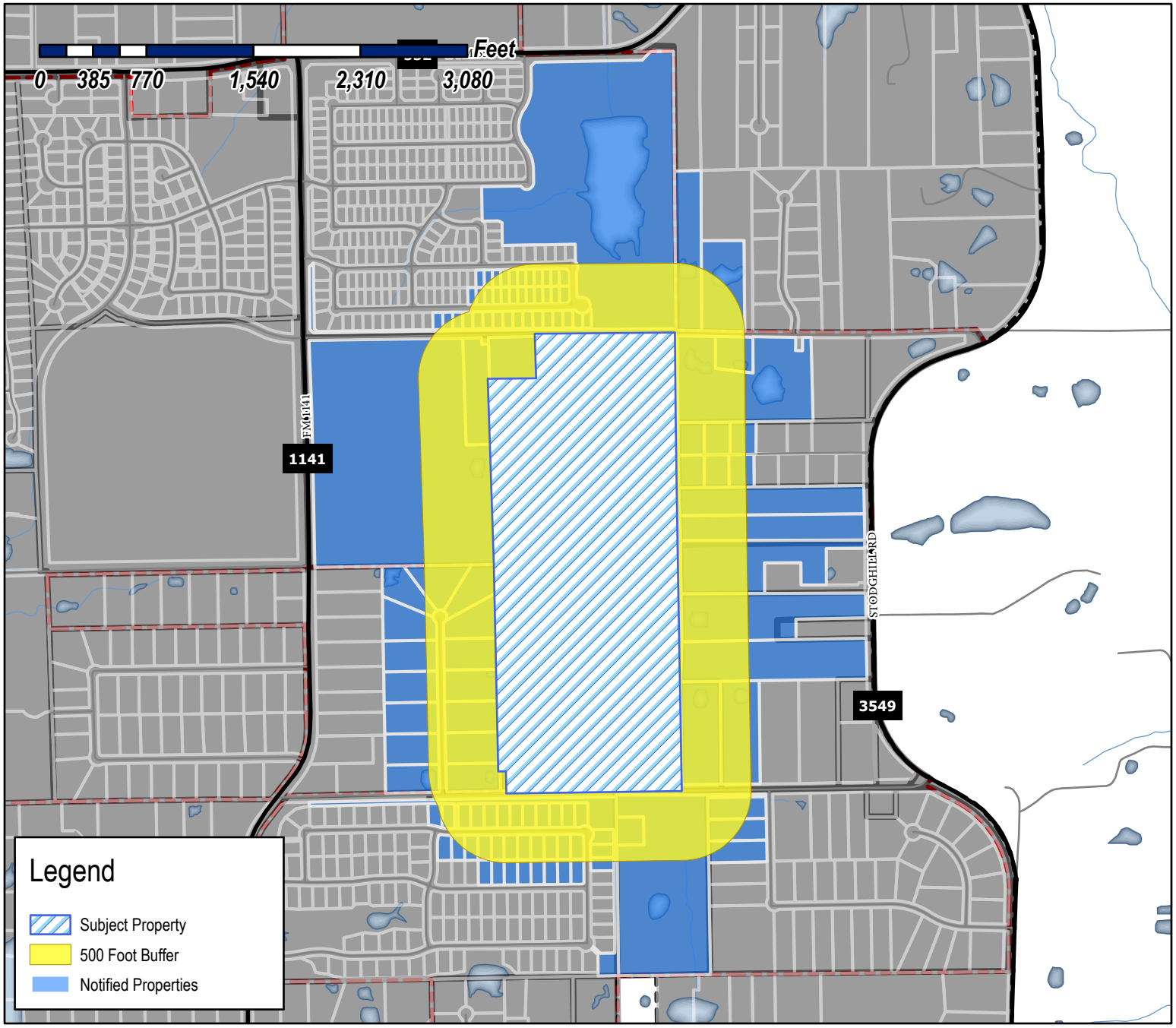
Thank you,

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

City of Rockwall

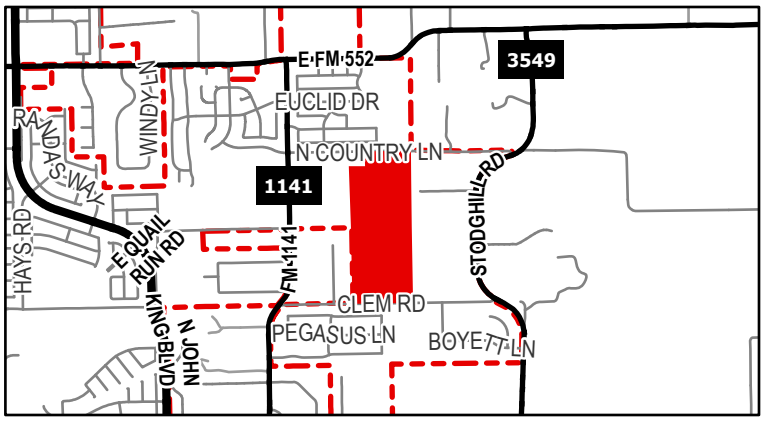
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2025-005
Case Name: Zoning Change from (AG to PD) for Erwin Farms
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N Country Ln.

Date Saved: 2/14/2025
For Questions on this Case Call: (972) 771-7745



RESIDENT
FM1141
ROCKWALL, TX 75087

RESIDENT
FM3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
10 CRESTVIEW CIR
ROCKWALL, TX 75087

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

NORTHGATE ROCKWALL HOMEOWNERS ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

RESIDENT
1506 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1510 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1514 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1518 QUASAR DR
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2105 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2109 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2109 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2110 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2113 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2113 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2114 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2116 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2117 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2117 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2120 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2121 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2121 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2122 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2124 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2125 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2125 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2128 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2129 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2129 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2132 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2201 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2201 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2202 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2203 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2203 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2204 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2205 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2206 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2206 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2207 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2207 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2210 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2210 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2211 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2211 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2213 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2214 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2214 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2214 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2215 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2215 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2215 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2218 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2218 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2218 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2219 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2222 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2222 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2223 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2223 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2226 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2227 WICKERSHAM RD
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2230 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2231 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2231 WICKERSHAM RD
ROCKWALL, TX 75087

SWIATKIEWICZ CHRISTINE AND GABRIEL
2231 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2301 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2302 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2304 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2305 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2306 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2308 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2309 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2310 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2312 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2313 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2314 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2316 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2317 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2318 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2320 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2321 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2322 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2324 PEGASUS LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2400 DALLAS PKWY STE 560
PLANO, TX 75093

GAIL PROPERTIES LLC
2422 BROOKSIDE DR
ROWLETT, TX 75088

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

CONNER KEVIN AND AMY
2652 N FM 3549
ROCKWALL, TX 75087

VALK JAMES WILLIAM JR & RENEE LUCILLE BURNS
TRUSTEES OF JAMES WILLIMA VALK JR LIVING TRUST
2730 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

WATSON STANLEY & PATRICIA
2826 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
325 N COUNTRY LN
ROCKWALL, TX 75087

RESIDENT
379 N COUNTRY LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWELL TX LLC
4250 W LOVERS LN STE 150
DALLAS, TX 75209

HANKS MICHAEL JOEL AND BATINA L
5 CRESTVIEW CIR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

LENZI LEWIS B AND MARY K
6 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
656 N COUNTRY LN
ROCKWALL, TX 75087

GIPSON ANTHONY D & JOYCE E
7 CRESTVIEW CIR
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY &
BRIAN S & NICOLE DEJARNETT
721 N COUNTRY LN
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

PRITCHARD BRIAN E AND JENNIFER L
8 CRESTVIEW CIR
ROCKWALL, TX 75087

FALCON PLACE SF LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

BENEDETTO MATTHEW & STEPHANIE
914 IVY LN
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:

Z2025-005: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.40-acre tract of land identified as a portion of Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, 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, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 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, March 17, 2025 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. Z2025-005: 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.

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

SKORBURG
COMPANY

Skorburg Company
8214 Westchester Dr., Ste. 900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

February 27, 2025

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

Please include this letter in the Planning & Zoning Commissioners and City Councilmembers' packets for the remaining public hearings to be held pertaining to Case No. Z2025-005 (Erwin Farms).

The purpose of this letter is to explain that the primary reason behind the few remaining deviations from the City's Comprehensive Plan as cited in staff's report (other than the alley waiver) is because we wanted to incorporate estate-sized lots based on feedback we received from neighbors and the Planning & Zoning Commission in our previous submittals.

The twenty-three (23) estate lots in our current PD are entirely located south of the Atmos gas line easement and will require On-Site Sewage Facilities ("OSSF") systems (so they cannot be commingled with the 100' wide lot type).

We look forward to continuing to work with the City to bring this high-quality community to fruition.

Sincerely,

Skorburg Company

By: _____
Adam J. Buczek, President

ZONING & SPECIFIC USE PERMIT INFORMATION FORM

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

CASE NUMBER Z2025-005

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 Angela Henson

ADDRESS Rockwall

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

Rockwall does have the infrastructure to support more neighborhoods at this time.

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 Z2025-005

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 Bethany Nixon

ADDRESS 3015 Deer Ridge Dr, Rockwall, TX, 75032, USA

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

Rockwall is way too crowded for yet another 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.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☐ I received a property owner notification in the mail
- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: Text message

ZONING & SPECIFIC USE PERMIT INFORMATION FORM

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

CASE NUMBER Z2025-005

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 Dudley Nosworthy II,

ADDRESS 2901 Wild Oak Ln, Rockwall, TX, 75032, USA

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

We are too crowded. Cannot support the in volume of people…

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: Email

ZONING & SPECIFIC USE PERMIT INFORMATION FORM

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

CASE NUMBER Z2025-005

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 Ella Henson

ADDRESS Rockwall

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

Rockwall does not have the infrastructure to support any more neighborhoods at this time.

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 Z2025-005

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 Jimmy Smith

ADDRESS 1290 Grandview, Rockwall, TX, 75087, USA

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

I am concerned about the pace at which new homes are being built without the road infrastructure in place to support the additional traffic. I have nothing against this development in the long run, but I think it would be wise to pause new home construction (and hopefully eliminate new apartment complexes) until a better road system is in place to handle the auto traffic.

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:

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CASE NUMBER Z2025-005

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 Germer

ADDRESS 601 Miramar Dr, Rockwall, TX, 75087, USA

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

I'm not really in favor of this, but I am sick and tired of the text messages from that council member that talks too much about himself. I don't even know how I got subscribed to these text messages.

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: Stupid texts

ZONING & SPECIFIC USE PERMIT INFORMATION FORM

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

CASE NUMBER Z2025-005

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 Kevin Conner

ADDRESS 2652 N Stodghill Rd, Rockwall, TX, 75087, USA

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

The development purposed is to dense. This will affect the way of life in the surrounding areas.

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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- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: Text message

ZONING & SPECIFIC USE PERMIT INFORMATION FORM

CITY OF ROCKWALL
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EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2025-005

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 Pamela Ward

ADDRESS 4920 Bear Claw Ln, Rockwall, TX, 75032, USA

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

WE DO NOT HAVE ENOUGH INFRASTRUCTURE TO HOLD ALL THESE PEOPLE IN ROCKWALL AS IT IS NOW. DO YOU COUNSEL MEMBERS EVER DRIVE DOWN THE SOUTH SIDE OF TOWN AND SEE HOW BAD THE TRAFFIC IS ON THIS SIDE OF TOWN? I LIVE LITERALLY 3 MILES FTOM COSTCO AND IT TAKES ME 30 MINUTES TO GET THERE AND ANOTHER 30 TO GET BACK HOME. IT IS RIDICULOUS HOW MUCH TRAFFIC THERE IS FOR THIS ROAD TO HANDEL. AGAIN I HAVE CALLED TXDOT AND THEY HAVE NO IDEA WHEN 205 WILL BE WIDENED AND THERE IS NO WIDENING IF THESE COUNTRY ROADS. YOU HAVE US IN GRIDLOCK TRAFFIC JUST LIKE DALLAS BUT WE HAVE NO MORE ROOM TO GROW. PLEASE STOP THIS INSANITY!!

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:

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- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☑ My neighbors told me about the request
- ☐ Other:

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

CASE NUMBER Z2025-005

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 Robert Powers

ADDRESS 1606 Amesbury Ln, Rockwall, TX, 75087, USA

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

Routes and on-ramps to IH-30 are minimal and cumbersome. This will create severe traffic issues. Traffic congestion in the downtown area will worsen and essentially hinder free movement in the downtown area and for families at intersections of Lakeshore Drive and 66, all the way into Rowlett.

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:

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- ☐ I read about the request on the City's website
- ☐ I saw a zoning sign on the property
- ☐ I read about the request in the Rockwall Herald Banner
- ☐ My neighbors told me about the request
- ☑ Other: Text message from city counsel

Lot Count	
100' Wide Lot	100
3/4 acres	17
1 acre	6
Total	123

NOTES

* DETENTION, FLOODPLAIN, EROSION HAZARD SETBACKS AND ASSOCIATED EASEMENTS SHALL NOT BE LOCATED WITHIN ANY RESIDENTIAL LOT, BUT FULLY WITHIN AN HOA LOT
* DETENTION PONDS SHALL NOT BE LOCATED WITHIN THE FLOODPLAIN NOR THE EROSION HAZARD SETBACK
* IRRIGATION WATER METERS ARE REQUIRED TO MAINTAIN POND WATER SURFACE ELEVATION TO NORMAL LEVEL (STORM WATER MAY NOT BE USED TO MAINTAIN RETENTION VOLUME)
* PARALLEL PARKING TO BE MAINTAINED BY HOA

0 300′ 600′

NELSON LAKES

8′ CONCRETE TRAIL

30′ LANDSCAPE BUFFER

N COUNTRY LN

130′ 195′ 250′

FOUNTAIN

RETENTION POND

TREE PRESERVATION AREAS

156′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′ 130′

CITY OF ROCKWALL PARK

10′ LANDSCAPE BUFFER

8′ CONCRETE TRAIL

8′ CONCRETE TRAIL

100-YEAR FLOODPLAIN (PRE-DEVELOPMENT)

137′ 139′ 141′ 275′ 260′ 262′ 285′ 256′ 257′ 259′ 253′ 261′ 258′ 243′ 283′ 340′ 295′ 295′ 240′ 306′ 302′

12 PARKING STALLS

30′ LANDSCAPE BUFFER

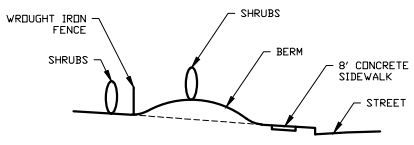
RETENTION POND

FOUNTAIN

PROPOSED GAS EASEMENT

10′ LANDSCAPE BUFFER

PERIMETER LANDSCAPE BUFFER CROSS-SECTION



CLEM RD

30′ LANDSCAPE BUFFER

8′ CONCRETE TRAIL

WINDING CREEK

8′ CONCRETE TRAIL

30′ LANDSCAPE BUFFER

Total Acreage	98.40
Total Floodplain Acreage	17.44
Open Space Acreage inside Floodplain	16.04
Open Space Acreage outside Floodplain	17.15
Open Space Percentage (16.04 / 2 + 17.15) / 98.4 = .256 = 25.6%	25.6%
Gross Density	1.25
Net Density 123 / (98.40 - 17.44) = 1.52	1.52

- EVERGREENS
- SHRUBS
- PRIMARY ENTRY MONUMENT (2)
- SECONDARY ENTRY MONUMENT (1)
- PAVILION (16′x54′)
- SPORT COURTS (2)
- PARK BENCHES (2)
- TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

ERWIN FARMS

CONCEPT PLAN

CITY OF ROCKWALL

FEBRUARY 27, 2025

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 LAND USES ON THE SUBJECT PROPERTY, BEING A 98.316-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, 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 from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.316-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of

approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That 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* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(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 'B'* 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 'B'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'B'* 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 'B'* 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 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 7th DAY OF APRIL, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

Exhibit 'A':
Legal Description

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at mag nail set in asphalt pavement in the approximate center of Clem Road (by use and occupation) at the southeast corner of said Erwin tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the approximate center of Clem Road and the south line of said Erwin tract, a distance of 1262.89 feet to a mag nail set in asphalt pavement at the southeast corner of a tract of land described in the Warranty Deed to Mt. Zion Water Supply Corp. recorded in Volume 1810, Page 34, D.R.R.C.T.;

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 159.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Mt. Zion Water Supply Corp. tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 55.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J. L. Peoples Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 109, Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J. L. Peoples Subdivision and the west line of said Erwin tract; a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J. L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4695, Page 35, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1330.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 34 minutes 35 seconds East, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degrees 51 minutes 41 seconds West, crossing said Erwin tract, a distance of 322.10 feet to a mag nail set in asphalt pavement in the approximate center of North Country Lane (by use and occupation), also being the north line of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Erwin tract and the approximate center of said North Country Lane, a distance of 1009.37 feet to a mag nail set in asphalt at the northeast corner of said Erwin tract;

THENCE South 00 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally with the west line of a tract of land awarded to Carol Alley Dejarnett and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Tract 2, also being the northwest corner of Northcrest Estates Addition II, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;

Exhibit 'A':
Legal Description

THENCE South 00 degrees 49 minutes 09 seconds East, with the east line of said Erwin tract, the west line of said Northcrest Estates Addition II, the west line of a tract of land described in the Warranty Deed to Stephen Richard Erbert and Patricia Erbert recorded in Volume 5722, Page 62, D.R.R.C.T., and the west line of Watson Estates, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet G, Page 319, P.R.R.C.T., a distance of 984.98 feet to a 1/2-inch iron rod found;

THENCE South 00 degrees 59 minutes 53 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Valk, Jr. and Renee Lucille Burns, as Trustees of the James William Valk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 20140000015800, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1671.08 feet to the POINT OF BEGINNING and containing 4,277,500 square feet (98.198 acres) of land.

Exhibit 'B':
Concept Plan

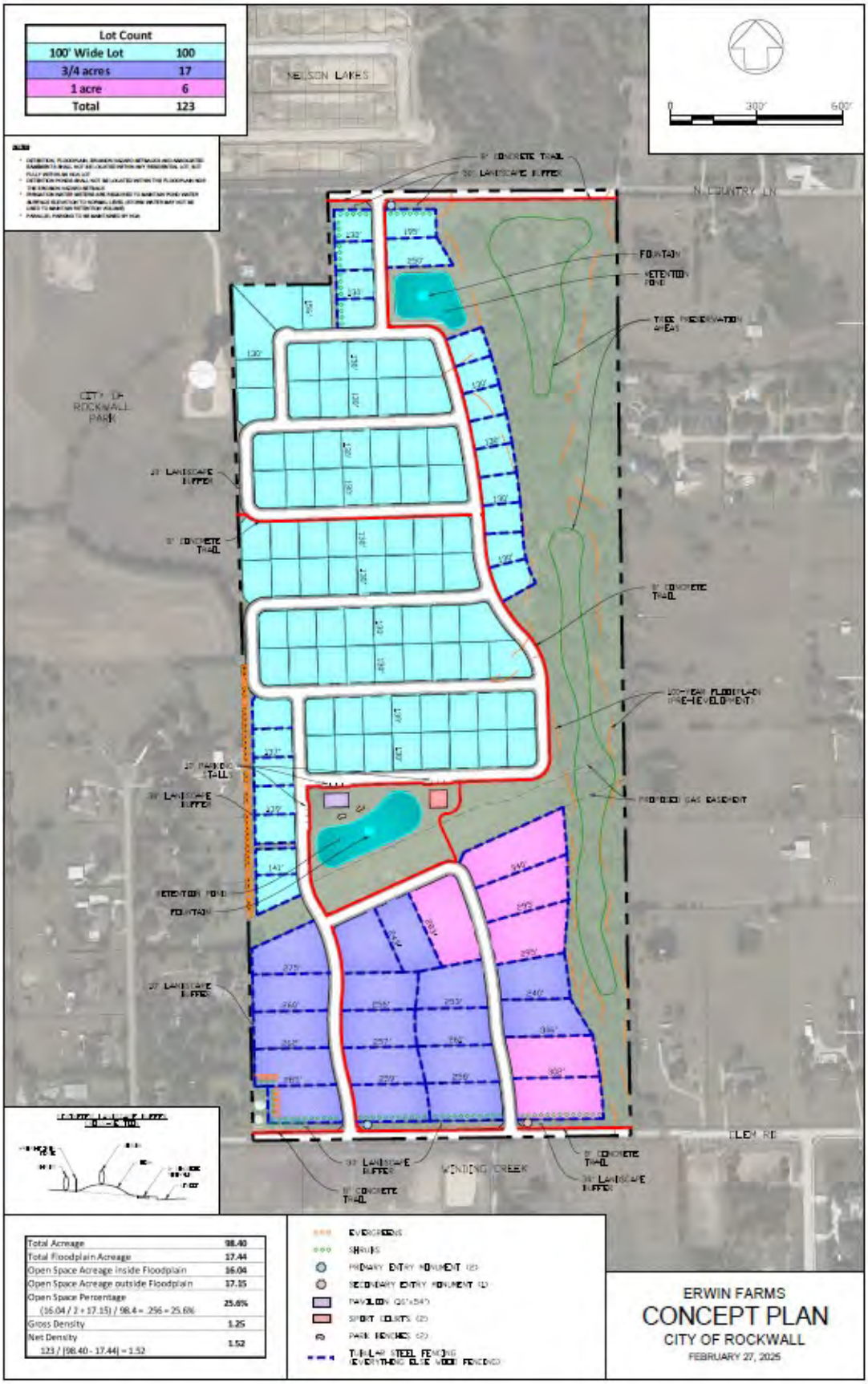


Exhibit 'C':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those 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), are allowed on the *Subject Property*.

(2) *Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* 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	100' x 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
		Maximum Permitted Units:	123	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.25* dwelling units per gross acre of land; however, in no case should the proposed development exceed *123* 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
Minimum Lot Width [1]	100'	120'	120'
Minimum Lot Depth	120'	230'	275'
Minimum Lot Area	12,000 SF	32,670 SF	43,560 SF
Minimum Front Yard Setback [2] & [5]	25'	30'	30'
Minimum Side Yard Setback	10'	10'	10'
Minimum Side Yard Setback Adjacent to a Street [2], [5], & [6]	20'	20'	20'
Minimum Length of Driveway Pavement	25'	30'	30'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	30'	30'
Minimum Area/Dwelling Unit (SF) [7]	2,800 SF	3,000 SF	3,000 SF
Maximum Lot Coverage	65%	60%	60%

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 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.

[6]: 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.

[7]: Air-Conditioned Space.

(3) *Building Standards*. All 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 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



(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 and orientation requirements

(1) *Type 'A', 'B' & 'C' Lots (all Lot types)*. All lots as depicted in *Exhibit 'B'* may 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) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, [*3*] include two (2) of the upgraded or enhanced finishes from *Figure 3 & 4* below, and [*4*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [*see Figures 1 – 3 for examples of the aforementioned garage and driveway features*].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

Continued on Next Page …

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



(4) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (*for spacing requirements see Figures 5 & 6 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	100' x 120'	(1), (2), (3), (4)
B	120' x 230'	(1), (2), (3), (4)
C	120' x 275'	(1), (2), (3), (4)

(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 or Clem Road or North Country Lane 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 two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(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 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

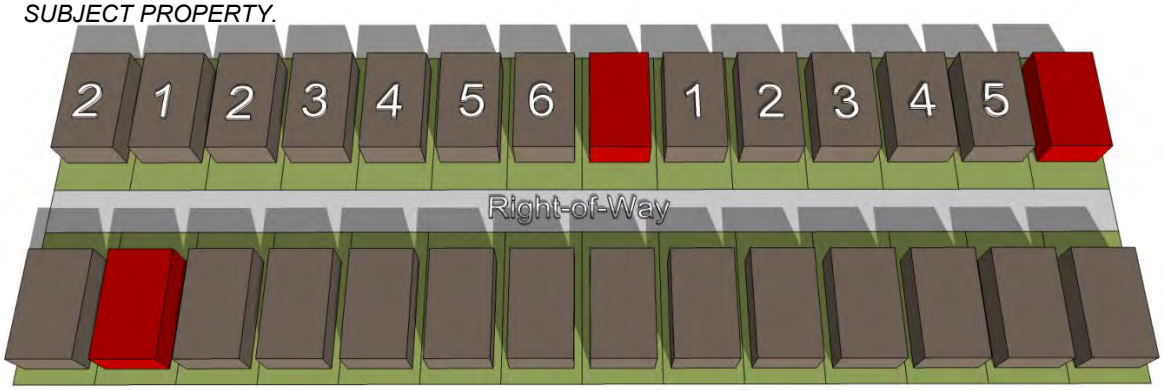
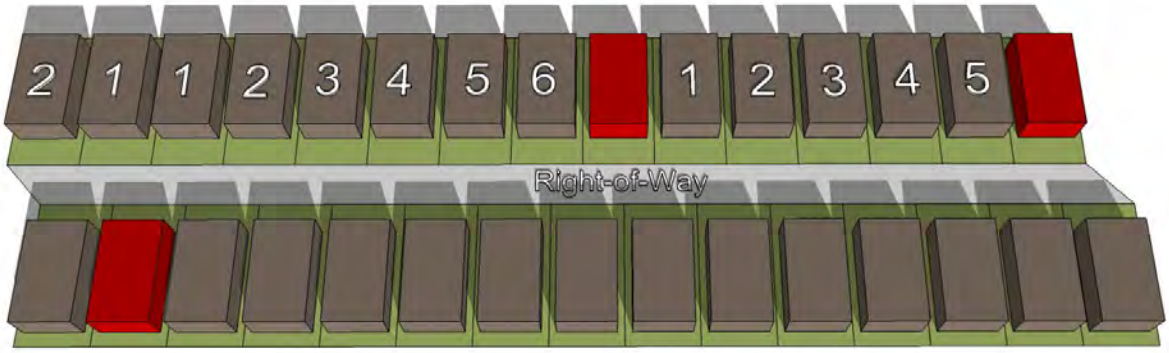


FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(5) *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, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:

(a) *Front Yard Fences*. Front yard fences shall be prohibited.

(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. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(6) *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.

(1) 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).

(2) 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 within the residential lot located along the wrought iron/tubular fencing that abuts the required 30-foot HOA maintained landscape buffer, which shall be maintained by the homeowner.

(3) The four (4) residential lots with a rear lot line that backs up to the 30-foot wide HOA maintained landscape buffer (*which shall include a 20-foot utility easement*) near the entrance off N. Country Lane (*as depicted on Exhibit 'B'*) shall be required to plant a row of shrubs within the residential lot along the rear yard wrought iron/tubular fencing and shall be maintained by the homeowner.

(4) A minimum 30-foot HOA maintained landscape buffer (*which shall include a 20' drainage easement*) shall be incorporated between the *Type 'A'* Lots abutting the existing residences located in the City of Rockwall extraterritorial jurisdiction as depicted on Exhibit 'B'. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees – *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* -, a minimum of four (4) caliper inches in size at the time of planting, that will be planted on 20-foot centers.

(b) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). 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. All trail locations shall generally be in accordance with *Exhibit 'B'* of this ordinance.

(1) *Landscape Buffer and Sidewalks (North Country Lane)*. A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. 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 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (Clem Road)*. A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. 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 30-foot landscape buffer.

(3) *Landscape Buffer Adjacent to Open Spaces and Public Parks*. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the public park. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.

(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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no

street trees shall be allowed to be located within public right-of-way. 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 'B'* 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 one (1), 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*.

(7) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(8) *Parallel Parking*. All parallel parking shall be a minimum of 22' x 9' *face-to-face*, be within a *Parking Maintenance Easement*, built to the City's design standards, and be maintained, repaired and replaced by the Homeowner's Association (HOA).

(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 five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to North Country Lane shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *Open Space*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 19.68 acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(13) *Trails*. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'B'* of this ordinance.

(14) *Amenities*. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'B'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed pavilion shall be of a quality that is better than or equal to the pavilion picture in *Figure 6* below. The amenities will feature at least one (1) pavilion, two (2) multi-use sport courts (e.g. pickle ball and basketball courts), two (2) retention ponds each with a fountain, and two (2) benches.

FIGURE 6: PAVILION



(15) *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*; however, the design of the two (2) primary entry monuments shall be substantial and at a minimum be equal to or better than the representative monument signage examples in *Figure 7 & 8*. 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.*

FIGURE 7 & 8: REPRESENTATIVE EXAMPLES OF PRIMARY ENTRY MONUMENT SIGNAGE





(16) *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*), 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*.

(17) *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.

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. 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* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
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.

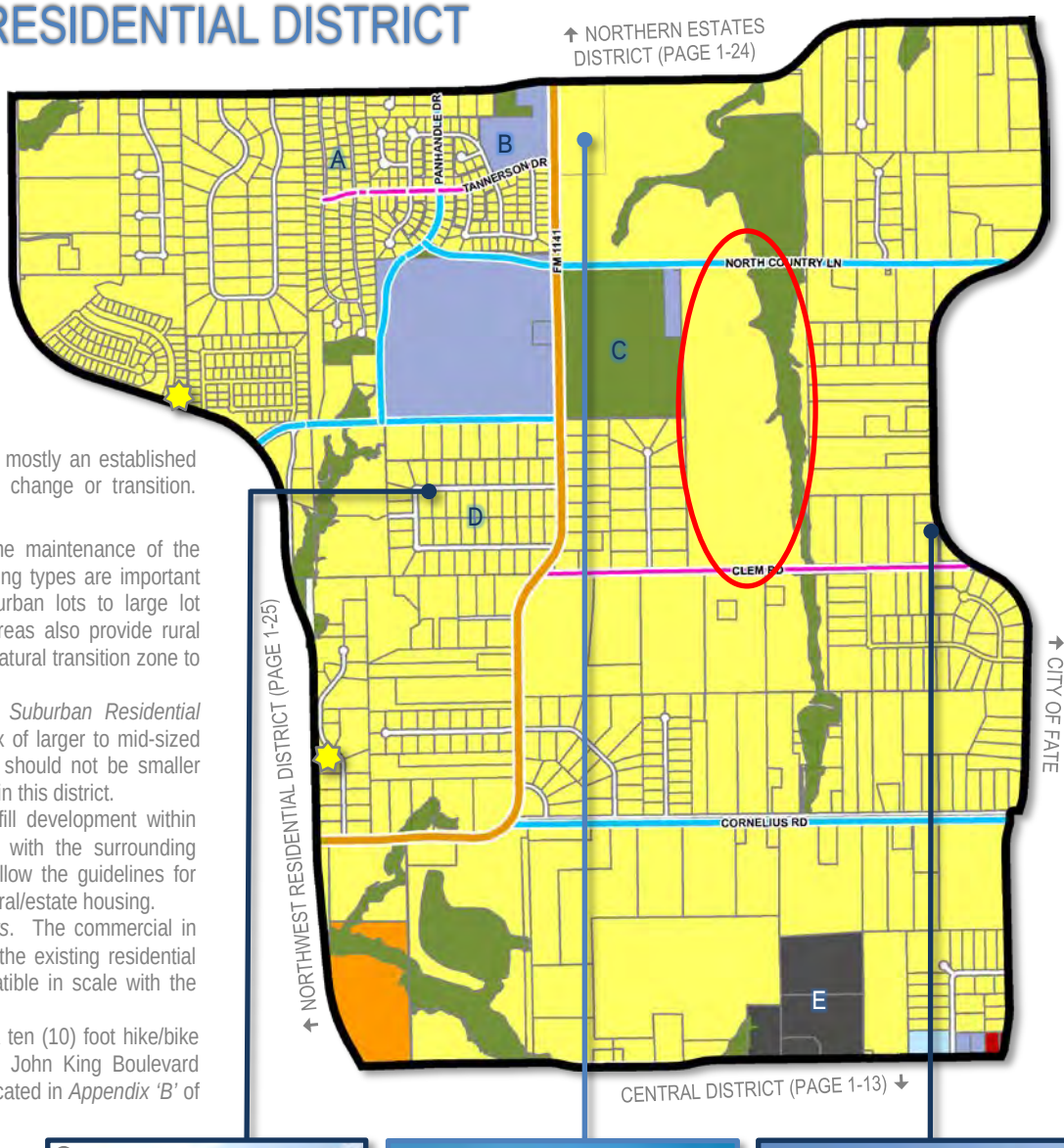
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

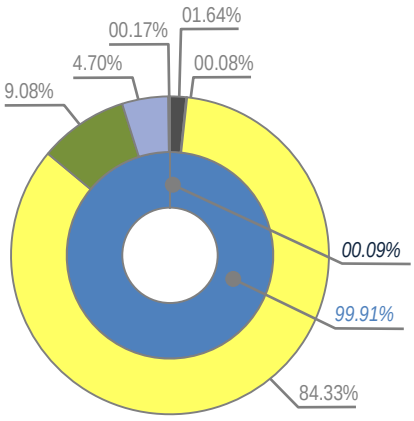

2 Future Suburban Residential


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR
M4U
M4D

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of 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 (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

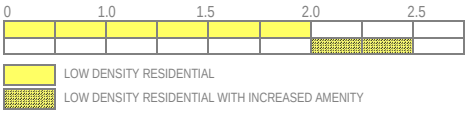
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

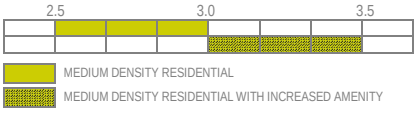
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

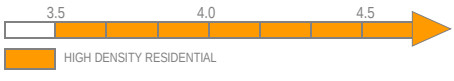
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY










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 LAND USES ON THE SUBJECT PROPERTY, BEING A 98.316-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, 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 from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 98.316-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, 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 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined 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

DRAFT 03.14.25

approval of the amended zoning classification for the *Subject Property*;

SECTION 4. 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* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

SECTION 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

(a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 5(b) through 5(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 'B'* 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 'B'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.

(e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'B'* 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 'B'* 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.

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(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 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 7th DAY OF APRIL, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

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Exhibit 'A':
Legal Description

Being a tract of land situated in the John M. Gass Survey, Abstract Number 88, in the City of Rockwall, Rockwall County, Texas, being part of a tract of land described in the Special Warranty Deed to Karl Daniel Erwin, Trustee of Sub-Trust A of the Karl W. Erwin Family Trust, recorded in Volume 6424, Page 27, Deed Records of Rockwall County Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at mag nail set in asphalt pavement in the approximate center of Clem Road (by use and occupation) at the southeast corner of said Erwin tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the approximate center of Clem Road and the south line of said Erwin tract, a distance of 1262.89 feet to a mag nail set in asphalt pavement at the southeast corner of a tract of land described in the Warranty Deed to Mt. Zion Water Supply Corp. recorded in Volume 1810, Page 34, D.R.R.C.T.;

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 159.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Mt. Zion Water Supply Corp. tract;

THENCE South 89 degrees 12 minutes 22 seconds West, with the north line of said Mt. Zion Water Supply Corp. tract and the west line of said Erwin tract, a distance of 55.00 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northwest corner of said Mt. Zion Water Supply Corp. tract, also being in the east line of J. L. Peoples Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 109, Plat Records of Rockwall County, Texas (P.R.R.C.T.);

THENCE North 01 degrees 14 minutes 17 seconds West, with the east line of said J. L. Peoples Subdivision and the west line of said Erwin tract; a distance of 1498.13 feet to a 1/2-inch iron rod found at the northeast corner of said J. L. Peoples Subdivision, also being the southeast corner of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 4695, Page 35, D.R.R.C.T.;

THENCE North 01 degrees 51 minutes 41 seconds West, with the west line of said Erwin tract, the east line of said City of Rockwall tract (Volume 4695, Page 35), and the east line of a tract of land described in the Warranty Deed to City of Rockwall recorded in Volume 2434, Page 53, D.R.R.C.T., a distance of 1330.51 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 34 minutes 35 seconds East, crossing said Erwin tract, a distance of 349.11 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 01 degrees 51 minutes 41 seconds West, crossing said Erwin tract, a distance of 322.10 feet to a mag nail set in asphalt pavement in the approximate center of North Country Lane (by use and occupation), also being the north line of said Erwin tract;

THENCE North 89 degrees 34 minutes 35 seconds East, with the north line of said Erwin tract and the approximate center of said North Country Lane, a distance of 1009.37 feet to a mag nail set in asphalt at the northeast corner of said Erwin tract;

THENCE South 00 degrees 29 minutes 57 seconds East, with the east line of said Erwin tract and generally with the west line of a tract of land awarded to Carol Alley Dejarnett and described as Tract 2 in the Clarified Final Decree of Divorce recorded in Volume 2216, Page 197, D.R.R.C.T., a distance of 644.60 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Tract 2, also being the northwest corner of Northcrest Estates Addition II, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 303, P.R.R.C.T.;

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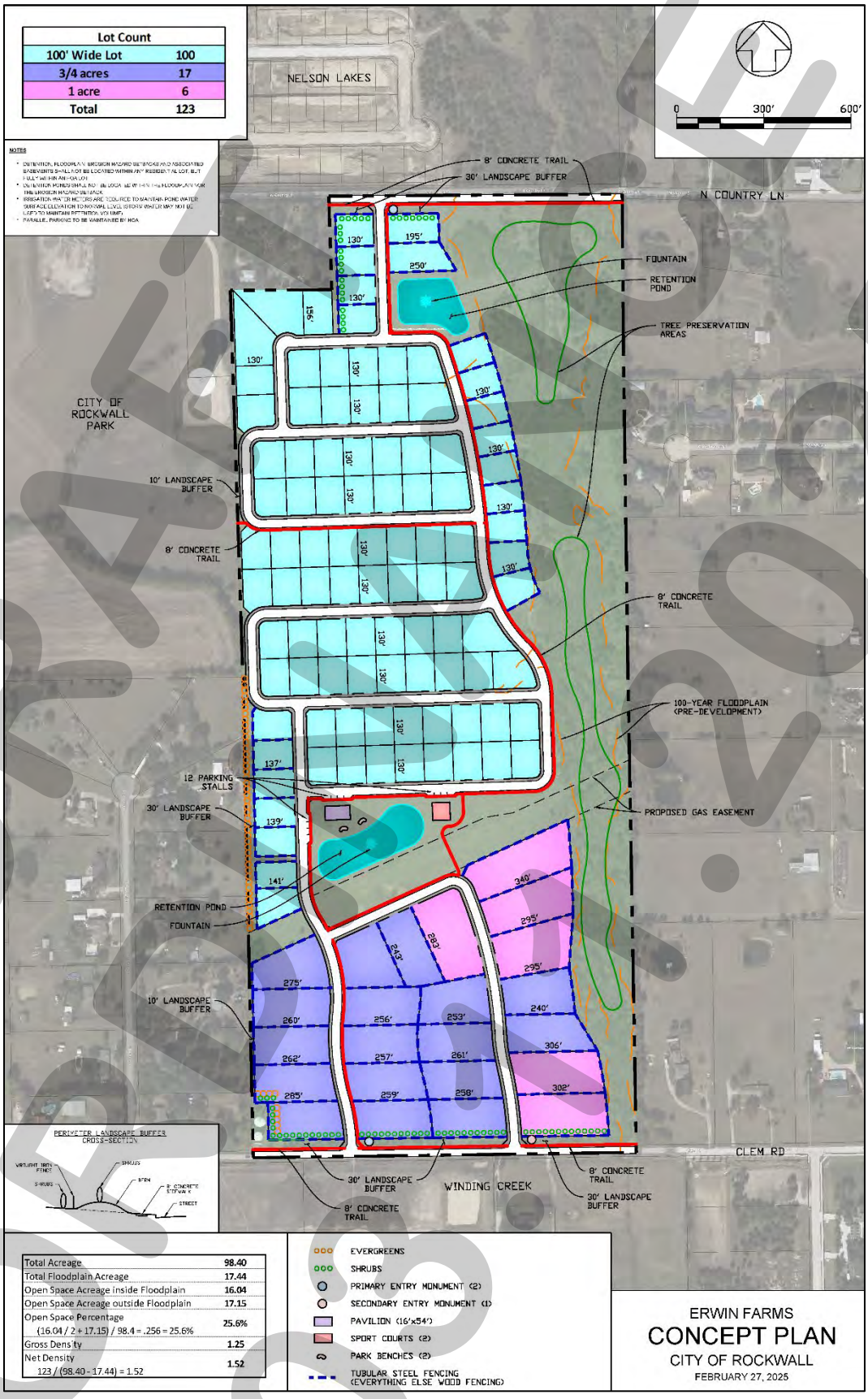
Exhibit 'A':
Legal Description

THENCE South 00 degrees 49 minutes 09 seconds East, with the east line of said Erwin tract, the west line of said Northcrest Estates Addition II, the west line of a tract of land described in the Warranty Deed to Stephen Richard Erbert and Patricia Erbert recorded in Volume 5722, Page 62, D.R.R.C.T., and the west line of Watson Estates, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet G, Page 319, P.R.R.C.T., a distance of 984.98 feet to a 1/2-inch iron rod found;

THENCE South 00 degrees 59 minutes 53 seconds East, with the east line of said Erwin tract, the west line of said Watson Estates, the west line of a tract of land described in the Warranty Deed to James William Valk, Jr. and Renee Lucille Burns, as Trustees of the James William Valk, Jr. Living Trust, recorded in Volume 6107, Page 305, D.R.R.C.T., the west line of a tract of land described in the General Warranty Deed to Kevin Conner and Amy Conner recorded in Document Number 20140000015800, Official Public Records of Rockwall County, Texas, and the west line of Mustang Acres Subdivision, an addition to the County of Rockwall, Texas, according to the plat recorded in Cabinet A, Page 54, P.R.R.C.T., a distance of 1671.08 feet to the POINT OF BEGINNING and containing 4,277,500 square feet (98.198 acres) of land.

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Exhibit 'B':
Concept Plan



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Exhibit 'C':
Density and Development Standards

Density and Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those 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), are allowed on the *Subject Property*.

(2) *Lot Composition and Layout*. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* 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	100' x 120'	12,000 SF	100	81.30%
B	120' x 230'	32,670 SF	17	13.82%
C	120' x 275'	43,560 SF	6	04.88%
		Maximum Permitted Units:	123	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property.* The maximum permissible density for the *Subject Property* shall not exceed *1.25* dwelling units per gross acre of land; however, in no case should the proposed development exceed *123* 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
Minimum Lot Width [1]	100'	120'	120'
Minimum Lot Depth	120'	230'	275'
Minimum Lot Area	12,000 SF	32,670 SF	43,560 SF
Minimum Front Yard Setback [2] & [5]	25'	30'	30'
Minimum Side Yard Setback	10'	10'	10'
Minimum Side Yard Setback Adjacent to a Street [2], [5], & [6]	20'	20'	20'
Minimum Length of Driveway Pavement	25'	30'	30'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	30'	30'
Minimum Area/Dwelling Unit (SF) [7]	2,800 SF	3,000 SF	3,000 SF
Maximum Lot Coverage	65%	60%	60%

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 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.

[6]: 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.

[7]: Air-Conditioned Space.

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(3) *Building Standards*. All 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 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



(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 and orientation requirements

(1) *Type 'A', 'B' & 'C' Lots (all Lot types)*. All lots as depicted in *Exhibit 'B'* may 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) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [*1*] coach lighting, [*2*] decorative wood doors or wood overlays on insulated metal doors, [*3*] include two (2) of the upgraded or enhanced finishes from *Figure 3 & 4* below, and [*4*] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [*see Figures 1 – 3 for examples of the aforementioned garage and driveway features*].

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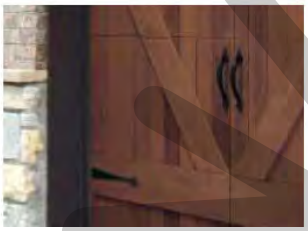
FIGURE 2. EXAMPLE OF COACH LIGHTING



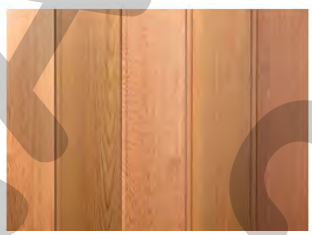
FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS



CARRIAGE HARDWARE



CEDAR CLADDING



ORNAMENTAL PAVING

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FIGURE 4: EXAMPLES OF UPGRADED GARAGES



(4) *Anti-Monotony Restrictions*. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (*for spacing requirements see Figures 5 & 6 below*).

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	*Minimum Lot Size*	*Elevation Features*
A	100' x 120'	(1), (2), (3), (4)
B	120' x 230'	(1), (2), (3), (4)
C	120' x 275'	(1), (2), (3), (4)

(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 or Clem Road or North Country Lane 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 two (2) items deviate:

(1) Number of Stories
(2) Permitted Encroachment Type and Layout
(3) Roof Type and Layout
(4) Articulation of the Front Façade

(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 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

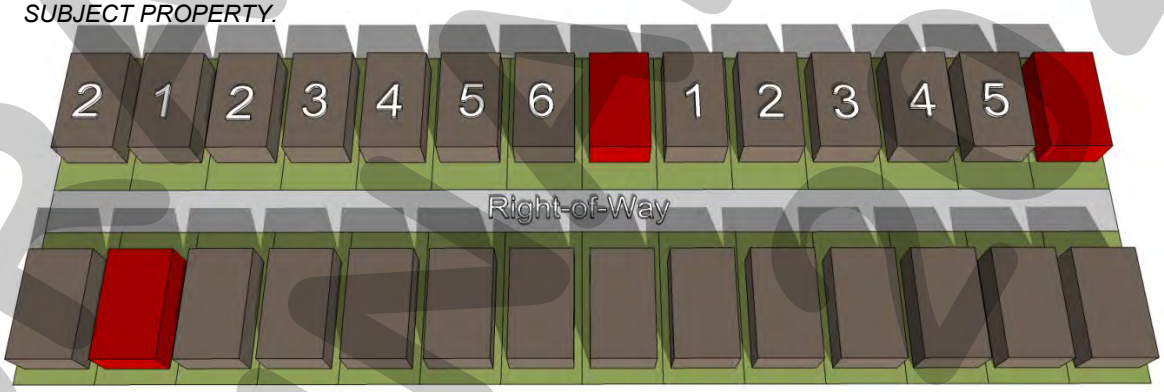
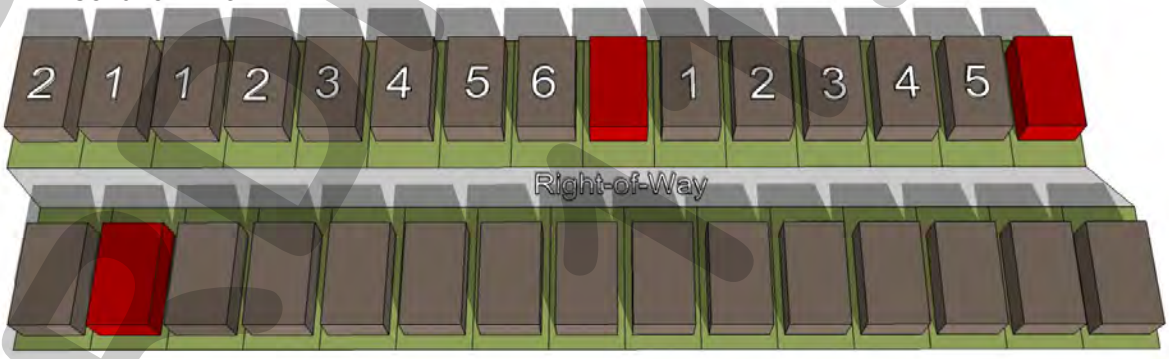


FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



(5) *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, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, 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. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.

(d) *Corner Lots*. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.

(e) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Fence in Easements*. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(6) *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.

(1) 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).

(2) 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 within the residential lot located along the wrought iron/tubular fencing that abuts the required 30-foot HOA maintained landscape buffer, which shall be maintained by the homeowner.

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(3) The four (4) residential lots with a rear lot line that backs up to the 30-foot wide HOA maintained landscape buffer (*which shall include a 20-foot utility easement*) near the entrance off N. Country Lane (*as depicted on Exhibit 'B'*) shall be required to plant a row of shrubs within the residential lot along the rear yard wrought iron/tubular fencing and shall be maintained by the homeowner.

(4) A minimum 30-foot HOA maintained landscape buffer (*which shall include a 20' drainage easement*) shall be incorporated between the *Type 'A'* Lots abutting the existing residences located in the City of Rockwall extraterritorial jurisdiction as depicted on Exhibit 'B'. This landscape buffer shall incorporate a solid living screen utilizing evergreen trees – *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Director of Planning and Zoning* -, a minimum of four (4) caliper inches in size at the time of planting, that will be planted on 20-foot centers.

(b) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). 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. All trail locations shall generally be in accordance with *Exhibit 'B'* of this ordinance.

(1) *Landscape Buffer and Sidewalks (North Country Lane)*. A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. 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 30-foot landscape buffer.

(2) *Landscape Buffer and Sidewalks (Clem Road)*. A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. 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 30-foot landscape buffer.

(3) *Landscape Buffer Adjacent to Open Spaces and Public Parks*. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the public park. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.

(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 that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no

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street trees shall be allowed to be located within public right-of-way. 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 'B'* 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 one (1), 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*.

(7) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

(8) *Parallel Parking*. All parallel parking shall be a minimum of 22' x 9' *face-to-face*, be within a *Parking Maintenance Easement*, built to the City's design standards, and be maintained, repaired and replaced by the Homeowner's Association (HOA).

(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 five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

(11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to North Country Lane shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

(12) *On-Site Sewage Facilities*. *Septic Systems* are permitted on *Lot Types 'B'* & *'C' per Table 1 and* as depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance pending conformance to the following standards:

(a) All *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (*e.g. licensed engineer, sanitarian, etcetera*).

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(b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.

(c) All *Septic Systems* shall be inspected and approved by the City's chosen inspector.

(13) *Open Space*. The development shall consist of a minimum of 20.00% open space (*or a minimum of 19.68 acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'B'* of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).

(14) *Trails*. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'B'* of this ordinance.

(15) *Amenities*. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'B'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed pavilion shall be of a quality that is better than or equal to the pavilion picture in *Figure 6* below. The amenities will feature at least one (1) pavilion, two (2) multi-use sport courts (e.g. pickle ball and basketball courts), two (2) retention ponds each with a fountain, and two (2) benches.

FIGURE 6: PAVILION

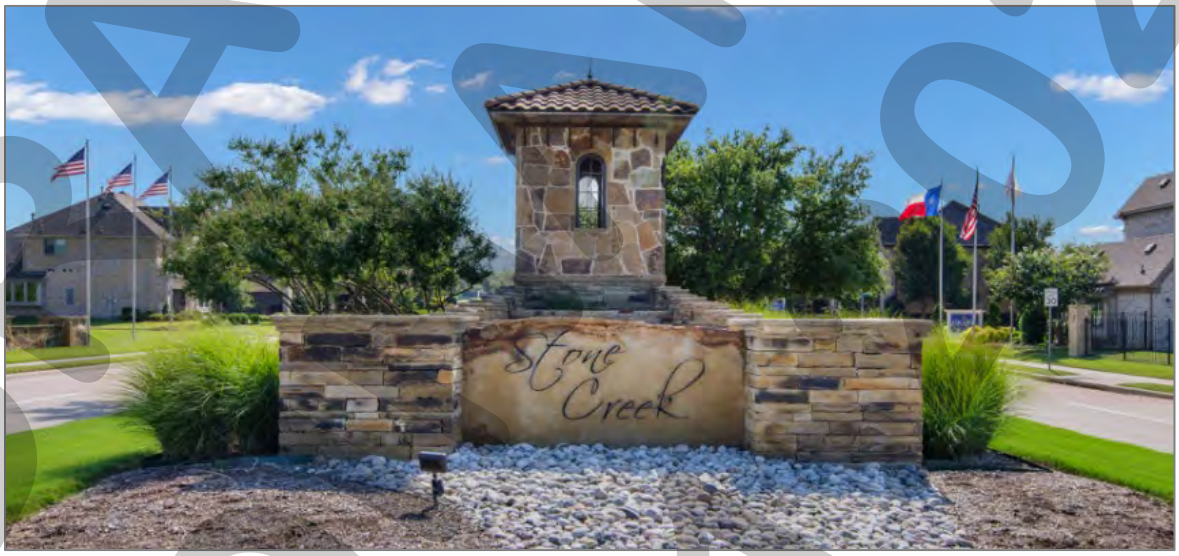


(16) *Neighborhood Signage and Enhancements*. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the design of the two (2) primary entry monuments shall be substantial and at a minimum be equal to or better than the representative monument signage examples in *Figure 7 & 8*. 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.*

DRAFT ORDINANCE 05-05-2025

FIGURE 7 & 8: REPRESENTATIVE EXAMPLES OF PRIMARY ENTRY MONUMENT 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*), floodplain areas, irrigation, landscaping, screening fences, parallel parking 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.

DRAFT
ORD. 03-XX

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 11, 2025
APPLICANT:	Lisa Brooks and Rene'e Holland; *Makeway, LLC*
CASE NUMBER:	Z2025-006; *Zoning Change from Agricultural (AG) District to General Retail (GR) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On September 20, 2021, the City Council denied a zoning change [*Case No. Z2021-035*] proposing to rezone the subject property from Agricultural (AG) District to Neighborhood Services (NS) District. Currently, the subject property is a 2.751-acre vacant tract of land.

PURPOSE

On February 14, 2025, the applicants -- *Lisa Brooks and Rene'e Holland of Makeway, LLC* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District. The purpose of this request is to accommodate the future construction of a *daycare facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of John King Boulevard and Quail Run Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Quail Run Road, which is identified as a *A4U (i.e. arterial, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing north is the Gideon Grove Subdivision, which was established on May, 3, 2019, consists of 72 single-family residential lots on 29.18-acres, and is zoned Planned Development District 77 (PD-77) for Single-Family 10 (SF-10) District land uses. Beyond this is a residential subdivision that is located outside of the corporate limits of the City of Rockwall.

South: Directly south of the subject property is John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing south is Phase 8A of the Caruth Lake Subdivision, which was established on December 20, 2012, consists of 63 single-family residential lots on 22.66-acres, and is zoned Planned Development District 5 (PD-5) for Single-Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property is E. Old Quail Run Road, which is identified as a *R2* [*i.e. residential, two (2) lane, undivided roadway*] on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing east are two (2) lots (*i.e. Lot 1 [1.82-acres], and Lot 2 [2.12-acres], Block A, Utley*

Addition) zoned Single-Family Estate 1.5 (SFE-1.5) District. Beyond this is a 17.51-acre tract of land (*i.e. Lot 1, Block A, Cox Acres*), which has a single-family home situated on the property and is zoned Agricultural (AG) District.

West: Directly west of the subject property is John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west is Phase 2 of the Gideon Grove Subdivision, which was established on March 22, 2022, consists of 96 single-family residential lots on 30.06-acres, and is zoned Planned Development District 84 (PD-84) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 2.751-acre parcel of land from an Agricultural (AG) District to a General Retail (GR) District for the purpose of constructing a *daycare facility* on the subject property. If approved, this development would then be subject to the land uses and development standards stipulated for the General Retail (GR) District as outlined by Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). A summary of the proposed development standards is as follows:

TABLE 1: GENERAL RETAIL (GR) DISTRICT STANDARDS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK (1) & (2)	15'
MINIMUM SIDE YARD SETBACK (3)	10'
MINIMUM REAR YARD SETBACK (3)	10'
MINIMUM BETWEEN BUILDINGS (3)	10'
MAXIMUM BUILDING HEIGHT (4)	36'

MAXIMUM BUILDING SIZE [5]	25,000 SF
MAXIMUM LOT COVERAGE	40%
MINIMUM LANDSCAPING	20%
RESIDENTIAL ADJACENCY SCREENING [6]	20'

GENERAL NOTES:

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

[2]: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.

[3]: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.

[4]: BUILDING HEIGHT MAY BE INCREASED UP TO 60-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

[5]: A MAXIMUM BUILDING SIZE OF 25,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.

[6]: ANY NON-RESIDENTIAL OR PARKING AREA THAT HAS A SIDE OR REAR CONTIGUOUS TO ANY RESIDENTIALLY ZONED OR USED PROPERTY SHALL BE SCREENED WITH A MASONRY FENCE A MINIMUM OF SIX (6) FEET IN HEIGHT WITH CANOPY TREES PLANTED ON 20-FOOT CENTERS. AS AN ALTERNATIVE, THE PLANNING AND ZONING COMMISSION MAY APPROVE AN ALTERNATIVE SCREENING METHOD THAT INCORPORATES A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure would be required to be constructed if this request is approved:

(1) *Water Improvements*. The development will be required to tie into the existing 12-inch waterline on the west side of E. Old Quail Run Road.

(2) *Sewer Improvements*. The development will be required to tie to the existing ten (10) inch sanitary sewer line located adjacent to and along the eastern property line of the subject property and along the west side of John King Boulevard. Additionally, the applicant will be required to pay pro-rata for sewer improvements in the amount of $279.00 plus $593.37 per acre.

(3) *Roadways*. E. Quail Run Road is a M4D (*i.e. major collector, four [4] lane, divided roadway*), which requires a minimum of an 85-foot right-of-way and a four (4) lane divided concrete street. Old E. Quail Run Road is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*), which requires a minimum right-of-way width of 50-feet. The applicant will need to verify the right-of-way of both of these roadways and ensure the required right-of-way has been dedicated (*i.e. 42.5-feet as measured from the centerline of the roadway for E. Quail Run Road and 25-feet as measured from the centerline for Old E. Quail Run Road*). If additional right-of-way is needed this will be required to be dedicated at the time of final plat. If the proposed development takes access off of Old E. Quail Run Road, the applicant will be required to rebuild the road at a minimum of a 24-foot pavement width along the full frontage of the property along Old E. Quail Run Road.

(4) *Drainage*. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual*.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning district intended to provide limited retail and service uses ... [*that*] include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does *not* include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and or warehouses with high volumes of truck traffic." This section goes on to state that "(t)he General Retail (GR) District is not a major commercial/retail district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas requires adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors." In this case, the subject property has adjacency to three (3) roadways, E. Quail Run Road which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*), John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*), and Old E. Quail Run Road which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*).

Given that Old Quail Run Road provides direct access to existing residential properties, staff strongly recommends that access to the proposed *daycare facility* (*or any other non-residential land use*) *not* be taken from Old E. Quail Run Road. This would prevent cut-through traffic that could negatively impact the existing residential neighborhoods. Instead, access should be focused along John King Boulevard and/or E. Quail Run Road, which are designed to accommodate higher traffic volumes and commercial development. If this zoning change is approved, the future site plan review and traffic circulation design should ensure that no commercial traffic is directed onto Old Quail Run Road in order to maintain the integrity and character of the adjacent residential area.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for *Low Density Residential* land uses and is situated within the *Northeast Residential District*. The *Northeast Residential District*, is "…characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for *Low Density Residential* land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If approved, the applicants' proposed request would require this designation to be changed from *Low Density Residential* to a *Commercial/Retail* designation. According to the *Land Use Designations* contained in the Comprehensive Plan, "(t)he *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions … (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions."

When looking at the *District Strategies* for the *Northeast Residential District*, *District Strategy #4* does address the establishment of *Neighborhood/Convenience Centers* stating that "…commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures…" In addition, when examining strategies for existing residential developments, the *Housing* section of the Comprehensive Plan states that the City should "…(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition." [*Policy #3, Goal 01; Section 02.01, Chapter 08*]. In addition, the *Non-Residential* section of the Comprehensive Plan states that "(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development." [*Policy 3, Goal 04; Chapter 09].*

In summary, the applicants' request does make a compelling argument to change the Future Land Use Map based on the definition of the *Commercial/Retail* land use. Furthermore, the current land use designation of the property -- *Low Density Residential* -- also does *not* appear to be consistent with the location of the property. More specifically, the property is oddly shaped and is situated on a future six (6) lane roadway (*i.e. John King Boulevard*); however, since this request does not conform to the current future land use designation stipulated by the *Future Land Use Plan*, this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission..

STAFF ANALYSIS

The applicant's request to rezone the subject property from Agricultural (AG) District to General Retail (GR) District aligns with the intended use for a *daycare facility*; however, given the proximity of existing residential neighborhoods, the proposed zoning change raises concerns regarding compatibility of the other land uses permitted within the General Retail (GR) District with surrounding land uses. While the General Retail (GR) District does allow for the proposed *daycare facility*, it also permits a broader range of commercial activities that may not be suitable adjacent to residential properties. The Neighborhood Services (NS) District, by contrast, is designed to accommodate small-scale retail and service establishments that support residential areas while maintaining a more appropriate transition between commercial and residential uses. The Neighborhood Services (NS) District also allows the *daycare facility* as a *by-right*, and provide the ability to request a Specific Use Permit (SUP) for buildings that exceed 5,000 SF in size. Staff should point out that per the concept plan the applicant does appear to be looking at a building that would exceed 5,000 SF in size, and that would require a Specific Use Permit (SUP).

The City's Comprehensive Plan designates this area for *Low-Density Residential* land uses. A change to *Commercial/Retail* would be required to support this request. While the Comprehensive Plan does recognize the need for neighborhood-serving commercial uses, it also emphasizes the importance of ensuring that commercial development remains compatible with adjacent

residential areas by incorporating appropriate screening, buffering, and scaled-down development. This appears to be consistent with the Neighborhood Services (NS) District zoning designation.

Given these considerations, staff recommends that the City Council evaluate whether the General Retail (GR) District is the most appropriate zoning district for this location. The Neighborhood Services (NS) District may offer a more balanced approach, providing the applicant the ability to establish the *daycare facility* while maintaining a scale and intensity of development that better integrates with the surrounding residential properties. Ultimately, the decision on rezoning remains a discretionary decision for the City Council, following a recommendation by the Planning and Zoning Commission. To assist in the decision-making process, staff has provided a comparison of land use for both the General Retail (GR) District and the Neighborhood Services (NS) District for review.

NOTIFICATIONS

On February 21, 2025, staff notified 71 property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes (*Caruth Ridge Estates*), Stoney Hollow, and Dalton Ranch Homeowners Association (HOA), which are the only Homeowner's Associations (HOAs) or Neighborhood Groups participating in the Neighborhood Notification Program that are within 1,500-feet of the subject property. 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 has received two (2) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a General Retail (GR) District, then staff would propose the following conditions of approval:

(1) 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 the subject property from a *Low Density Residential* designation to a *Commercial/Retail* designation; and,

(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.

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	SE Corner John King & E Quail Run (A0012 SR Barnes, Tract 1-04)				
SUBDIVISION	DR Taylor Addition	LOT	1	BLOCK	A
GENERAL LOCATION	Southeast corner of John King & E Quail Run				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Agriculture	CURRENT USE	Vacant
PROPOSED ZONING		PROPOSED USE	Childcare Facility
ACREAGE	2.751	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A

☐ ***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	Makeway LLC	☒ APPLICANT	Makeway LLC
CONTACT PERSON	Lisa Brooks & Rene'e Holland	CONTACT PERSON	Lisa Brooks & Rene'e Holland
ADDRESS	1215 Ridge Road West	ADDRESS	1215 Ridge Road West
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Rockwall, Texas 75087
PHONE	L - 214-402-2349; R - 214-402-6511	PHONE	L - 214-402-2349; R - 214-402-6511
E-MAIL	L - aalcbrooks@yahoo.com R - jholland1977@yahoo.com	E-MAIL	L - aalcbrooks@yahoo.com R - jholland1977@yahoo.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LISA BROOKS + RENE'E HOLLAND [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 $ 341.25 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* February *2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12TH *DAY OF* FEBUARY *2025*

OWNER'S SIGNATURE Brooks Renee Holland

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COLTON KEARBY
Notary ID #133909449
My Commission Expires
August 15, 2026

MY COMMISSION EXPIRES 08/15/2026



City of Rockwall

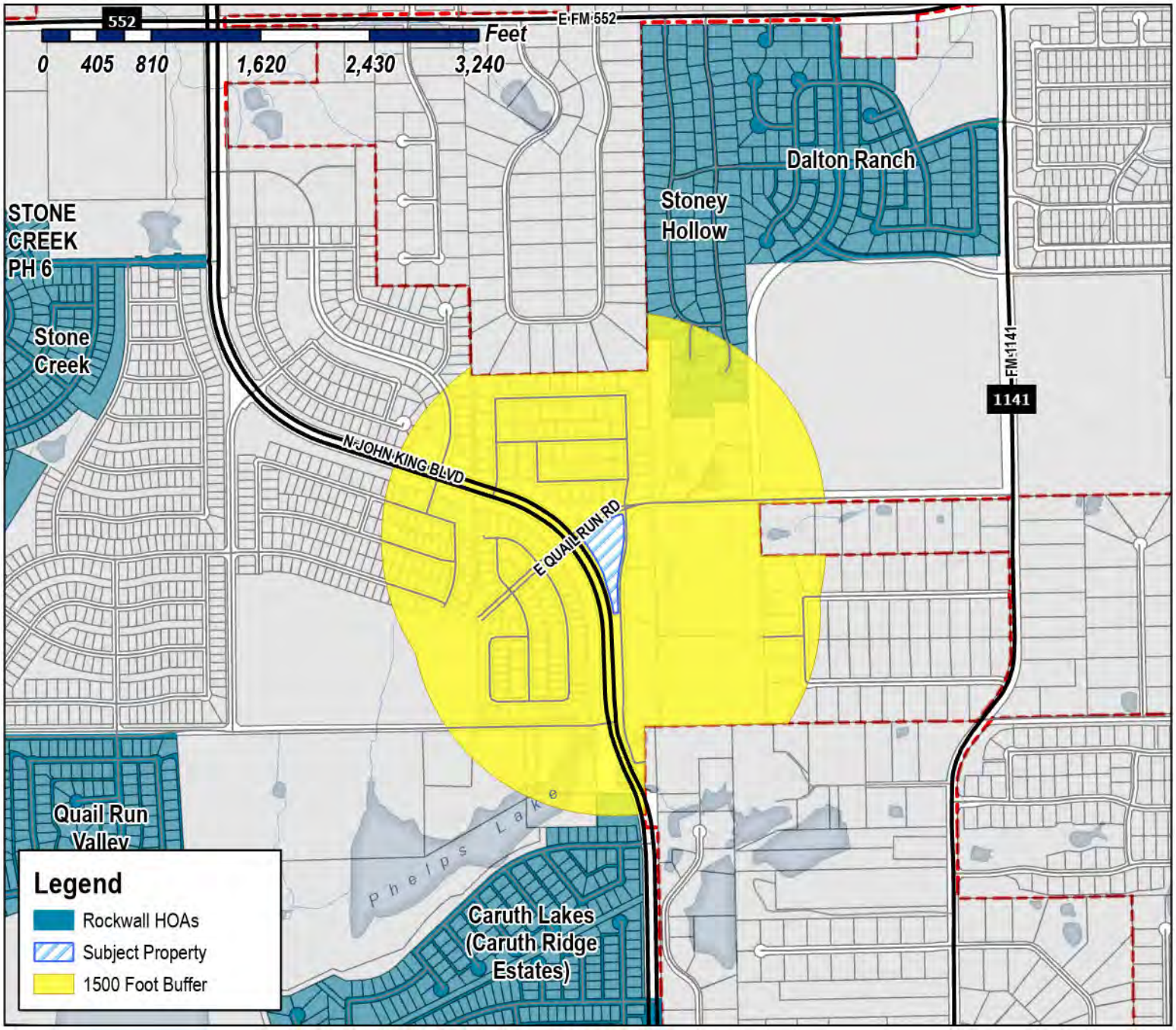
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

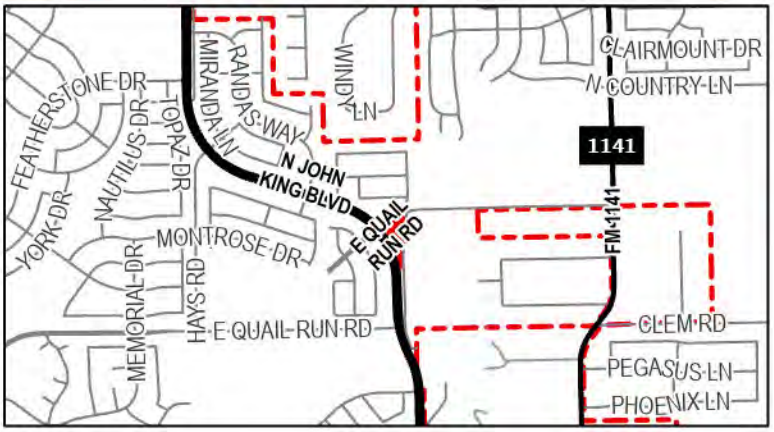
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Case Number: Z2025-006
Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of John King and Quail Run



Date Saved: 2/14/2025
For Questions on this Case Call (972) 771-7745

Outlook

Neighborhood Notification Program {Z2025-006]

From Zavala, Melanie <MZavala@rockwall.com>
Date Thu 2/20/2025 3:32 PM
Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

2 attachments (1,002 KB)
HOA Map (02.14.2025).pdf; Public Notice (02.18.2025).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, February 21, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 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.

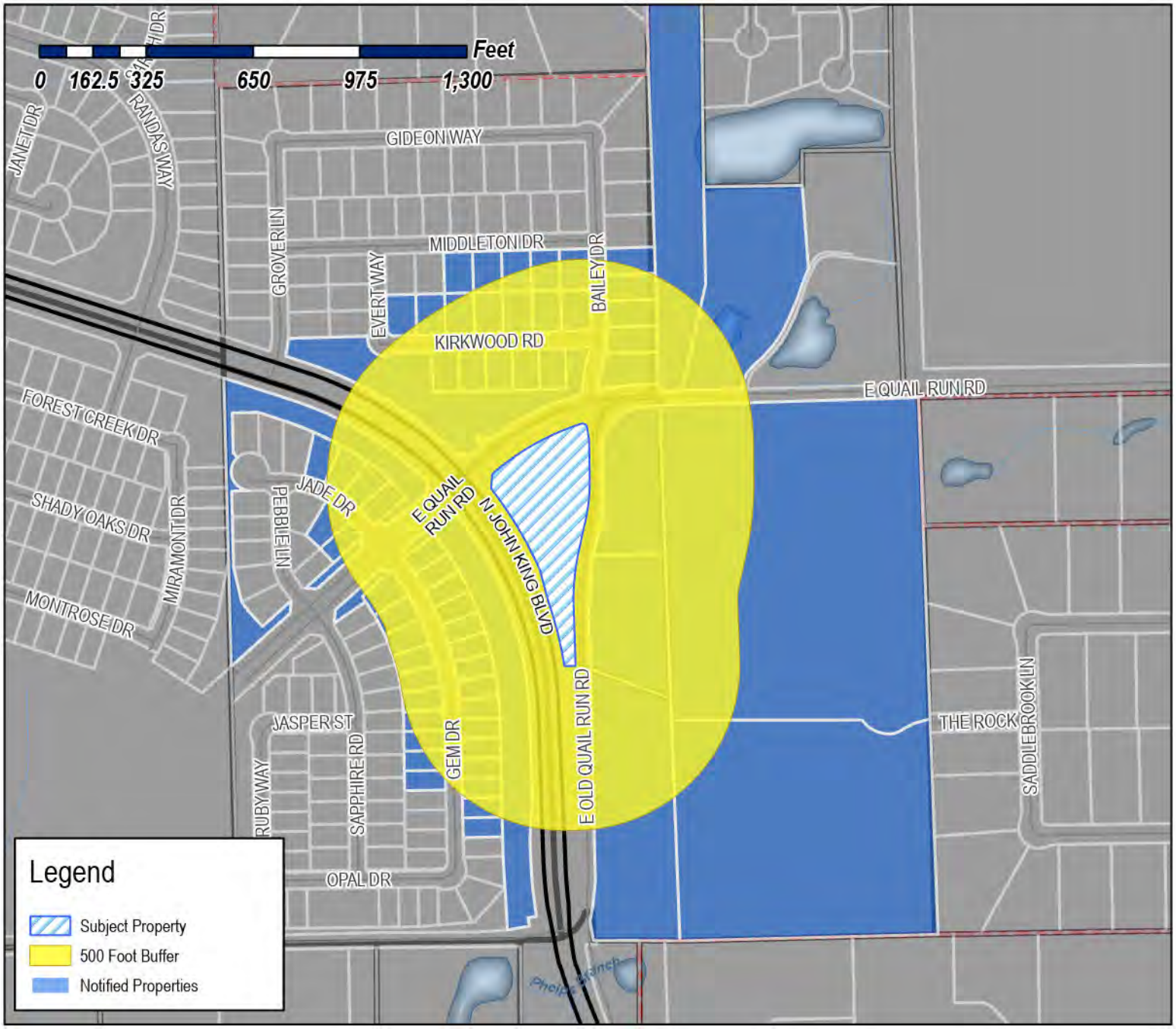
Z2025-006: Zoning Change from AG to GR
Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and take any action necessary.

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

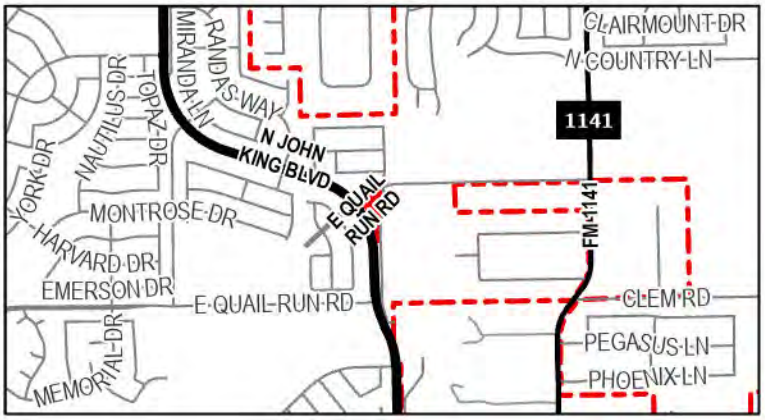
City of Rockwall

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: Z2025-006
Case Name: Zoning Change from Agricultural (AG) District to a General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Intersection of John King and Quail Run



Date Saved: 2/14/2025
For Questions on this Case Call: (972) 771-7745

GIDEON GROVE HOMEOWNERS ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

HUNTER MICHELLE ZERBE AND TRACY GIL HUNTER
1304 KIRKWOOD ROAD
ROCKWALL, TX 75087

VALENCIA BRANDON AND AMANDA
1308 KIRKWOOD ROAD
ROCKWALL, TX 75087

SMITH SAMUEL CURTIS & CHRISTEN SWEARENGIN
1309 Kirkwood Rd
Rockwall, TX 75087

ABU BAKR BILAL & NADIA BILAL
1311 MIDDLETON DRIVE
ROCKWALL, TX 75087

MCDANIEL TIMMY E & SHIRLEY G
1312 KIRKWOOD RD
ROCKWALL, TX 75087

WOLFGRAM FAMILY LIVING TRUST
MARK WOLFGRAM AND TIFFANY WOLFGRAM - TRUSTEES
1313 KRIKWOOD ROAD
ROCKWALL, TX 75087

STOCK EDWARD J AND KAREN G
1315 MIDDLETON DRIVE
ROCKWALL, TX 75087

CLEMENT MICHAEL BRENT AND ANDREA KRISTINA
1316 KIRKWOOD RD
ROCKWALL, TX 75087

PETTY STEPHEN E AND SHIRLENE L
1317 KIRKWOOD ROAD
ROCKWALL, TX 75087

FARRELL SALLY A AND JOHN T
1319 MIDDLETON DRIVE
ROCKWALL, TX 75087

FARRELL ERIN ELIZABETH AND TIMOTHY DANIEL
1320 KIRKWOOD ROAD
ROCKWALL, TX 75087

RUTTER KENT DOUGLAS AND MARIA ELENA
1321 KIRKWOOD ROAD
ROCKWALL, TX 75087

JORDAN RAYSHAWN AND LANDRIA
1323 MIDDLETON DRIVE
ROCKWALL, TX 75087

BOLES GEORGE AND JANET
1324 KIRKWOOD ROAD
ROCKWALL, TX 75087

KANDIMALLA RAHUL
1325 KIRKWOOD
ROCKWALL, TX 75087

SMALLWOOD GENE R AND SHIRLEY J
1327 MIDDLETON DR
ROCKWALL, TX 75087

LAMPI MATTHEW OLAVI AND LISA CHARMAGNE
1328 KIRKWOOD RD
ROCKWALL, TX 75087

KOUVELIS HILDA & PETER
1415 E QUAIL RUN RD
ROCKWALL, TX 75087

LARRIVIERE MICHAEL R & LISA J
1425 E QUAIL RUN RD
ROCKWALL, TX 75087

PACESETTER HOMES LLC
14400 THE LAKES BLVD BUILDING C SUITE 200
PFLUGERVILLE, TX 78660

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

LEFERE MARCY NICOLE AND ALIDOR PHILLIP IV
1691 OLD EAST QUAIL RUN RD
ROCKWALL, TX 78087

AZBILL THOMAS & CHRISTINA CHEW
1714 GEM DR
ROCKWALL, TX 75087

BONNER URSULA L
1720 Gem Dr
Rockwall, TX 75087

DFW FARMLAND ESTATES LLC
1722 PREAKNESS DR
ROCKWALL, TX 75032

HOLLOWAY BETTYE
1726 GEM DR
ROCKWALL, TX 75087

BOGISAM VENKATA RAMESHBABU & SIREESHA KANDULA
1727 GEM DR
ROCKWALL, TX 75087

GIBSON JASON M & CAMIE
1732 GEM DR
ROCKWALL, TX 75087

RESIDENT
1733 GEM DR
ROCKWALL, TX 75087

JONES CHRISTOPHER JR & JUSTICE JONES
1738 Gem Dr
Rockwall, TX 75087

RESIDENT
1739 GEM DR
ROCKWALL, TX 75087

SKINNER PATRICIA KAY
1744 Gem Dr
Rockwall, TX 75087

VAIRAGYAM RAHUL & LAKSHMI
NARAYANACHARI SRIRAMACHARI
1745 Gem Dr
Rockwall, TX 75087

PICHARDO ROGER FRANCISCO AND COURTNEY
RAE
1751 E QUAIL RUN
ROCKWALL, TX 75087

RESIDENT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

JENNINGS RYNE THOMAS
1804 GEM DR
ROCKWALL, TX 75087

RESIDENT
1805 GEM DR
ROCKWALL, TX 75087

NGUYEN JASON &
KATHY HOANG DOAN
1810 GEM DR
ROCKWALL, TX 75087

RESIDENT
1815 E OLD QUAIL RUN RD
ROCKWALL, TX 75087

GREWAL MANJINDER S MANJIT K GREWAL
1815 Gem Dr
Rockwall, TX 75087

SAMUEL JOY C & DICKSON I
1816 GEM DR
ROCKWALL, TX 75087

RESIDENT
1822 GEM DR
ROCKWALL, TX 75087

RESIDENT
1823 GEM DR
ROCKWALL, TX 75087

RESIDENT
1828 GEM DR
ROCKWALL, TX 75087

RESIDENT
1831 GEM DR
ROCKWALL, TX 75087

GRACEVILLA BLESSY KUNJUMON
1832 Gem Dr
Rockwall, TX 75087

RESIDENT
1837 GEM DR
ROCKWALL, TX 75087

SCHULZE KYLER W AND
JANETTE SCHULZE
1838 GEM DR
ROCKWALL, TX 75087

PITTI VIKRAM AND
PRATHIBHA ANKALA
1844 GEM DR
ROCKWALL, TX 75087

RESIDENT
1845 GEM DR
ROCKWALL, TX 75087

RESIDENT
1850 GEM DR
ROCKWALL, TX 75087

RESIDENT
1906 JADE DR
ROCKWALL, TX 75087

RESIDENT
1907 JADE DR
ROCKWALL, TX 75087

JARAMILLO JOE & NORA
1912 JADE DR
ROCKWALL, TX 75087

BRUMFIELD ADRIENNE & STANLEY BRUMFIELD
1913 Jade Dr
Rockwall, TX 75087

LOPEZ MICHAEL A & TYLER C SMOCK-LOMBARDI
1918 Jade Dr
Rockwall, TX 75087

SIMMONS LAKEYA
1924 Jade Dr
Rockwall, TX 75087

BERHE MERHAWI
2002 BAILEY DRIVE
ROCKWALL, TX 75087

GARDNER-NEWELL FAMILY TRUST
JAMES K GARDNER JR AND KARIN B NEWELL-
COTRUSTEES
2006 BAILEY DRIVE
ROCKWALL, TX 75087

DEAPEN RICHARD AND ALICIA
2010 BAILEY DRIVE
ROCKWALL, TX 75087

HARRIS ALBERT G AND JENNIFER O
2014 BAILEY DRIVE
ROCKWALL, TX 75087

WIMPEE JAKE M AND REBECCA K
2018 BAILEY DRIVE
ROCKWALL, TX 75087

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

SHANE HOMES (TEXAS) INC
325 N SAINT PAUL ST STE 3100 # 2901
DALLAS, TX 75201

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

SHANE HOMES INC
325 N SAINT ST STE 3100 #2901
DALLAS, TX 75201

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

WINDSOR HOMES CUMBERLAND LLC
5310 Harvest Hill Rd Ste 162
Dallas, TX 75230

MAKEWAY LLC
805 EAGLE PASS
HEATH, TX 75032

COX GERALD GLEN AND ROSALBA CARRASCO
815 T L Townsend Dr Ste 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:

Z2025-006: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run 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, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 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, March 17, 2025 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. Z2025-006: Zoning Change from AG to GR

Please place a check mark on the appropriate line below:

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

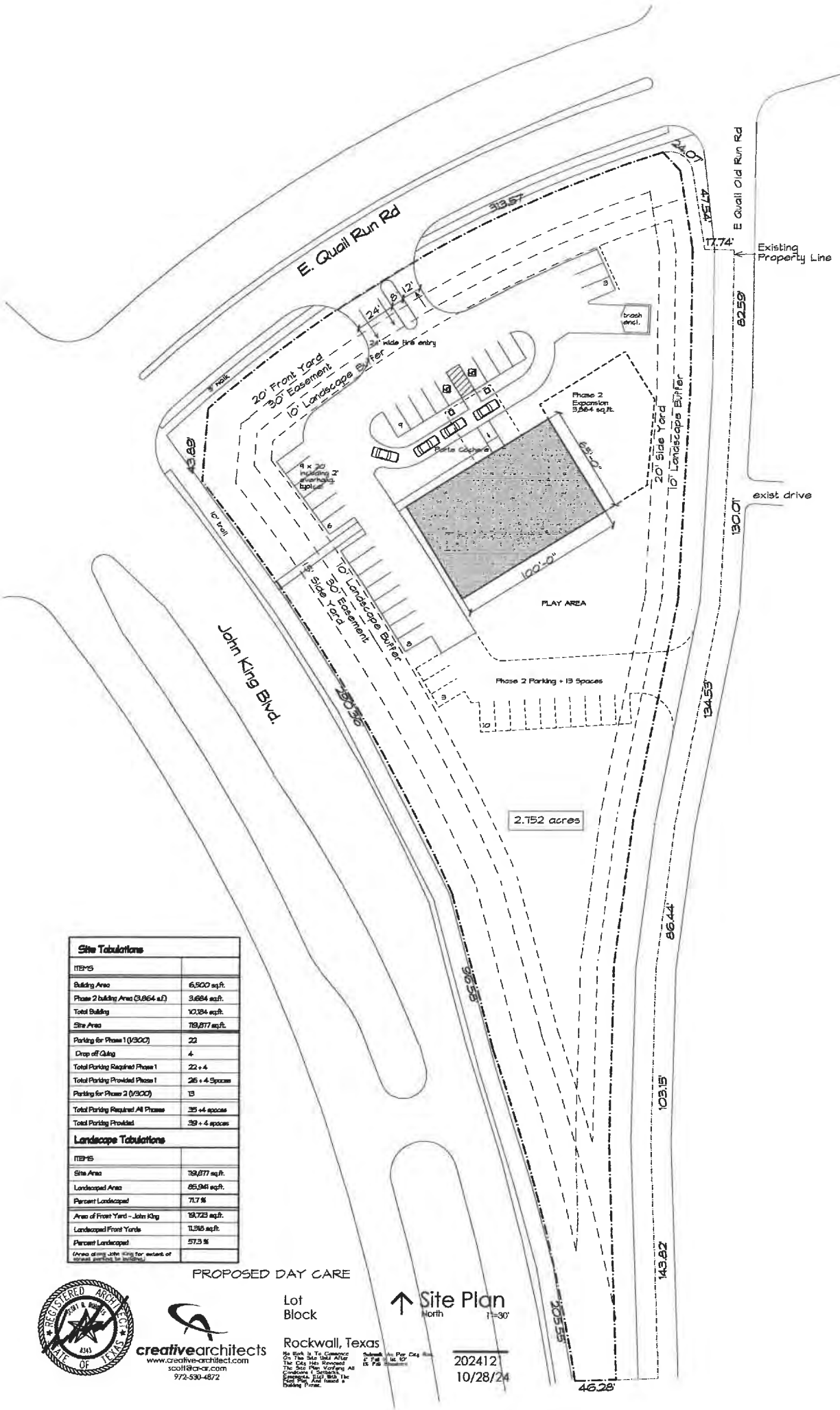
☐ I am opposed to the request for the reasons listed below.

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 Tabulations	
ITEMS	
Building Area	6,500 sq.ft.
Phase 2 building Area (3,864 s.f.)	3,684 sq.ft.
Total Building	10,184 sq.ft.
Site Area	119,877 sq.ft.
Parking for Phase 1 (1/300)	22
Drop off Quing	4
Total Parking Required Phase 1	22 + 4
Total Parking Provided Phase 1	26 + 4 Spaces
Parking for Phase 2 (1/300)	13
Total Parking Required All Phases	35 +4 spaces
Total Parking Provided	39 + 4 spaces

Landscape Tabulations	
ITEMS	
Site Area	119,877 sq.ft.
Landscaped Area	85,961 sq.ft.
Percent Landscaped	71.7 %
Area of Front Yard - John King	19,723 sq.ft.
Landscaped Front Yards	11,316 sq.ft.
Percent Landscaped	57.3 %
(Area along John King for extent of spaces parking to building)	

PROPOSED DAY CARE

Lot
Block

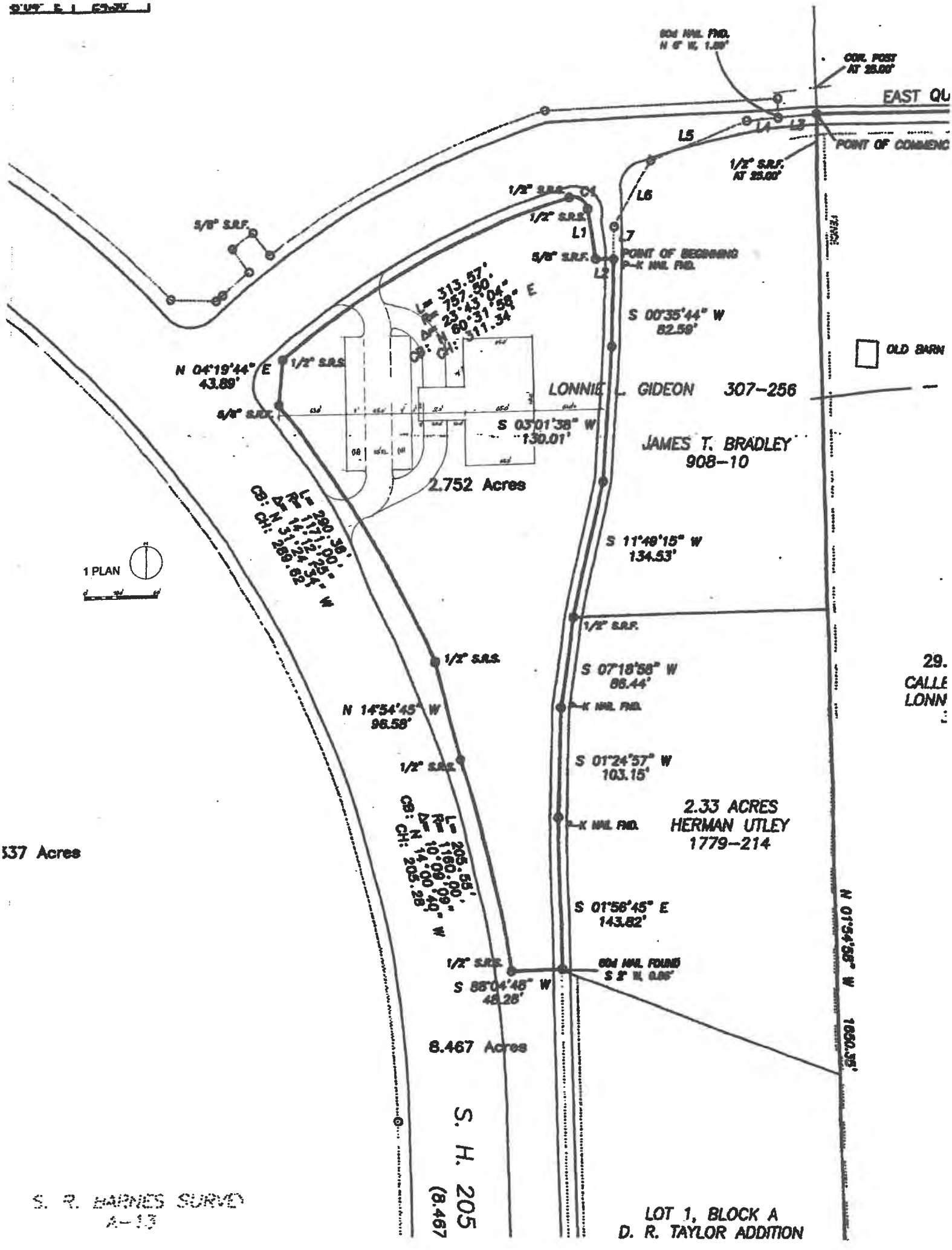
Rockwell, Texas

Site Plan

North 1"=30'

202412
10/28/24

creativearchitects
www.creative-architect.com
scott@cr-ar.com
972-530-4872


60d NAIL FND.
N 6° W, 1.09'
CDR. POST
AT 25.00'
EAST QU
POINT OF COMMENC
L5
L4
L3
1/2" S.R.F.
AT 25.00'
1/2" S.R.F.
C1
L6
1/2" S.R.F.
L1
L7
5/8" S.R.F.
POINT OF BEGINNING
P-K NAIL FND.
L2
5/8" S.R.F.
L= 313.57'
R= 757.50'
Δ= 23°43'04"
CH: S 60°31'58" E
311.34'
CB:
S 00°35'44" W
82.59'
OLD BARN
N 04°19'44" E
43.89'
1/2" S.R.S.
5/8" S.R.F.
LONNIE L. GIDEON 307-256
S 03°01'38" W
130.01'
JAMES T. BRADLEY
908-10
2.752 Acres
L= 280.36'
R= 1171.00'
Δ= 14°12'25"
CB: N 31°24'54" W
CH: 279.62'
S 11°49'15" W
134.53'
1 PLAN
1/2" S.R.F.
1/2" S.R.S.
S 07°18'58" W
86.44'
29.
CALLE
LONN
N 14°54'45" W
96.58'
P-K NAIL FND.
1/2" S.R.S.
S 01°24'57" W
103.15'
L= 205.55'
R= 1160.00'
Δ= 10°09'09"
CB: N 14°00'40" W
CH: 205.28'
2.33 ACRES
HERMAN UTLEY
1779-214
P-K NAIL FND.
537 Acres
S 01°56'45" E
143.82'
N 01°54'58" W
1650.35'
1/2" S.R.S.
60d NAIL FOUND
S 2° W, 0.85'
S 88°04'46" W
48.28'
8.467 Acres
S. H. 205
(8.467
S. R. BARNES SURVEY
A-13
LOT 1, BLOCK A
D. R. TAYLOR ADDITION

February 11, 2025

Lisa Brooks & Rene'e Holland
1215 Ridge Road West
Rockwall, Texas 75087

Planning and Zoning Commission
City of Rockwall, Texas
385 S Goliad Street
Rockwall, TX 75087

Subject: Request for Rezoning Approval – Proposed Childcare Facility

Dear Planning and Zoning Commission,

I am writing to formally request the rezoning of the property at the southeast corner of John King and East Quail Run (A0012 SR Barnes, Tract 1-04) to allow for the construction and operation of a childcare facility. We intend to improve the land and provide a much-needed neighborhood service by establishing a high-quality childcare center that will support the growing needs of families in our community.

Currently, the property does not have the appropriate zoning designation for the facility and services we plan to offer. However, there is a clear and pressing demand for childcare in this area:

- There are seven schools within a two-mile radius, with Rockwall ISD planning an additional elementary school in the northern part of town.
- The surrounding area is experiencing significant residential growth, with hundreds of new homes and developed lots.
- The site is located on John King Boulevard, a major thoroughfare for parents commuting to and from work. Additionally, John King will eventually become State Highway 205, further increasing accessibility and visibility for families needing childcare services.
- There are currently no childcare facilities along John King Boulevard, leaving a gap in essential services for families in the area.

We believe this rezoning request aligns with the city's vision for responsible growth and development. Our facility will not only enhance the surrounding neighborhood but also provide a valuable resource to families, supporting working parents and contributing to the overall well-being of our community.

Thank you for your time and consideration. We appreciate the opportunity to work with the Planning and Zoning Commission and look forward to discussing our proposal further. Please do not hesitate to reach out if additional information is needed.

Sincerely,
Lisa Brooks & Rene'e Holland

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. 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* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
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.

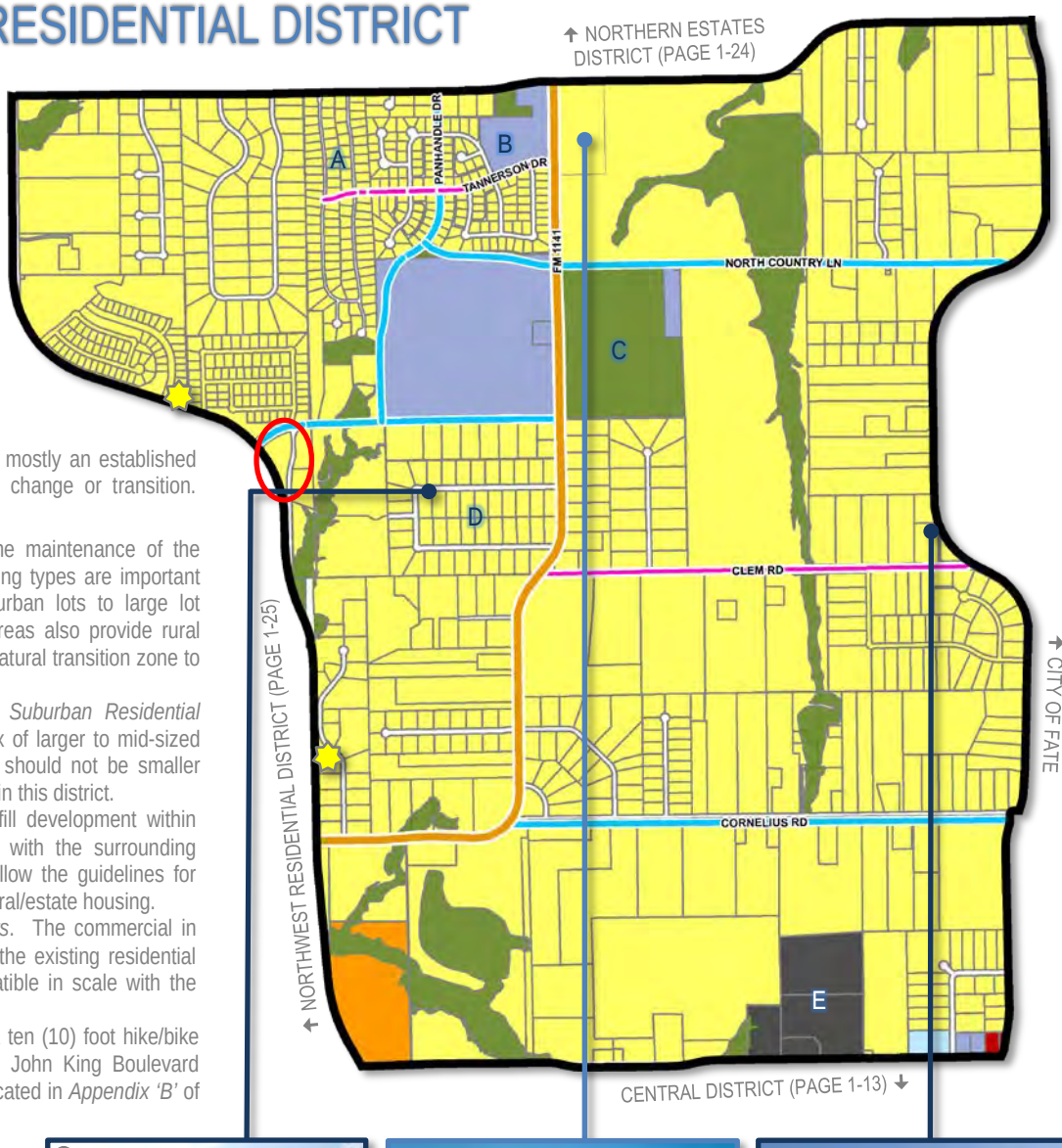
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

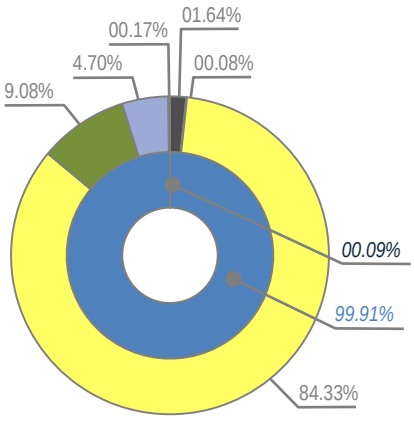

2 Future Suburban Residential


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR
M4U
M4D

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of 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 (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

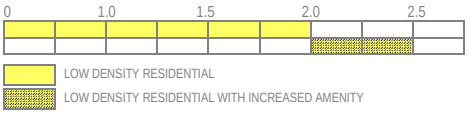
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

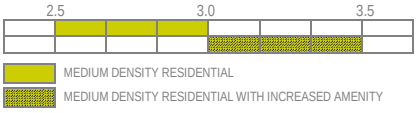
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

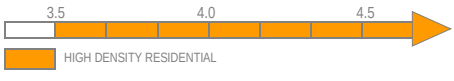
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY










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 A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		S
Social Service Provider (*Except Rescue Mission or Homeless Shelter*)	(26)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P

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 A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

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 A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	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 for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (*i.e. Monopole or a Similar Structure*)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Helipad	(9)		S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		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 A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
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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 A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	NEIGHBORHOOD SERVICES (NS) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Bed and Breakfast	(2)	(2)	S
Commercial Parking Garage	(6)		A
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	P
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Group or Community Home	(11)	(5)	P
Hospice	(14)		P
Public Library, Art Gallery or Museum	(16)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	S
Financial Institution without Drive-Through	(1)		P
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		S
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
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)	
Alcoholic Beverage Package Sales	(1)	(1)	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 A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Antique/Collectible Store	(3)		S
Astrologer, Hypnotist, or Psychic	(4)		P
Brew Pub	(7)		P
Catering Service	(9)		S
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	S
Copy Center	(11)		P
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	S
Garden Supply/Plant Nursery	(15)		S
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		S
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		S
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Full Service Car Wash and Auto Detail	(5)	(4)	S
Non-Commercial Parking Lot	(9)		S
Service Station	(11)	(8)	S
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 for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (*i.e. Monopole or a Similar Structure*)	(5)	(4)	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 A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Mounted or Attached Commercial Antenna	(6)	(5)	S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(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
Transit Passenger Facility	(18)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		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 GENERAL RETAIL (GR) DISTRICT FOR A 2.751-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-04 OF THE S. R. BARNES SURVEY, ABSTRACT NO. 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND 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 Lisa Brooks and Rene'e Holland of Makeway, LLC for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 2.751-acre tract of land identified as Tract 1-04 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and Quail Run Road, and more fully described and depicted in *Exhibit 'A'* and *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, 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, 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 General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*, and Subsection 04.04*, General Retail (GR) District,* and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05*, District Development Standards,* of the Unified Development Code [*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 05.13.2025

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the 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 7TH DAY OF APRIL, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 03.11.2025

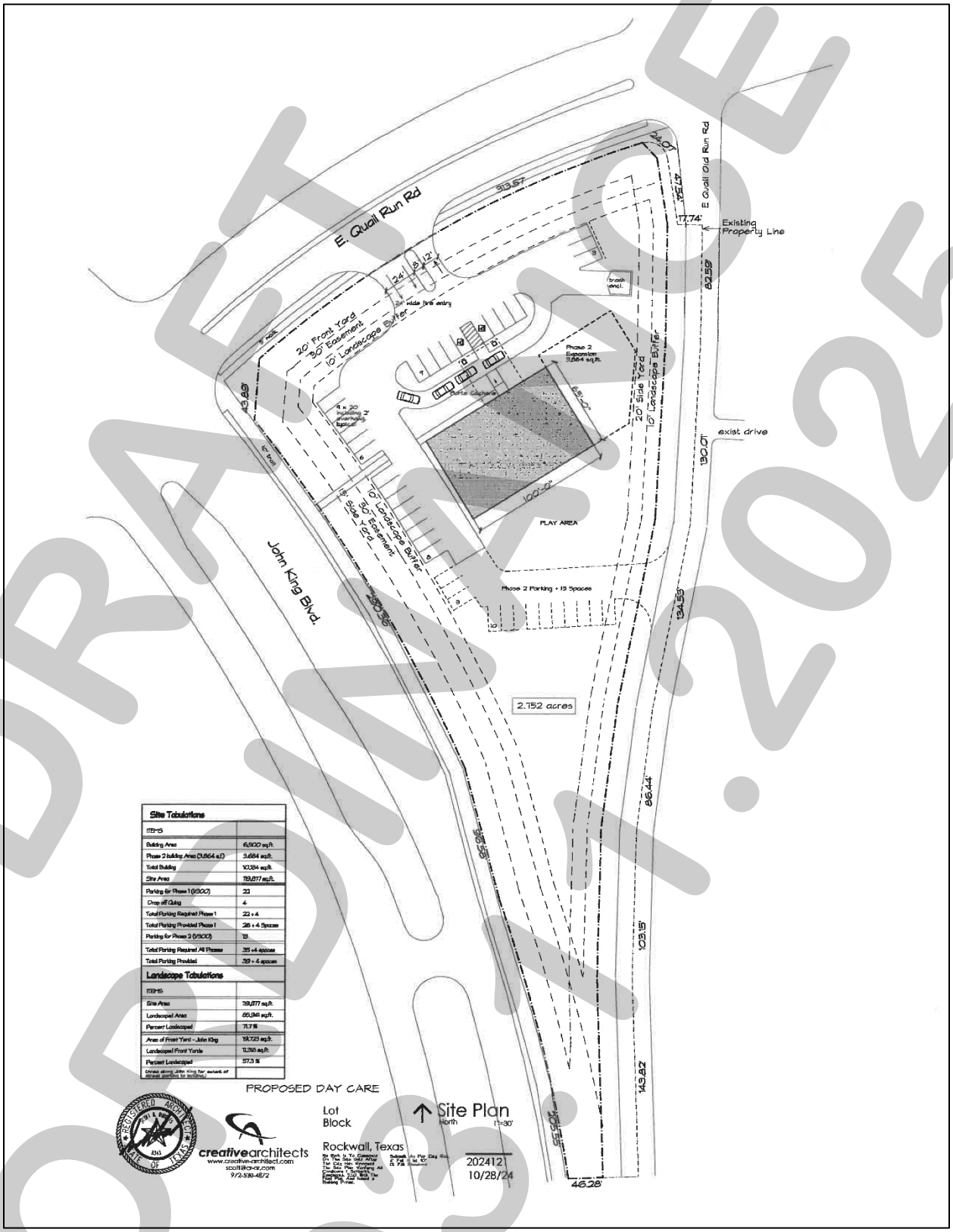
Exhibit 'A'
Legal Description

Legal Description: Tract 1-04, Abstract No. 13, of the S.R. Barnes Survey



DRAFT 05.14.2025

Exhibit 'B'
Concept Plan/Survey



DRAFT ODINANCE 03.17.2025

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 11, 2025
APPLICANT:	Tzemach Moshe Kalmenson
CASE NUMBER:	Z2025-007; *Specific Use Permit for a Church/House of Worship at 917 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

BACKGROUND

Based on the Historic Sanborn Maps, the subject property was annexed sometime between April 1934 and June 20, 1959. According to the Rockwall County Appraisal District (RCAD) there is a 906 SF single-family home, a 400 SF detached garage, and a 529 SF detached carport located on the subject property. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. This zoning designation changed to a Single-Family 3 (SF-3) District sometime between January 3, 1972 and January 22, 1982 based on the City's historic zoning maps. The zoning designation of the subject property again changed from a Single-Family 3 (SF-3) District to a Single-Family 7 (SF-7) District sometime between January 22, 1982 and May 16, 1983 based on the City's historic zoning maps. On August 20, 2007, the City Council approved a zoning change [*Case No. Z2007-018; Ordinance No. 07-29*] that incorporate the subject property into Planned Development District 50 (PD-50). Since the property has been within Planned Development District 50 (PD-50), the ordinance has been amended four (4) times [*Ordinance No. 16-15, 17-19, 23-60, & 25-07*] in order to establish new permitted uses within the district. The last amendment was approved on February 3, 2025 [*i.e. Case No. Z2024-060; Ordinance No. 25-07*] by the City Council. This amendment to the Planned Development District updated the permitted land uses to allow a *Church/House of Worship* by Specific Use Permit (SUP).

PURPOSE

The applicant -- *Tzemach Moshe Kalmenson* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Church/House of Worship* within Planned Development District 50 (PD-50) on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 917 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 0.257-acre parcel of land (*i.e. Lot 2, Block A, Rakich Addition*). Beyond this is a 0.31-acre parcel of land (*i.e. Block 32 of the Garner Addition*) developed with 2,320 SF single-family home. Following this is a 1.00-acre parcel of land (*i.e. Lot 1, Block A, Isaac Pena Addition*) developed with a 4,471 SF *Office Building*. North of this is Live Oak Street, 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. All of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses.

South: Directly south of the subject property are four (4) parcels of land (*i.e. Part of Block 29 of the Garner Addition; Lot 3, Block 3, Adams Addition; Lot 1, Block 1, Misty Addition; Lot 1, Block 1, Henry Addition*) developed with non-residential land uses (*i.e. Daycare and Office*). Beyond this are two (2) vacant parcels of land (*i.e. Block 26 and part of Block 27 of the Garner Addition*). Following this is W. Heath Street, 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. All of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], which is classified as a A5D (*i.e. arterial, five [5] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the North Town Addition, which is comprised of 41 single-family homes that are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is N. Alamo Road, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 0.4940-acre parcel of land (*i.e. Lot 1 of the Jayroe Addition*) developed with a 1,988 SF single-family home zoned Single-Family 10 (SF-10) District. Following this is Phase 1 of the Preserve Subdivision, which is comprised of 135 single-family homes that are zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and a concept plan requesting a Specific Use Permit (SUP) for a *Church/House of Worship* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 906 SF single-family home, a 400 SF detached garage, and a 529 SF detached carport situated on the subject property. The applicant's letter details that the subject property is intended to be used as a "… sanctuary space ... for weekly services …" of

10-20 people. In addition, the applicant has indicated to staff that the intent of this property is to serve the current needs of the organization. The proposed concept plan details the proposed locations for parking and the existing access drives on N. Goliad Street and N. Alamo Road.

CONFORMANCE WITH THE CITY'S CODES

Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Church/House of Worship* as "(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination." 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 *Church/House of Worship* is not permitted in a Residential Office (RO) District; however, given that the subject property is located within Planned Development District 50 (PD-50) the *Church/House of Worship* land use is permitted by Specific Use Permit (SUP). The Planned Development District 50 (PD-50) ordinance was recently amended [*i.e. Case No. Z2024-060; Ordinance No. 25-07*] to permit the *Church/House of Worship* land use by Specific Use Permit (SUP) at the request of the applicant. This was done to acknowledge that the *Church/House of Worship* land use is ***may*** be appropriate within PD-50, but the City Council should have discretionary oversite with regard to this land use and its impacts on PD-50.

STAFF ANALYSIS

In review of the proposed concept plan, it appears that the proposed parking field should accommodate the parking requirements outlined in Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC); however, this will be finalized at the time of site plan. In addition, the concept plan indicates the southern driveway will be removed and a shared access drive will be utilized as the primary access point from N. Goliad Street. The applicant will be required to install this driveway and plat this as a cross-access easement. The concept plan also shows that the rear access drive onto N. Alamo Road will be utilized. The City Council -- *following a recommendation from the Planning and Zoning Commission* -- should consider the implications of allowing a non-residential land use to use a roadway that primarily serves single-family homes. With this being said, N. Alamo Road is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, and there are three (3) other non-residential properties that have access off of N. Alamo Road. 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 ***Downtown District***. This district includes the *North Goliad Corridor*, otherwise known as Planned Development District 50 (PD-50). The OURHometwon Vision 2040 Comprehensive Plan describes the ***Downtown District*** as "… a unique Live/Work corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City." In this case, the applicant is requesting to convert a single-family home into a *Church/House of Worship*. Given that the applicant intends to adaptively reuse the single-family home, and not change the building footprint or the exterior of the building, it appears that the intent of the *North Goliad Corridor* is maintained. That being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21, 2025, staff mailed 109 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified The Preserve, Caruth Lakes, and Lakeview Summit Homeowner's Association (HOA), 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 this time, staff has not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Church/House of Worship* within Planned Development District 50 (PD-50), 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 proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of the SUP ordinance; and

    (b) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy (CO).

(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.

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	917 N Goliad / 918 N Alamo Rockwall, TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	N Goliad Corridor				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD 50	CURRENT USE	R/O
PROPOSED ZONING		PROPOSED USE	SUP for House of Worship
ACREAGE	.3/.2	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

☑ OWNER		☐ APPLICANT	
CONTACT PERSON	Tzemach Moshe Kalmenson	CONTACT PERSON	
ADDRESS	1950 Hidden Valley	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	469-350-5735	PHONE	
E-MAIL	rabbi@jewishrockwall.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 215, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF February, 2025. 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."

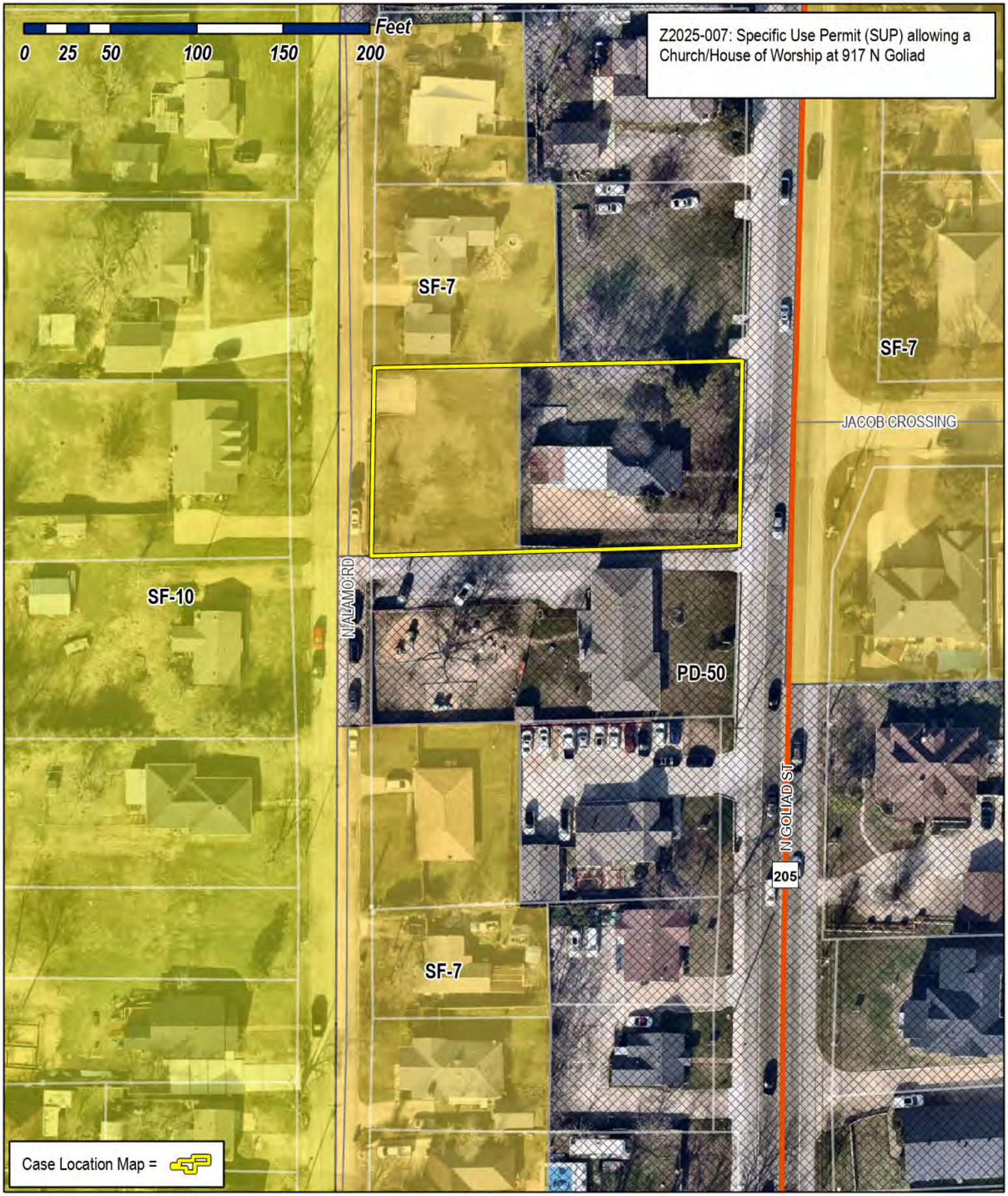
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2025

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

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

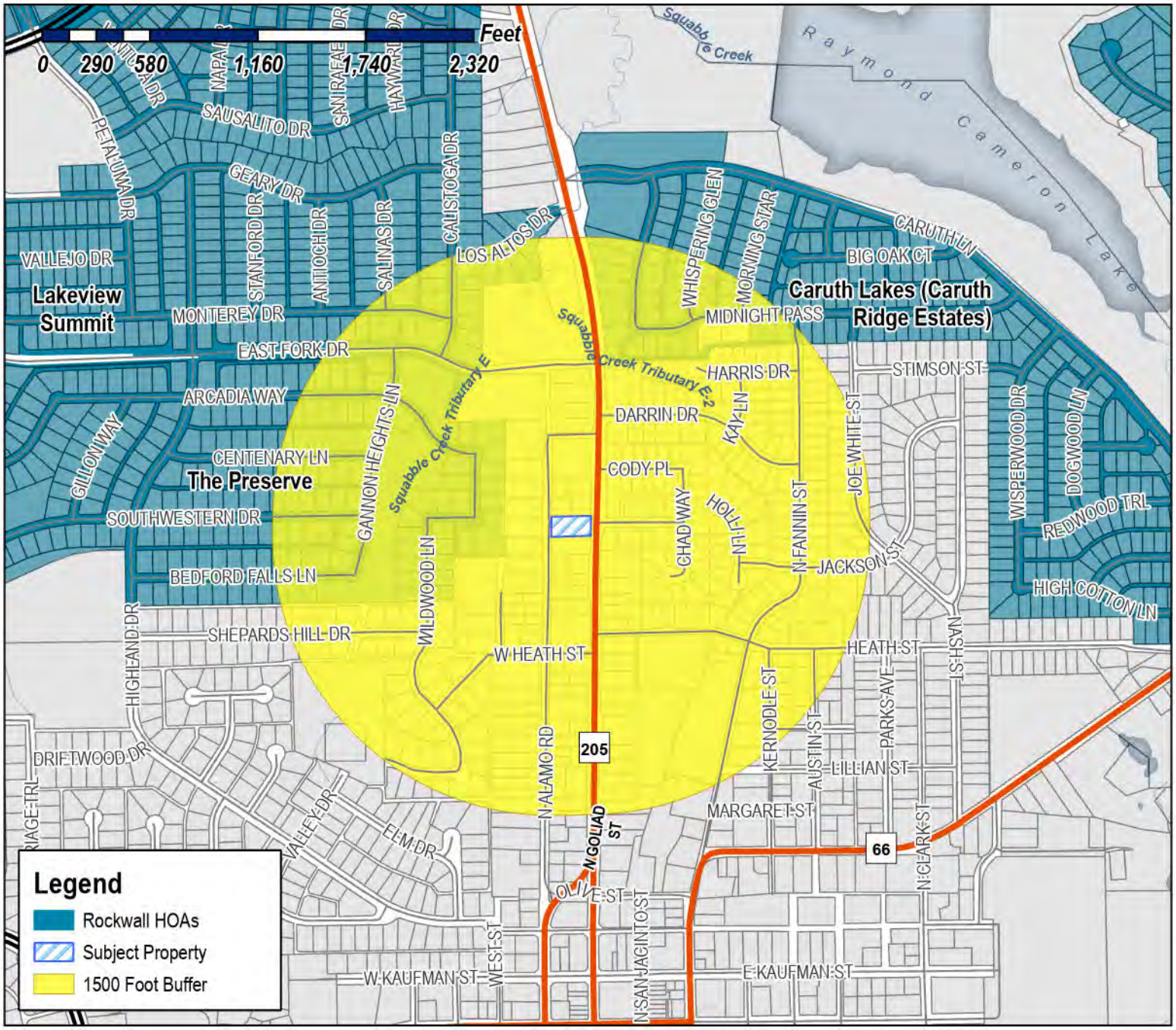
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

City of Rockwall

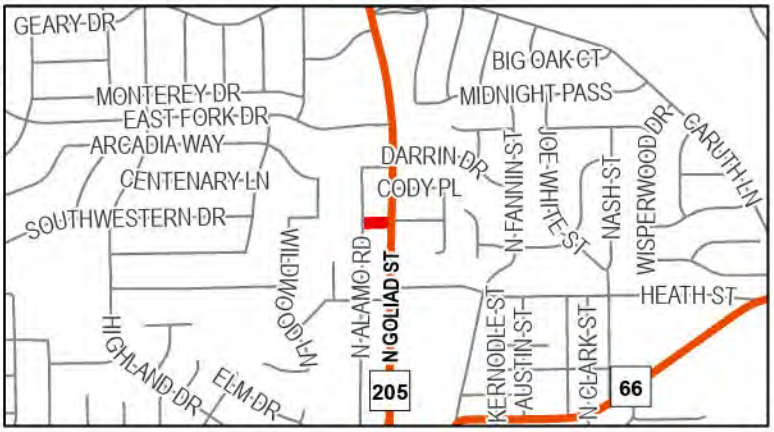
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Case Number: Z2025-007
Case Name: Specific Use Permit (SUP) allowing a Church/ House of Worship
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 917 N. Goliad Street

Date Saved: 2/13/2025
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 {Z2025-007]
Date:	Thursday, February 20, 2025 3:43:55 PM
Attachments:	HOA Map (02.13.2025).pdf Public Notice (02.18.2025).pdf

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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, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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.

Z2025-007: SUP to allow a Church/ House of Worship
Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Specific Use Permit (SUP) allowing a Church/House of Worship on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [Ordinance No. 25-07], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

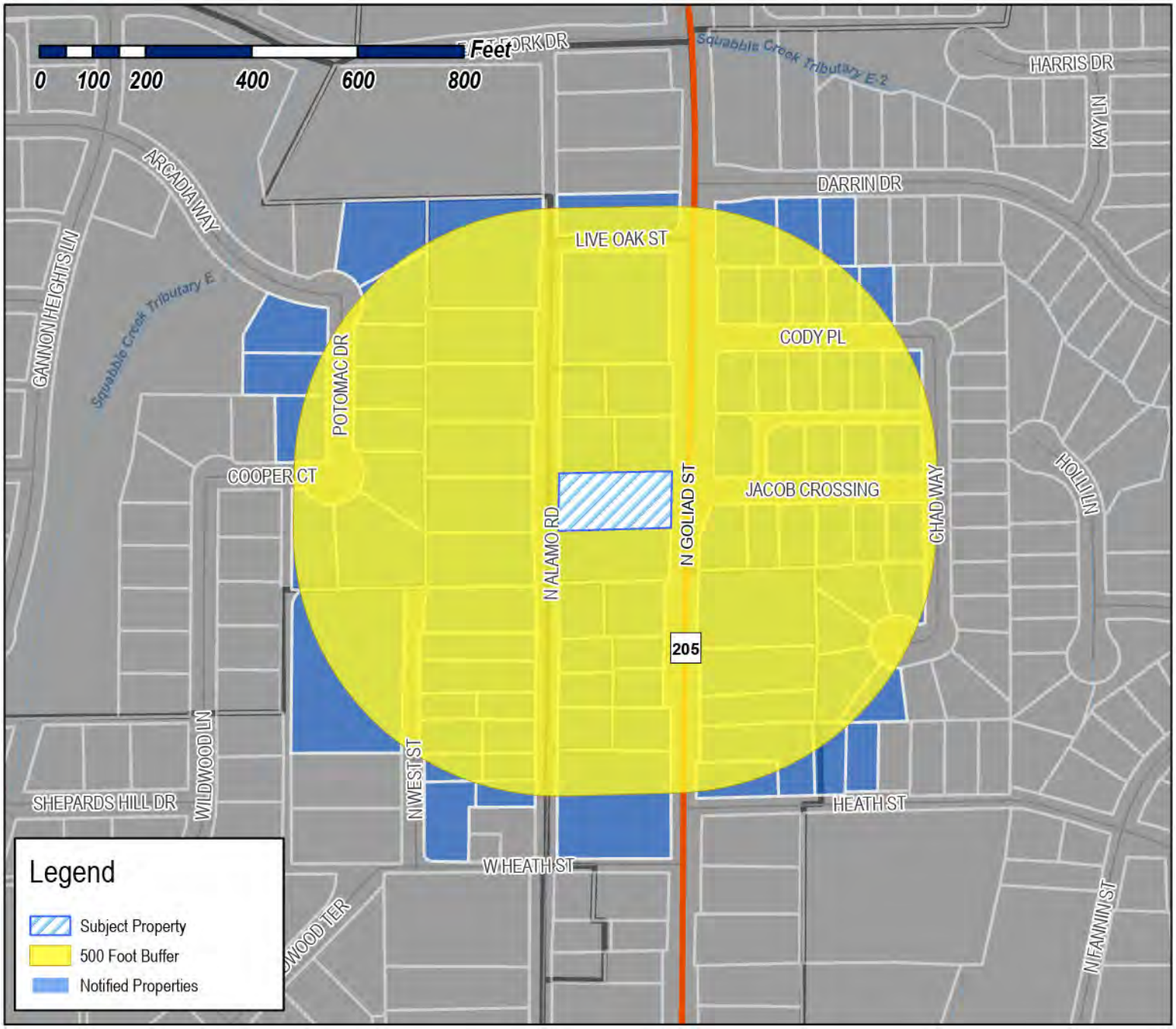
Thank you,

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

City of Rockwall

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

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Case Number: Z2025-007
Case Name: Specific Use Permit (SUP) allowing a Church/ House of Worship
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 917 N. Goliad Street

Date Saved: 2/13/2025
For Questions on this Case Call: (972) 771-7745



RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
115 E HEATH ST
ROCKWALL, TX 75087

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

DAFFRON JAMES R AND DEBBIE A
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC
14124 EDGECREST DR
DALLAS, TX 75254

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

BARNETT JOSEPH RODNEY & LADONNA
1855 HIDDEN HILLS
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

RESIDENT
196 JACOB CROSSING
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

KEANE PARKER F
199 Cody Pl
Rockwall, TX 75087

CHARLES & JANE SIEBERT LIVING TRUST
CHRISTOPHER CHARLES SIEBERT & JANE M
SIEBERT - TRUSTEES
199 JACOB XING
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 5 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

RESIDENT
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

BASCO JUSTIN AND PAMELA
206 Cody Pl
Rockwall, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

RESIDENT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

RESIDENT
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

CONFIDENTIAL
210 CODY PL
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
212 JACOB CROSSING
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST
301 COOPER COURT
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S TRUSTEES
2023 G J MATTINGLY REVOCABLE TRUST
302 ARCADIA WAY
ROCKWALL, TX 75087

HARKLAU CAROLINE
312 DARTBROOK
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M
317 COOPER STREET
ROCKWALL, TX 75087

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

FRENCH MELISSA AND JACOB AARON
5582 YARBOROUGH DR
FORNEY, TX 75126

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

RECSA 911 NORTH GOLIAD STREET SERIES
750 Justin Rd
Rockwall, TX 75087

MASON MARK S & TAMARA M
802 POTOMAC DRIVE
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN
818 POTOMAC DR
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID
834 POTOMAC DR
ROCKWALL, TX 75087

MCCULLEY LIVING TRUST
DARREN WAYNE MCCULLEY & MICHELE JUNE
MCCULLEY - CO-TRUSTEES
837 POTOMAC DR
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU
852 POTOMAC DRIVE
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD
853 POTOMAC DRIVE
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L
868 POTOMAC DRIVE
ROCKWALL, TX 75087

ASHMOREX2 LLC
902 N GOLIAD ST
ROCKWALL, TX 75087

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO RD
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
MANNY LOZANO
906 N GOLIAD ST
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID
908 N Alamo Rd
Rockwall, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

RESIDENT
909 N GOLIAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RESIDENT
911 N GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
912 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

ROGERS JOSHUA WAYNE & EMELIA &
DAVIS JOHN DANIEL & EMELIA SUZANNE
915 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
917 N ALAMO
ROCKWALL, TX 75087

RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS
921 N Alamo Rd
Rockwall, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
924 N ALAMO
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND
MICHAEL CRAWFORD
925 N ALAMO
ROCKWALL, TX 75087

RESIDENT
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

MCCROSKEY DEE DEE RAYE
955 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
975 N ALAMO
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

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:

Z2025-007: SUP for a Church/House of Worship

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* allowing a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 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, March 17, 2025 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. Z2025-007: SUP for a Church/ House of Worship

Please place a check mark on the appropriate line below:

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

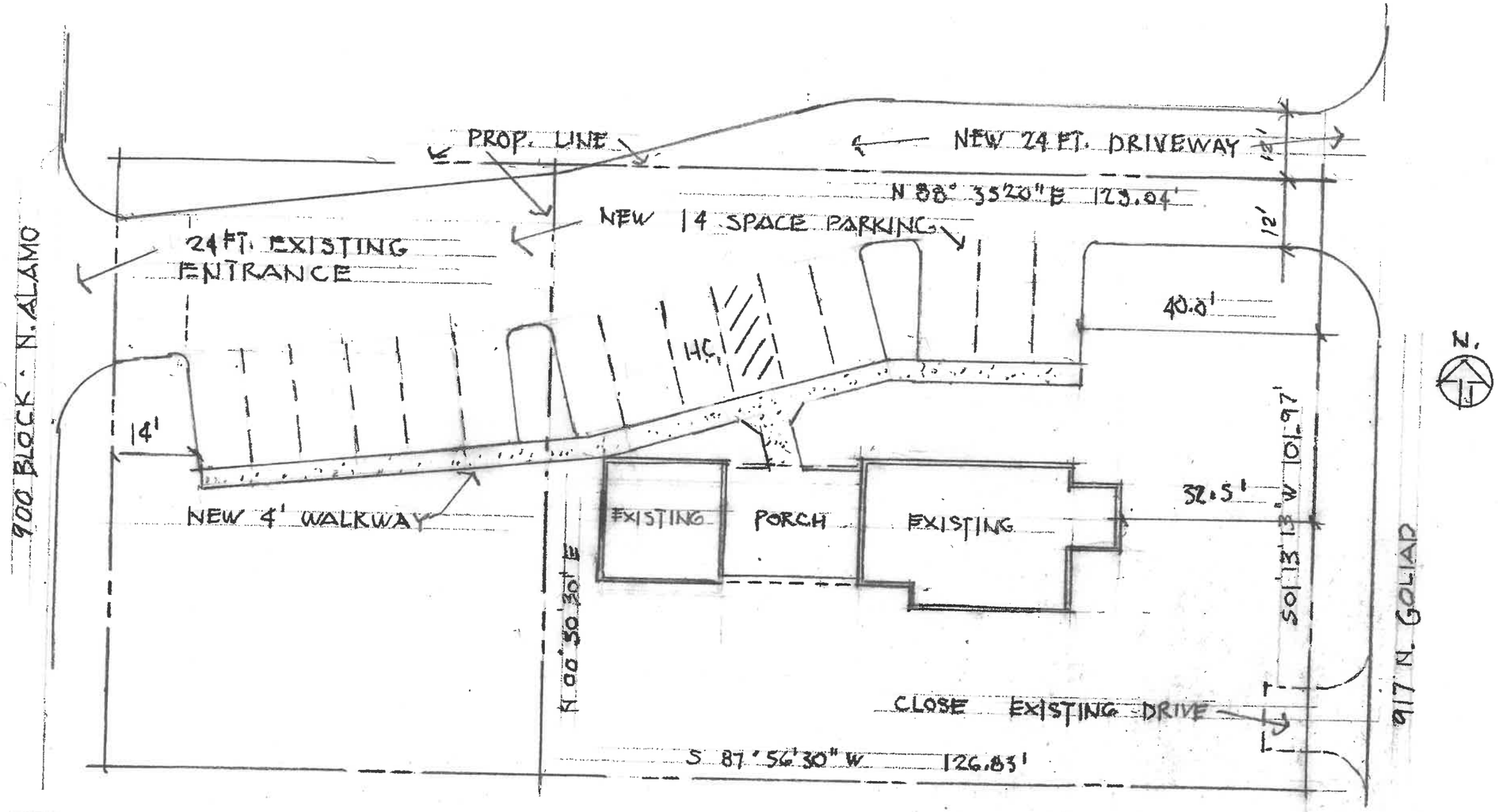
☐ I am opposed to the request for the reasons listed below.

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



REGISTERED ARCHITECT
ROSS I. RAMSAY
2449
STATE OF TEXAS

RAMSAY
SCALE 1"=20'
DECEMBER 10, 2024
r7ramsay@yahoo.com
469-974-8589

SITE PLAN
917 N. GOLIAD
ROCKWALL TEXAS

Chabad
Rockwall County

BH

11 Kislev 5785 / December 11, 2024

Chabad of Rockwall County

Rabbi Moishy Kalmenson
Executive Director

Chana Kalmenson
Co-Director

469-350-5735
info@jewishrockwall.com

To Whom It May Concern:

My name is Moishy Kalmenson and I serve as Rabbi of the local Jewish community. Together with my wife Chana, we direct Chabad of Rockwall County, a non-profit organization and house of worship for Jews across the county.

We moved just over four years ago to Rockwall. Currently, we operate out of our home. We are under contract on 917 N Goliad/918 N Alamo. Our plan for this property is to use it as our house of worship(synagogue)/community center.

Currently, the zoning for 917 N Goliad is PD 50: RO, without an allowance for house of worship. We are applying to change the zoning code to allow for a house of worship with an SUP.

A house of worship strengthens the bonds, roots, and values of a community, and enhances and deepens the quality of life for the entire community.

Our plan would be to provide ample parking on the lot (total of half acre), above the required amount for our sanctuary size. Additionally, as per Jewish law, some of our community members actually walk to synagogue, further alleviating parking concerns.

The scale of our community is small; there are only a few hundred Jews in the county. (Our religious services are geared for Jewish congregants, while classes and other activities are open to the community.) The space would be a total of 1300 sq ft, with a sanctuary space of 400 square ft. For weekly services we have 10-20 attendees. Even with projected growth over the upcoming years, this would not be adding a significant burden to the traffic on the 205.

(Additionally, our services are on Saturday, which would not coincide with any Sunday Church traffic.)

For these reasons we are asking to amend the zoning to allow a house of worship in PD50 with a SUP.

This would allow the city to ensure that in the future there won't be traffic/parking concerns, while still enabling houses of worship to serve the wonderful Rockwall community.

Thank you for your consideration!

Tzemach Moshe (Moishy) Kalmenson
Rabbi and Director
Chabad of Rockwall County

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 25-07*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN *CHURCH/HOUSE OF WORSHIP* ON A 0.5010-ACRE TRACT OF LAND IDENTIFIED AS BLOCK 29 OF THE GARDNER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Tzemach Moshe Kalmenson for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 0.5010-acre tract of land identified as Block 29 of the Gardner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) [*Ordinance No. 25-07*], situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 917 N. Goliad Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] the Unified Development Code [*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 50 (PD-50) [*Ordinance No. 25-07*] and the Unified Development Code [*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 for the establishment of a *Church/House of Worship* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] and Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 04.01*, General Commercial District Standards*; and Subsection 04.02, *Residential Office (RO) District,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of

DRAFT ORDINANCE 03.17.2025

Rockwall -- *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 operation of a *Church/House of Worship* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The proposed *Church/House of Worship* shall be limited to the area depicted in *Exhibit 'B'* of this ordinance.

2) The proposed *Church/House of Worship* shall be required to plat the property before the issuance of a Certificate of Occupancy.

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 Review 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 7th DAY OF APRIL, 2025.

DRAFT ORDINANCE 03.14.2025

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

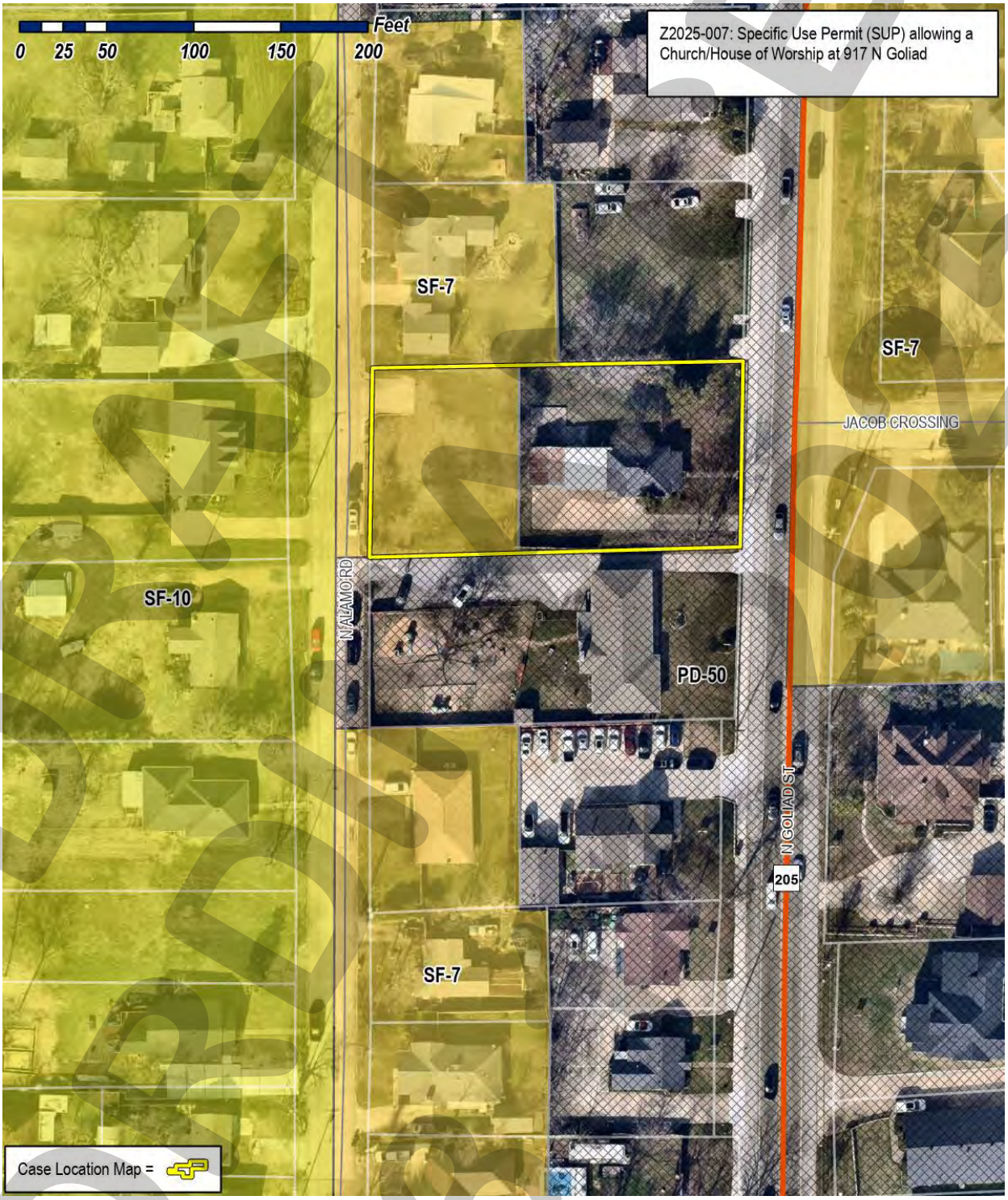
1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 03.11.2025

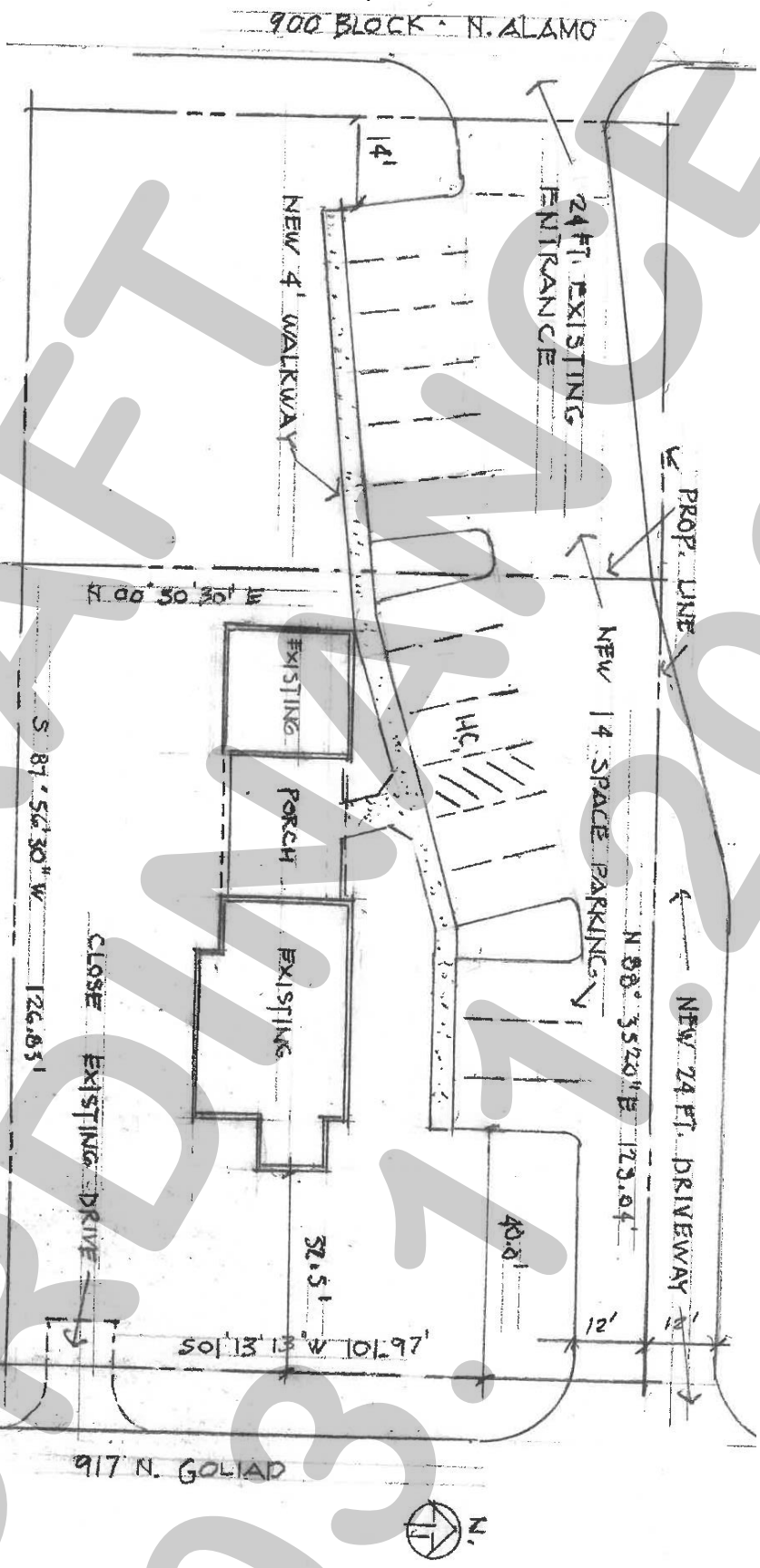
Exhibit 'A':
Location Map

LEGAL DESCRIPTION: Block 29 of the Gardner Addition
ADDRESS: 917 N. Goliad Street



DRAFT 03/07/2025

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 03.17.2025

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 11, 2025
APPLICANT:	Pat Atkins; *Saddle Star Land Development*
CASE NUMBER:	Z2025-008; *Zoning Change from Agricultural (AG) District to General Retail (GR) District*

SUMMARY

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

BACKGROUND

On October 4, 2021, the city council approved the voluntary annexation [*Case No. A2021-006*] of the subject property through *Ordinance No. 21-47.* Upon annexation, the subject property was zoned Agricultural (AG) District. According to Rockwall County Appraisal District (RCAD), there is a 2,930 SF single-family home that was built in 1992 currently situated on the property.

PURPOSE

On February 14, 2025, the applicant -- *Pat Atkins of Saddle Star Land Development* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a General Retail (GR) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of John King Boulevard and FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is FM-552, which is identified 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. Continuing north is a 17.375-acre vacant tract of land zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses. Beyond this is Phase 10 of the Breezy Hill Subdivision, which was established on March 6, 2018 and consists of 82 single-family residential lots. This subdivision is zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses.

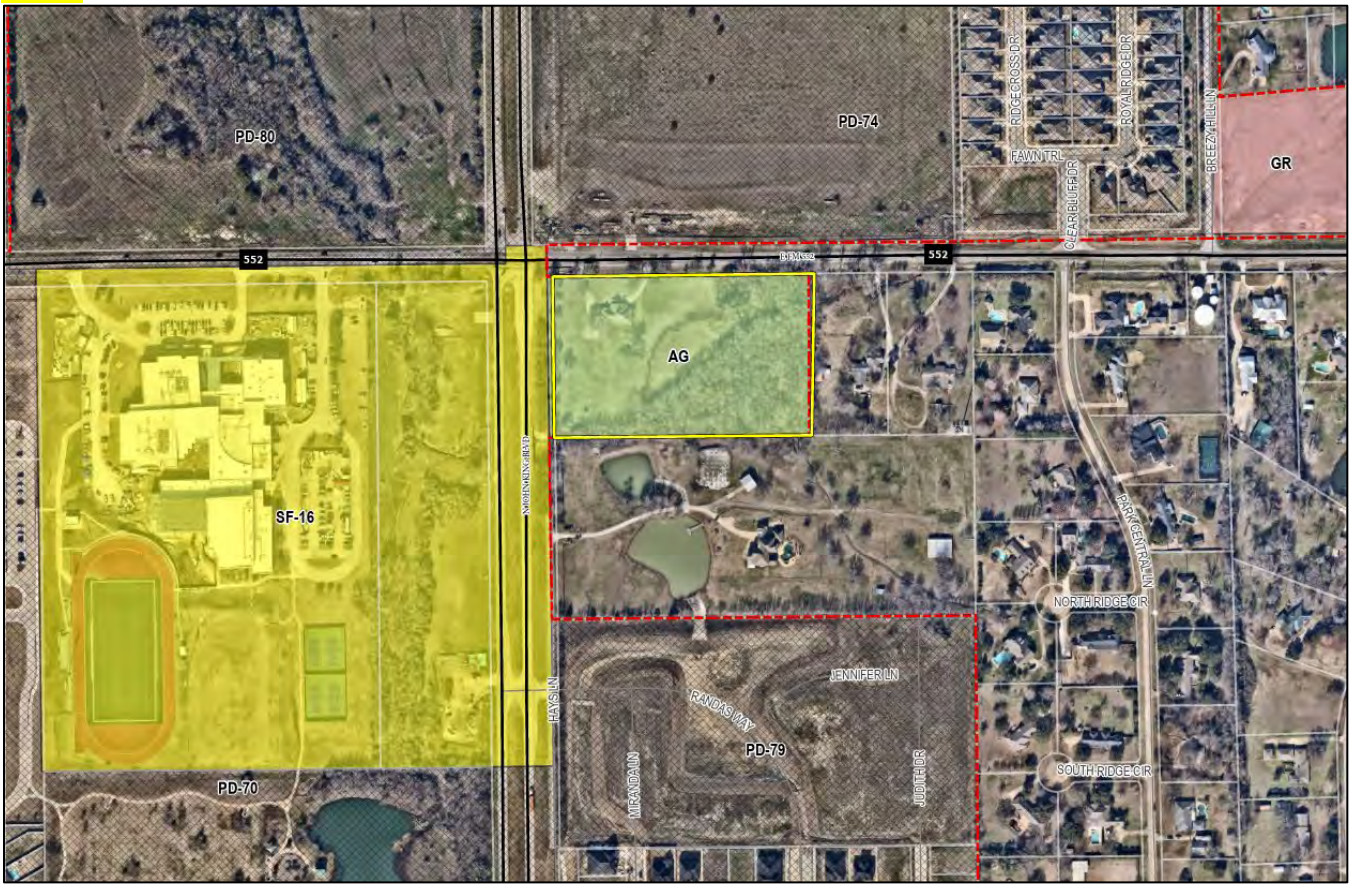
South: Directly south of the subject property is a residential lot located outside the corporate limits of the City of Rockwall. Directly south of this is a 15.00-acre tract of land that is zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses. This is the future Phase 3 of Saddle Star Estates Subdivision.

East: Directly east of the subject property are two (2) residential lots located outside the corporate limits of the City of Rockwall. Beyond this is the Park Ridge Estates Subdivision, which is also located outside the corporate limits of the City of Rockwall.

West: Directly west of the subject property is John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Continuing west is a 12.362-acre vacant parcel of land (*i.e. Lot 2, Block A, Rockwall Middle*

School #4 Addition) which is zoned Single-Family 16 (SF-16) District. Beyond this is a 25.4231-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall Middle School #4 Addition*), which is developed with a 149,569 SF *Public Secondary School* (*i.e. JW Williams Middle School*). This property is also zoned Single-Family 16 (SF-16) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 6.511-acre tract of land from an Agricultural (AG) District to a General Retail (GR) District. If approved, this development would then be subject to the land uses and development standards stipulated for the General Retail (GR) District as outlined by Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). A summary of the proposed development standards is as follows:

TABLE 1: GENERAL RETAIL (GR) DISTRICT STANDARDS

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK (1) & (2)	15'
MINIMUM SIDE YARD SETBACK (3)	10'
MINIMUM REAR YARD SETBACK (3)	10'
MINIMUM BETWEEN BUILDINGS (3)	10'
MAXIMUM BUILDING HEIGHT (4)	36'
MAXIMUM BUILDING SIZE (5)	25,000 SF
MAXIMUM LOT COVERAGE	40%
MINIMUM LANDSCAPING	20%
RESIDENTIAL ADJACENCY SCREENING (6)	20'

GENERAL NOTES:

[1]: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
[2]: PARKING SHOULD NOT BE LOCATED BETWEEN THE FRONT FAÇADE AND THE PROPERTY LINE.
[3]: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
[4]: BUILDING HEIGHT MAY BE INCREASED UP TO 60-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
[5]: A MAXIMUM BUILDING SIZE OF 25,000 SF IN AREA, UNLESS OTHERWISE APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
[6]: ANY NON-RESIDENTIAL OR PARKING AREA THAT HAS A SIDE OR REAR CONTIGUOUS TO ANY RESIDENTIALLY ZONED OR USED PROPERTY SHALL BE SCREENED WITH A MASONRY FENCE A MINIMUM OF SIX (6) FEET IN HEIGHT WITH CANOPY TREES PLANTED ON 20-FOOT CENTERS. AS AN ALTERNATIVE, THE PLANNING AND ZONING COMMISSION MAY APPROVE AN ALTERNATIVE SCREENING METHOD THAT INCORPORATES A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING.

INFRASTRUCTURE

Based on the applicant's submittal the following infrastructure would be required to be constructed if this request is approved:

(1) *Water Improvements*. The development will be required to tie into the existing 16-inch waterline along E. FM-552. In addition, a minimum eight (8) inch water line will need to be looped through the site and must be placed within a 20-foot wide easement.

(2) *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 sewer service in accordance with the City's *Wastewater Collection Plan* and the approved *Infrastructure Study.* Additionally, the applicant will be required to pay a pro-rata for sewer improvements in the amount of $86.44 per acre.

(3) *Drainage*. Detention will be required and sized per the Engineering Department's *Standards of Design and Construction Manual*. 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 and erosion hazard setback. 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), the City of Rockwall, and the Federal Emergency Management Agency (FEMA).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he General Retail (GR) District is a zoning district intended to provide limited retail and service uses … [*that*] include most types of retail and office activity, and are typically located on/at the intersections of major thoroughfares. This district does *not* include strip commercial/retail centers, large shopping centers, wholesaling operations, lumberyards, contractor yards, and or warehouses with high volumes of truck traffic." This section goes on to state that "(t)he General Retail (GR) District is not a major commercial/retail district and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas requires adequate buffering and screening from residential areas. Traffic from land uses in this district should not pass through residential areas, except on arterial or major collectors." In this case, the subject property has adjacency to two (2) major roadways, John King Boulevard, which is identified as a *P6D* (*i.e. principle arterial, six [6] lane, divided roadway*), and FM-552 which is identified as a *A4D (i.e. aerterial, four [4] lane, divided roadway).*

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is designated for *Low Density Residential* land uses and is situated within the *Northeast Residential District*. The *Northeast Residential District*, is "…characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density residential development." Currently, the subject property is designated for *Low Density Residential* land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If approved, the applicants' proposed request would require this designation to be changed from *Low Density Residential* to a *Commercial/Retail* designation. According to the *Land Use Designations* contained in the

Comprehensive Plan, "(t)he *Commercial/Retail* land use category is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections. These areas are typically considered to be convenience shopping centers and serve adjacent residential subdivisions … (t)hese areas should be designed with the pedestrian in mind and provide connections between the commercial land use and the adjacent residential subdivisions." In this case, the majority of the subject property is in floodplain with only approximately two (2) acres of land outside the floodplain. It would be difficult to develop this with residential homes designated as *Low Density Residential* as the two (2) acres would only allow for limited number of residential lots, and these lots would face on to major roadways (*i.e. FM-552 or John King Boulevard*).

When looking at the *District Strategies* for the *Northeast Residential District*, *District Strategy #4* does address the establishment of *Neighborhood/Convenience Centers* stating that "…commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures…" In addition, when examining strategies for existing residential developments, the *Housing* section of the Comprehensive Plan states that the City should "…(p)rotect existing single-family residential subdivisions from the negative effects of non-residential developments by requiring separation and screening using large berms, landscaping, and buffers to create a natural transition." [*Policy #3, Goal 01; Section 02.01, Chapter 08*]. The *Non-Residential* section of the Comprehensive Plan also states that "(n)on-residential buildings adjacent to residential properties should be designed to a residential scale to assist the transition of land uses, and mitigate any potential negative visual impacts of the commercial development." [*Policy 3, Goal 04; Chapter 09].* In this case, the aforementioned floodplain area does offer a large natural buffer between any non-residential development on the subject property. In addition, the property adjacent to this property on the north side of FM-552 is zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses.

STAFF ANALYSIS

The subject property is located at a key intersection, adjacent to two (2) major roadways (*John King Boulevard and FM-552*) as well as established residential developments. While the applicant has requested a zoning change to General Retail (GR) District, staff has evaluated whether this designation is the most appropriate use given the site constraints, adjacent land uses, and conformance with the OURHometown Vision 2040 Comprehensive Plan. The property is primarily bordered by residential uses to the south and east, with a public middle school to the west as well as a vacant lot to the north that is zoned for limited General Retail (GR) District land uses. The General Retail (GR) District permits larger-scale commercial development, which could generate increased traffic, noise, and light pollution, potentially impacting adjacent to these established residential areas. The Neighborhood Services (NS) District, which allows for small-scale commercial and service-oriented businesses, could serve as a more suitable transitional zoning designation. A significant portion of the property lies within a floodplain, leaving only approximately two (2) acres of developable land. Given these limitations, a *Low Density Residential* designation is unlikely to be feasible, as it would support only a small number of residential lots fronting onto a major roadway.

While the General Retail (GR) District would accommodate larger commercial developments, its permitted uses may not be entirely compatible with adjacent residential properties. The property is currently designated *Low Density Residential* under the OURHometown Vision 2040 Comprehensive Plan, which prioritizes single-family residential development. Approving the request would require amending the *Future Land Use Map* to reflect a *Commercial/Retail* designation. The Comprehensive Plan's district strategies emphasize maintaining compatibility between commercial and residential uses. Specifically, *District Strategy #4* encourages the establishment of small-scale Neighborhood/Convenience Centers that complement residential areas and *Policy #3, Goal 01* recommends that buffering measures such as landscaping and screening be implemented to mitigate the impact of non-residential development on residential areas.

This being said, the adjacent property to the north is already zoned for limited General Retail (GR) District land uses within Planned Development District 74 (PD-74), which could justify extending commercial zoning southward. The presence of major thoroughfares at the site supports commercial development, as arterial roads are designed to accommodate higher traffic volumes associated with retail and service-oriented businesses; however, considering the scale of development allowed under General Retail (GR) District and its potential impacts, the Neighborhood Services (NS) District could serve as a more appropriate alternative, providing a transition between the residential areas and the commercial corridor. Given all of this, the Planning and Zoning Commission and City Council will need to evaluate whether a Neighborhood Services (NS) District designation may be more appropriate or if the site is acceptable for General Retail (GR) District zoning. To assist in this evaluation, staff has provided a comparison of permitted land uses for both General Retail (GR) and Neighborhood Services (NS) Districts for review. With all this being said, this zoning change remains a discretionary request for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 21, 2025, staff notified eight (8) property owners and occupants within 500-feet of the subject property. Staff also notified the Stone Creek Homeowners Association (HOA), which is the only Homeowner's Associations (HOAs) or Neighborhood Group 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 has received four (4) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a General Retail (GR) District, then staff would propose the following conditions of approval:

(1) 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 the subject property from a ***Low Density Residential*** designation to a ***Commercial/Retail*** designation; and,

(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.

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	911 E FM 552				
SUBDIVISION	PARCEL 1.D	LOT		BLOCK	
GENERAL LOCATION	SE CORNER FM 552 & JOHN KING BLVD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	HOME		
PROPOSED ZONING	GR / GENERAL RETAIL	PROPOSED USE	RETAIL		
ACREAGE	6.511 ACRES	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

☐ ***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	BETTY L. THOMPSON	☐ APPLICANT	Saddle Star Land Dev.
CONTACT PERSON	FRED THOMPSON / PAT ATKINS	CONTACT PERSON	PAT ATKINS - PRESIDENT
ADDRESS	911 E FM 552	ADDRESS	604 Summer Oaks Dr.
			Rockwall, TX 75087
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	
PHONE	[redacted] 214-693-9909	PHONE	972-388-6383
E-MAIL	DRFred2810@gmail.com	E-MAIL	KPATATKINS@Yahoo.com

NOTARY VERIFICATION [REQUIRED]

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

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

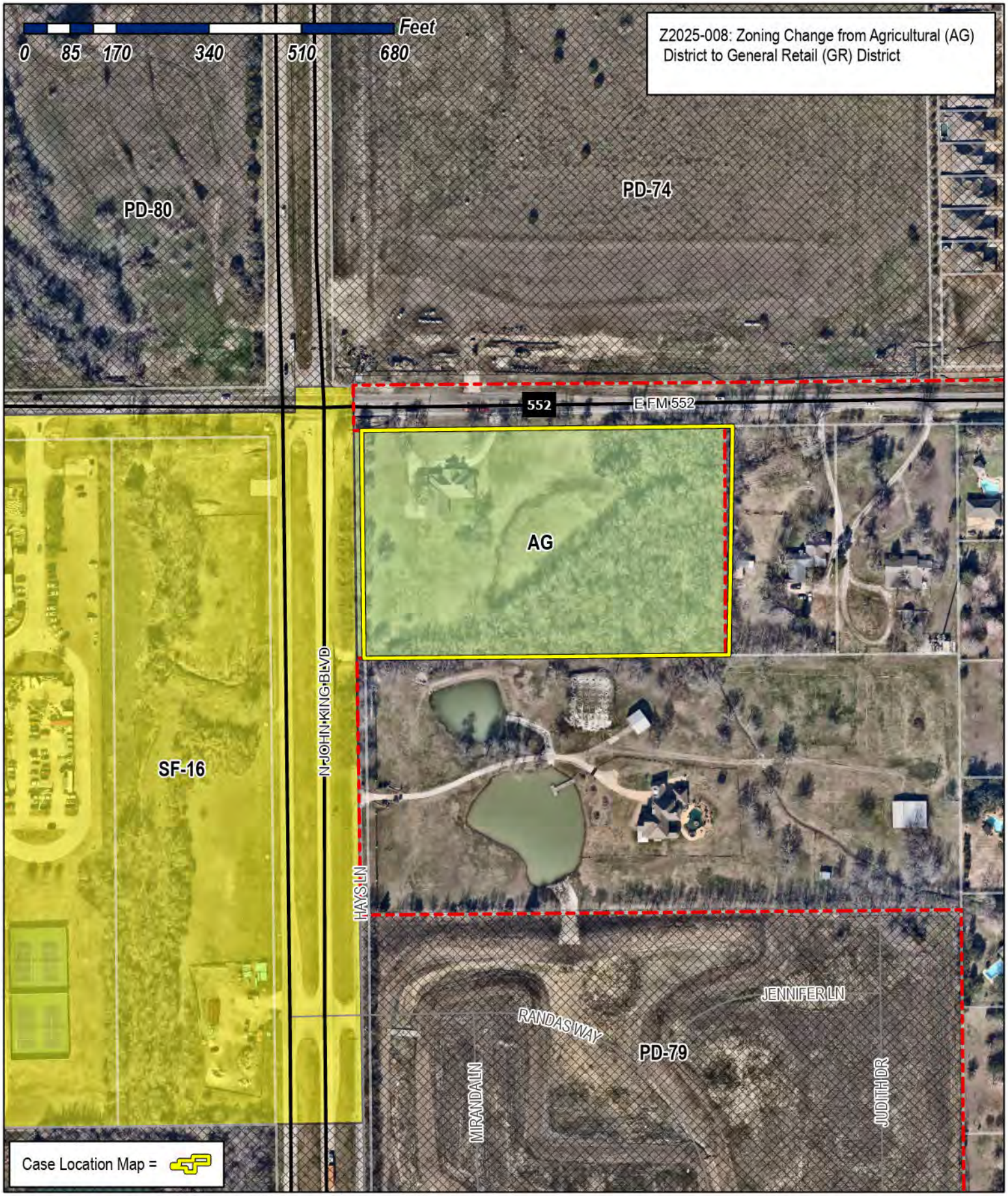
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF Feb., 2025.

OWNER'S SIGNATURE Betty L. Thompson by Fred Thompson as power of Attorney

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Molly Ferraro

MY COMMISSION EXPIRES 7-24-28

MOLLY FERRARO
Notary Public
State of Texas
ID # 129064821
My Comm. Expires 07-24-2028



City of Rockwall

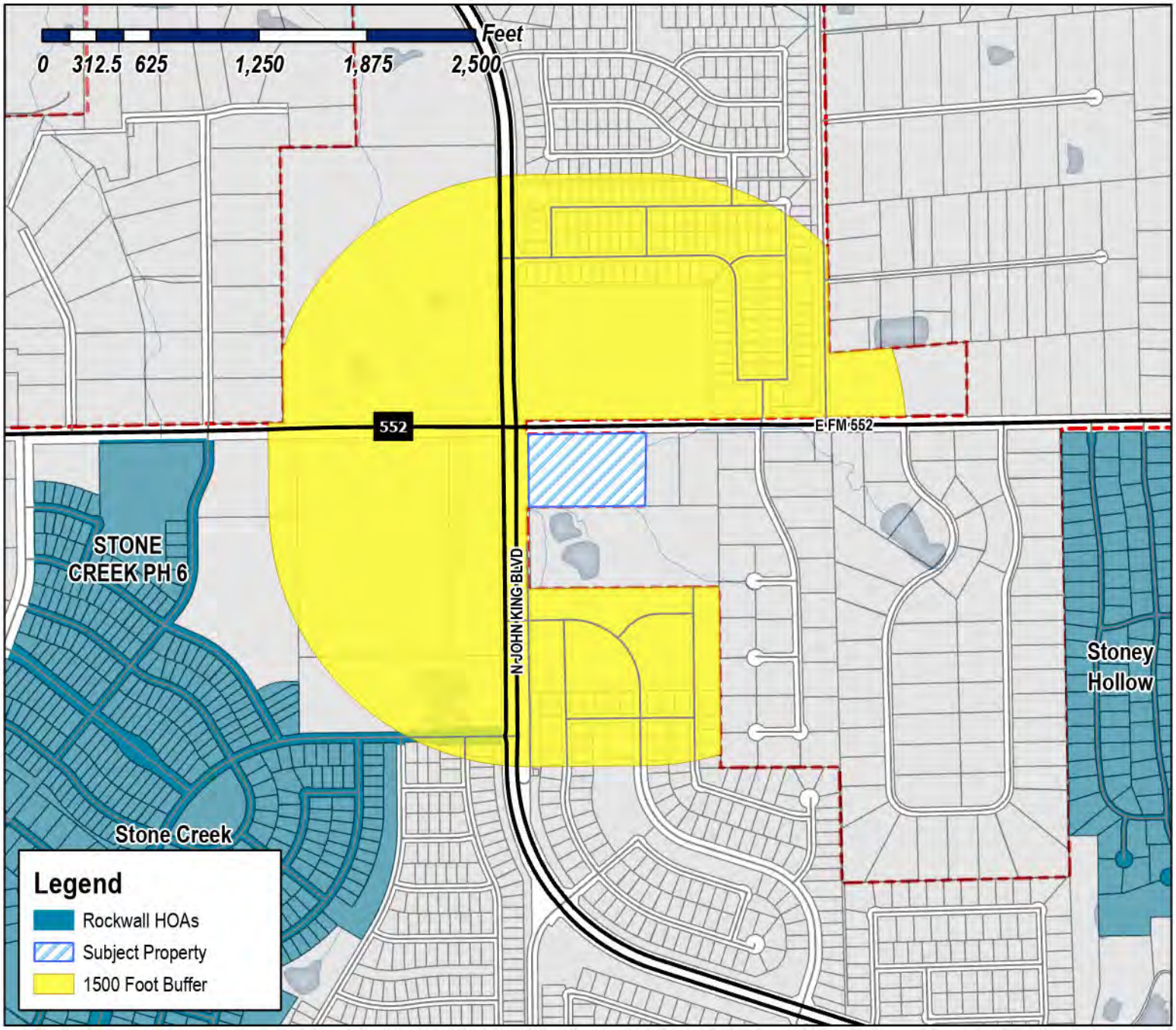
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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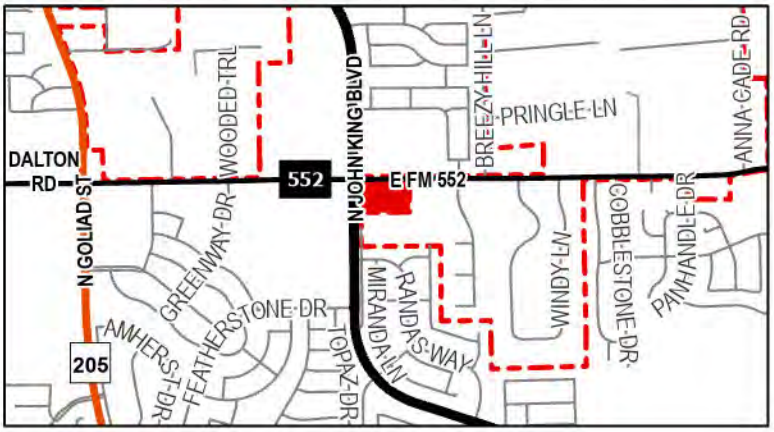
City of Rockwall

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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552



Date Saved: 2/14/2025
For Questions on this Case Call (972) 771-7745

Outlook

Neighborhood Notification Program {Z2025-008]

From Zavala, Melanie <MZavala@rockwall.com>
Date Thu 2/20/2025 3:32 PM
Cc Miller, Ryan <RMiller@rockwall.com>; Lee, Henry <HLee@rockwall.com>; Ross, Bethany <bross@rockwall.com>; Guevara, Angelica <AGuevara@Rockwall.com>

2 attachments (953 KB)
Public Notice (02.18.2025).pdf; HOA Map (02.14.2025).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, February 21, 2025*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 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.

Z2025-008: Zoning Change from AG to GR
Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

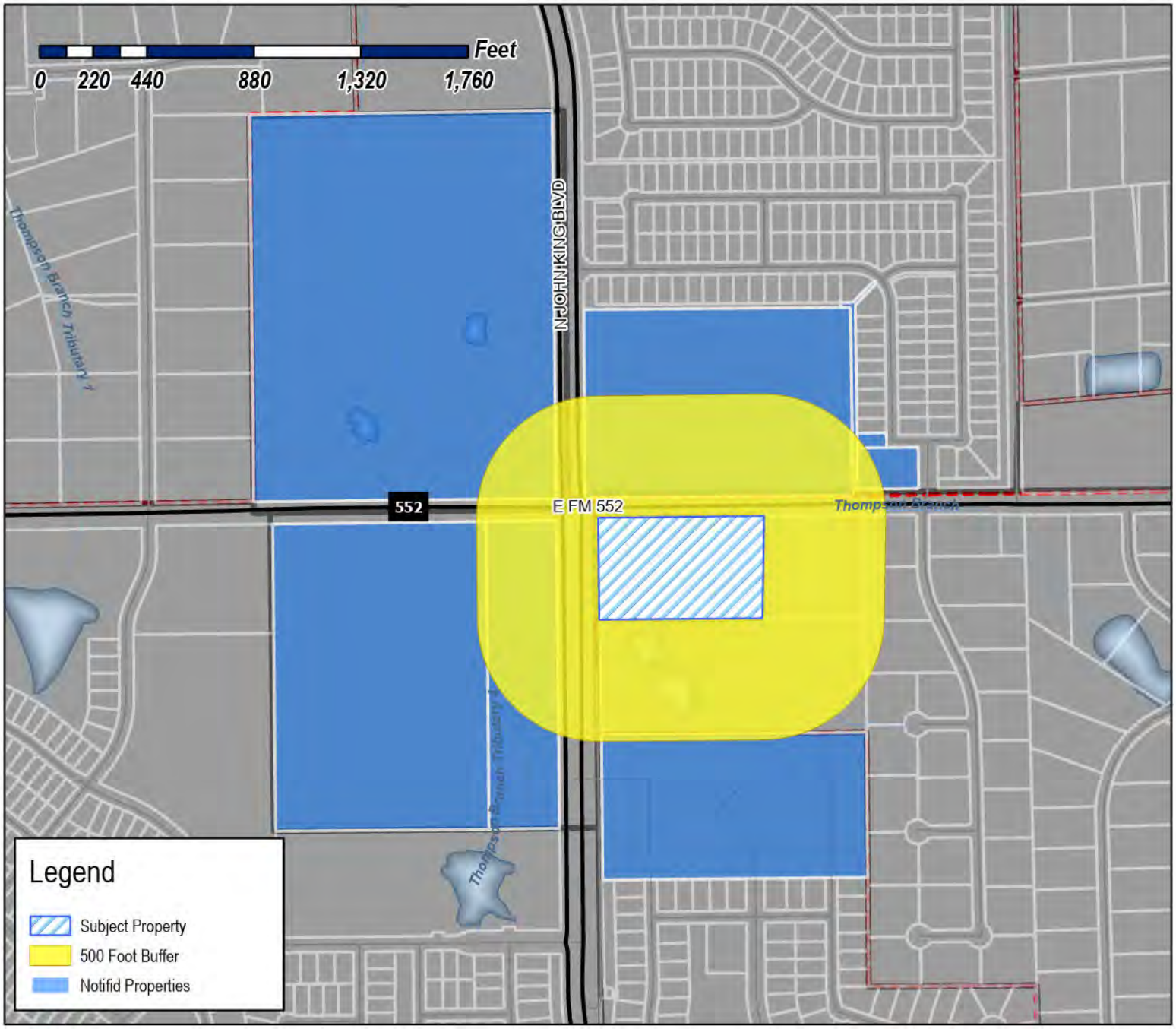
Thank you,

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

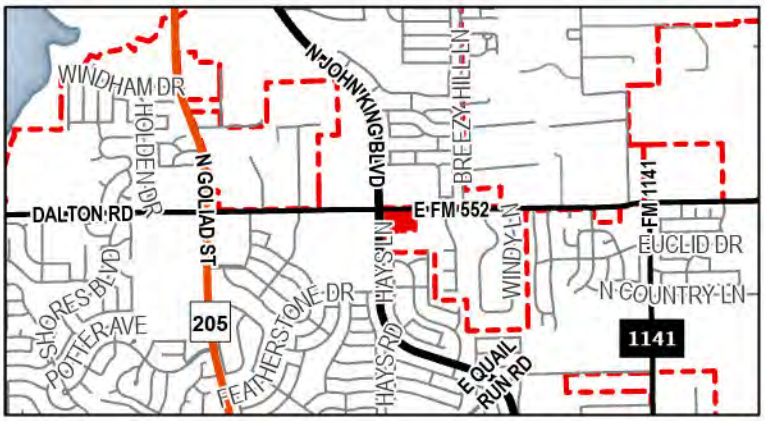
City of Rockwall

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

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Case Number: Z2025-008
Case Name: Zoning Change from Agricultural (AG) District to General Retail (GR) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: SE Corner of John King and FM 552



Date Saved: 2/14/2025
For Questions on this Case Call: (972) 771-7745

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS
ASSOCIATION INC
1024 S Greenville Ave Ste 230
Allen, TX 75002

RESIDENT
3303 RIDGECROSS DR
ROCKWALL, TX 75087

KOPPANATI PRAVEEN KUMAR AND NIKITHA
NUKALA
3303 Ridgecross Dr
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL
C/O HINES INTERESTS LIMITED PARTNERSHIP
609 Main St Ste 2400
Houston, TX 77002

CDT ROCKWALL/2017 LLC
6925 FM 2515
KAUFMAN, TX 75142

NEC JOHN KING & 552 LP
7500 SAN JACINTO PLACE
PLANO, TX 75024

THOMPSON BETTY L
911 E FM 552
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:

Z2025-008: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 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, March 17, 2025 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. Z2025-008: Zoning Change from AG to GR

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM

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

CASE NUMBER Z2025-008

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 Calvin Hale

ADDRESS 784 York Dr, Rockwall, TX, 75087, USA

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

We do not need additional retail in this area.

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: HOA Notification

Outlook

RE: P&Z Meeting

From Miller, Ryan <RMiller@rockwall.com>
Date Thu 2/27/2025 4:11 PM
To Craig Wallwork <wallworkcraig@yahoo.com>
Cc Ross, Bethany <bross@rockwall.com>

Craig … No problem. I have CC'ed Bethany so that she can make sure your email is in the City Council packet. If you need anything else please let us know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | UNIFIED DEVELOPMENT CODE

-
NOTES:
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD.

From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Thursday, February 27, 2025 3:35 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Hi Ryan

Thank you. I was speaking with Bethany about this case this morning. I was looking for clarification regarding the applicants claim that the Comprehensive Plan identifies this area as retail, but it shows it as residential. For what it's worth, I am opposed to this zoning change, as there are 17+ acres across the street slated for retail.

Appreciate you sending this my way though!

Regards,

Craig

On Thursday, February 27, 2025 at 02:02:46 PM CST, Miller, Ryan <rmiller@rockwall.com> wrote:

Craig … As a follow up we do have a zoning case to change the zoning from Agricultural (AG) District to General Retail (GR) District at the SOUTHEAST corner of John King Boulevard and FM-552. Its directly across from the property you asked about, but I though I would mention it. If you have any questions please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Miller, Ryan
Sent: Thursday, February 27, 2025 1:21 PM
To: Craig Wallwork <wallworkcraig@yahoo.com>
Subject: RE: P&Z Meeting

Craig … We do *not* have a current application on this property and I have not heard any updates from the property owner. Hope this helps and if you have any additional questions please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Thursday, February 27, 2025 1:13 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Hi Ryan,

Hope you are well. Any movement on the planned development at the NE corner of FM 552 and John King? Thanks!

Regards,

Craig

On Thursday, May 9, 2024 at 06:22:00 AM CDT, Craig Wallwork <wallworkcraig@yahoo.com> wrote:

Good morning Ryan,

Hope all is well. Have there been any updates to the development at the NE corner of FM 552 and John King? Thanks!

Regards,

Craig

On Tuesday, March 26, 2024 at 11:36:53 AM CDT, Craig Wallwork <wallworkcraig@yahoo.com> wrote:

Thank you

Regards,

Craig

On Tuesday, March 26, 2024 at 11:33:31 AM CDT, Miller, Ryan <rmiller@rockwall.com> wrote:

Yes sir. Tonight at 6:00 PM in the City Council Chambers at City Hall. Thanks

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Tuesday, March 26, 2024 11:32:14 AM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Hello Ryan,

Just want to confirm this P&Z meeting is taking place tonight. Thank you

Regards,

Craig

On Tuesday, March 12, 2024 at 12:42:13 PM CDT, Miller, Ryan <rmiller@rockwall.com> wrote:

Craig … The Planning and Zoning Commission will consider the request to postpone tonight. If they approve it, they will announce the new meeting date as *March 26, 2024* and take no further action. If for some reason they deny the request they will move forward; however, I don't think this is likely at this point and I believe they will postpone the case. With that being said, it will be at their discretion. If you have any additional questions please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Tuesday, March 12, 2024 12:34 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: Re: P&Z Meeting

Thank you for the quick reply. When will this decision be final?

Regards,

Craig

On Tuesday, March 12, 2024 at 12:29:33 PM CDT, Miller, Ryan <rmiller@rockwall.com> wrote:

Craig … The applicant is requesting to postpone for another two (2) weeks because of Spring Break (*see attached memorandum*). Typically, staff would be opposed to extending beyond the 30-days; however, in this case we have heard from several residents on both sides of the issue stating they would prefer the case be tabled until after Spring Break. With this being said, the decision to do this is up to the Planning and Zoning Commission. I believe that the Planning and Zoning Commission will accept the request because there is only four (4) members that will be present tonight, but again it is at their discretion. If you have any additional questions please let me know. Thanks.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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From: Craig Wallwork <wallworkcraig@yahoo.com>
Sent: Tuesday, March 12, 2024 12:00 PM
To: Miller, Ryan <RMiller@rockwall.com>
Subject: P&Z Meeting

Hi Ryan,

Is Z2024-003 still being discussed at tonight's P&Z meeting? Thank you

Regards,

Craig

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Outlook

RE: John King and FM 552, Saddle Star Zoning Request

From Robert Turner <robertturner@silveradearyray.com>
Date Tue 2/18/2025 3:01 PM
To Ross, Bethany <bross@rockwall.com>

Continued on next page...

Certainly would object to the change of Zoning, from a low density residential to retail. The developer bought the property fully aware of the Zoning as it existed at time of purchase.

Likewise, I bought property relying on the Zoning and that the property would not be commercial/retail. Looking for the City to uphold existing Zoning.

Robert Turner

Robert C. Turner
Partner

SILVERA DEARY RAY
17070 Dallas Parkway
Suite 100
Dallas, Texas 75248
(972) 715-1750 –Main
(972) 715-1767-Direct
(214) 563-3700 -Cell
robertturner@silveradearyray.com

SILVERA DEARY RAY

http://www.silveradearyray.com

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From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, February 18, 2025 2:25 PM
To: Robert Turner <robertturner@silveradearyray.com>
Subject: Re: John King and FM 552, Saddle Star Zoning Request

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This email works fine or you can submit an objection on our website at https://survey123.arcgis.com/share/431d1296d0e442ad8a77d2779f1cc8db

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning

From: Robert Turner <robertturner@silveradearyray.com>
Sent: Tuesday, February 18, 2025 2:18 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: RE: John King and FM 552, Saddle Star Zoning Request

Then how do I object to the Zoning Request change ?

Robert C. Turner
Partner

SILVERA DEARY RAY
17070 Dallas Parkway
Suite 100
Dallas, Texas 75248
(972) 715-1750 –Main
(972) 715-1767-Direct
(214) 563-3700 -Cell
robertturner@silveradearyray.com

SILVERA DEARY RAY

http://www.silveradearyray.com

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From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, February 18, 2025 2:02 PM

To: Robert Turner <robertturner@silveradearyray.com>
Subject: Re: John King and FM 552, Saddle Star Zoning Request

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Robert,

This property is designated for *Low Density Residential* land uses, which is defined as two (2) to two and one-half (2 ½) dwelling units per acre. If the zoning change is approved, the applicants' proposed request would require this designation to be changed from Low Density Residential to a Commercial/Retail designation.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning

From: Robert Turner <robertturner@silveradearyray.com>
Sent: Tuesday, February 18, 2025 1:11 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: John King and FM 552, Saddle Star Zoning Request

In the long-term zoning plan, has this piece of property always been anticipated to remain Ag ?

Robert C. Turner
Partner

SILVERA DEARY RAY
17070 Dallas Parkway
Suite 100
Dallas, Texas 75248
(972) 715-1750 –Main
(972) 715-1767-Direct
(214) 563-3700 -Cell
robertturner@silveradearyray.com

SILVERA DEARY RAY

http://www.silveradearyray.com

Please consider the environment before printing

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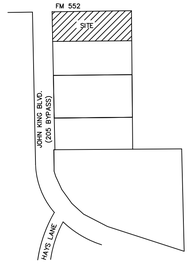
From:	Seth Conner
To:	Planning
Subject:	Z2025-008: Zoning Change from AG to GR
Date:	Monday, March 3, 2025 2:00:21 PM
Attachments:	signature.asc

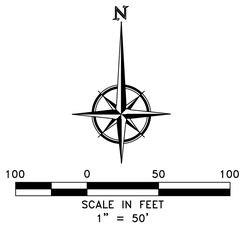
I strongly oppose the zoning change from AG to GR for several compelling reasons. John King is already a heavily traveled road, and this change will exacerbate traffic congestion unnecessarily. Moreover, the lack of transparency regarding the types of businesses intended for this tract raises serious concerns about the nature of future development. There is no necessity to build more in this area, as it will only lead to overdevelopment. I chose to move to Rockwall for its small-town charm, and I am determined to prevent it from becoming another Dallas, which is the likely outcome if AG zoned areas continue to be removed. This change could also cause significant harm to the ecosystem, further illustrating the detrimental impact of this zoning change.

Seth Conner
4518 Lorion Drive

Sent with Proton Mail secure email.
I strongly oppose the zoning change from AG to GR for several compelling reasons. John King is already a heavily traveled road, and this change will exacerbate traffic congestion unnecessarily. Moreover, the lack of transparency regarding the types of businesses intended for this tract raises serious concerns about the nature of future development. There is no necessity to build more in this area, as it will only lead to overdevelopment. I chose to move to Rockwall for its small-town charm, and I am determined to prevent it from becoming another Dallas, which is the likely outcome if AG zoned areas continue to be removed. This change could also cause significant harm to the ecosystem, further illustrating the detrimental impact of this zoning change.

VICINITY MAP
NOT TO SCALE





NOTES:

1. Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization (CORS 2011).
2. This survey was prepared with the benefit of Title Commitment ~~GF No. TMD-TX-19108939LA, effective date of October 10, 2019, issued on October 25, 2019.~~ No research of record easements has been performed on this tract since the effective date of the policy mentioned above.
3. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 48397C0030L, dated September 26, 2008, a portion of the subject property lies within flood Zone "X" and AE as shown.
4. At the request of the client, only fences and other improvements were located along or near the property lines . All visible public utilities and paving were located as shown hereon. Other improvements such a buildings, driveways, and concrete were not located.

LEGAL DESCRIPTION

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 6.7 acre tract of land described in a Deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

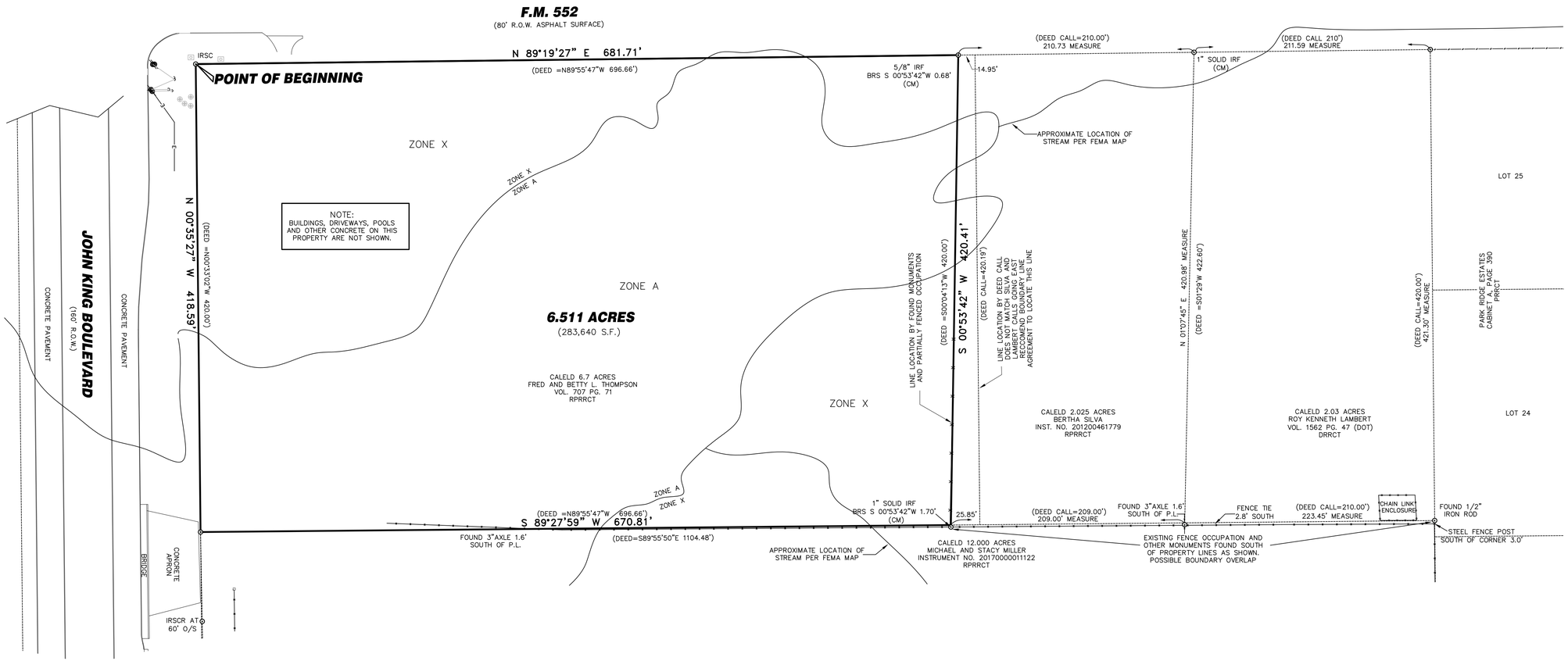
BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7 acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7 acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square Feet or 6.511 acres of land;



LEGEND	
CIRS	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
A.E.	ACCESS EASEMENT
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
	FIRE HYDRANT
	GUY WIRE
	POWER POLE
	SIGN
	TELEPHONE BOX
	STORM SEWER MANHOLE
	WATER METER/WATER MANHOLE
	UNDERGROUND CABLE MARKER
PRRCT	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS
—E—	OVERHEAD ELECTRIC LINE
—X—	WIRE OR BARBED WIRE FENCE
	CHAIN LINK FENCE
—o—	METAL PIPE FENCE

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This preliminary document was released 4/16/2021 for Client's review.

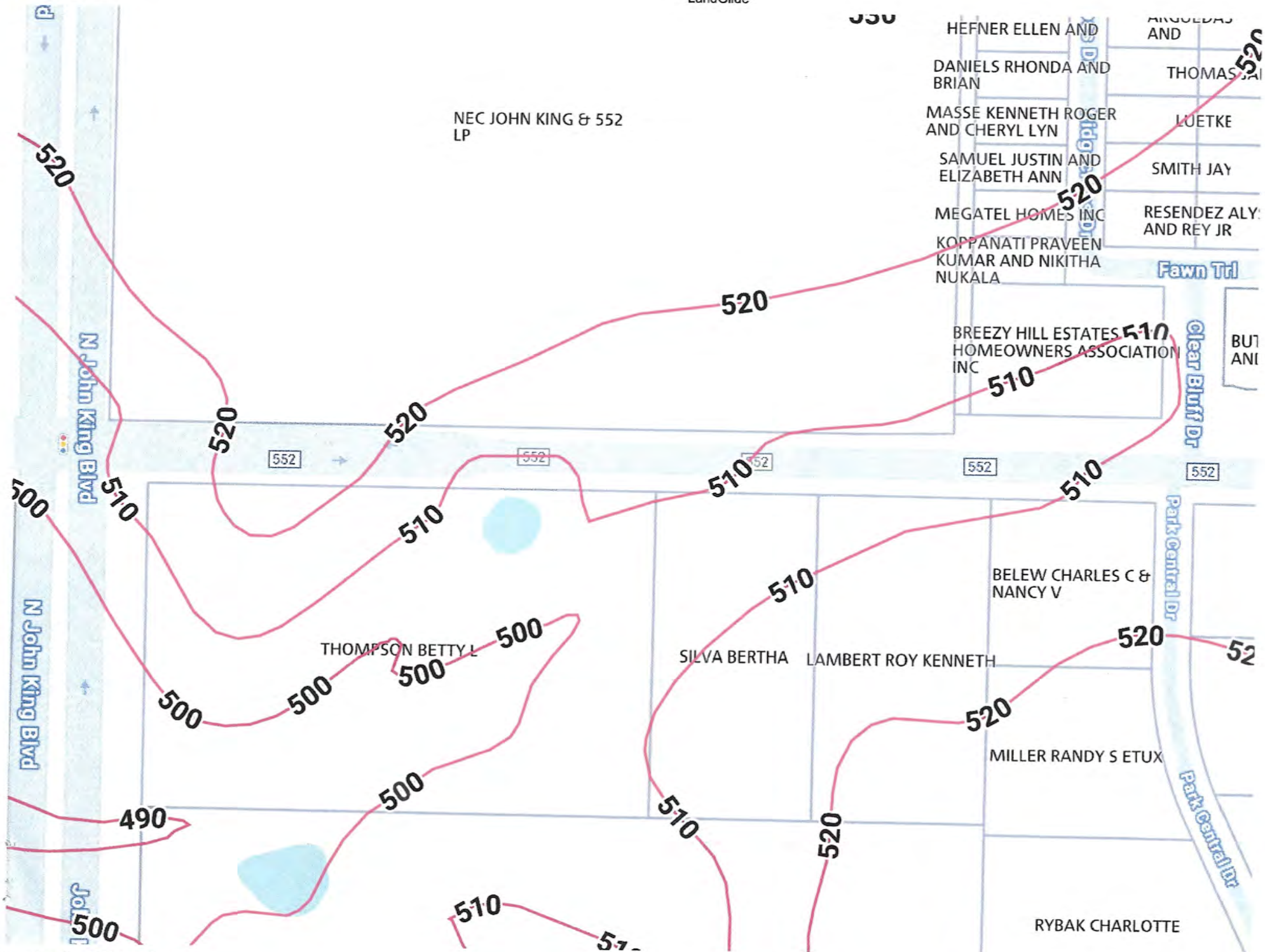
ROBERT C. MYERS R.P.L.S. NO. 3963

R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"
488 ARROYO COURT
SUNNYVALE, TEXAS 75182
(214) 532-0636 Voice
Firm No. 10192300
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com

Client: Saddle Star Land Development

Job No.: 355B-4	Drawn by: RCM	Date: 04/15/2021	Revised:

STANDARD LAND SURVEY
OF
6.511 ACRES
SITUATED IN THE
P.B. HARRISON SURVEY, ABST. NO. 97
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS


HEFNER ELLEN AND
DANIELS RHONDA AND BRIAN
NEC JOHN KING & 552 LP
MASSE KENNETH ROGER AND CHERYL LYN
SAMUEL JUSTIN AND ELIZABETH ANN
MEGATEL HOMES INC
KOPPANATI PRAVEEN KUMAR AND NIKITHA NUKALA
BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
Fawn Trl
Clear Bluff Dr
Park Central Dr
N John King Blvd
552
BELEW CHARLES C & NANCY V
THOMPSON BETTY L
SILVA BERTHA
LAMBERT ROY KENNETH
MILLER RANDY S ETUX
RYBAK CHARLOTTE
520
510
500
490

PAT ATKINS
[redacted]
972.388.6383
kpatatkins@yahoo.com

1-31-25

RE: 6.511 ACRES / S.E. CORNER OF F.M. 552-JOHN KING BLVD.S.H.205 Bypass

Rockwall , Texas

Mr. Miller,

The Rockwall Comprehensive Master Plan identifies Retail Use at said corner .

Saddle Star LLC. Intention is to provide Retail Developers at the SE corner meeting all of the City of Rockwall Development standards for General Retail .

Sincerely

Pat Atkins

Fred G. Thompson by Power of Attorney -

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. 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* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
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.

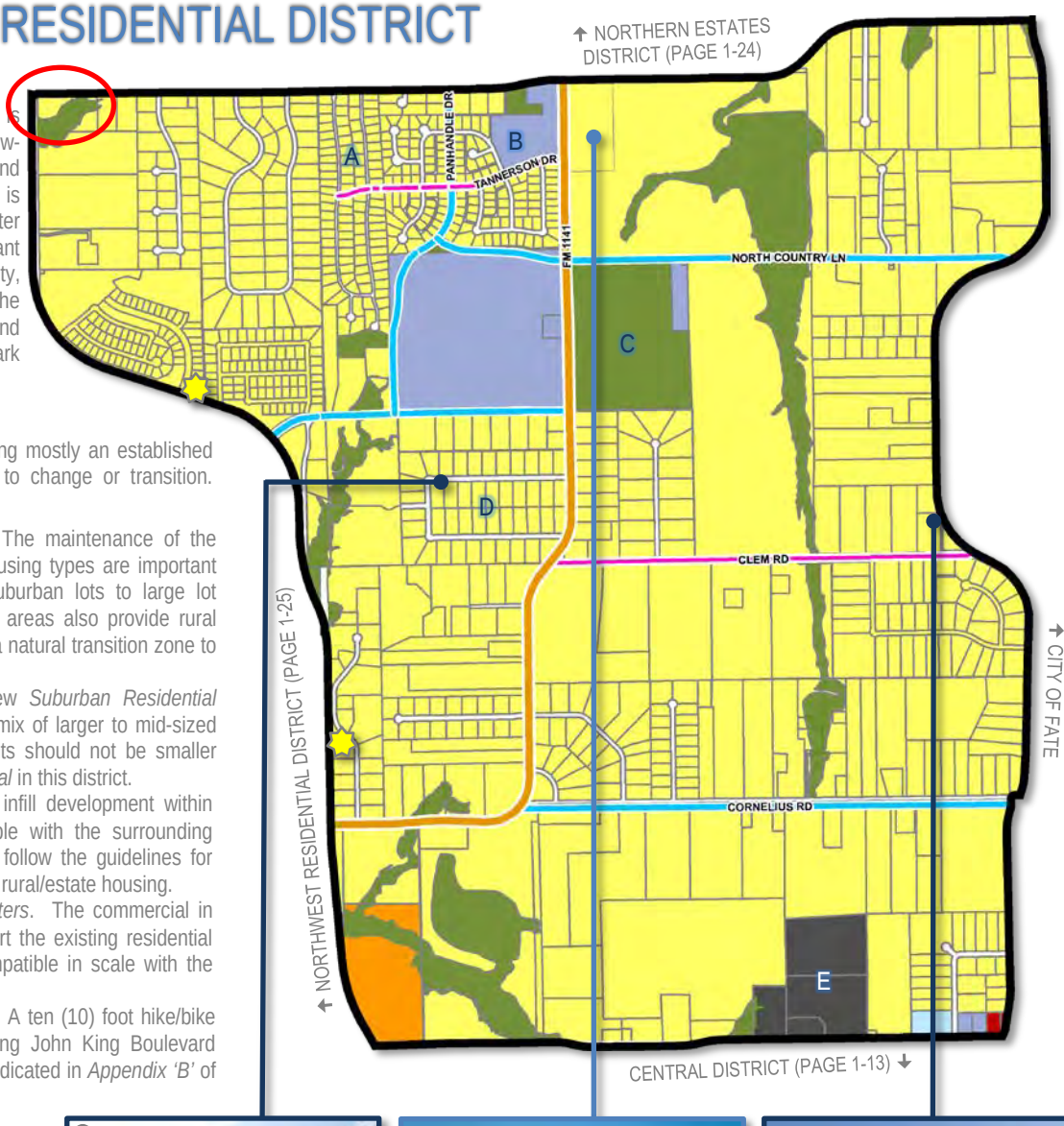
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

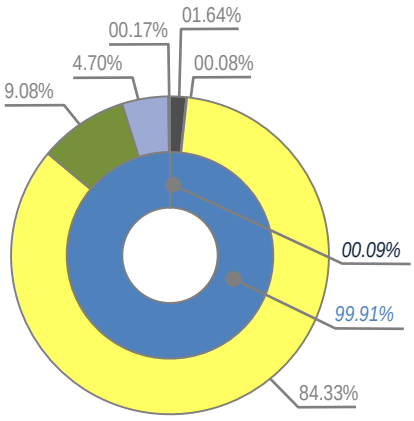

2 Future Suburban Residential


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

05 FUTURE LAND USE PLAN
01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL

LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of 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 (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

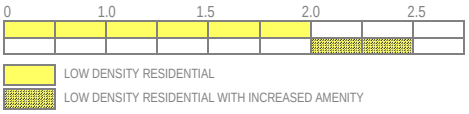
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban, Estate and Rural Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

1. Breezy Hill Subdivision
2. Stone Creek Subdivision
3. Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (*see Chapter 8, Residential Developments, of this Comprehensive Plan*).

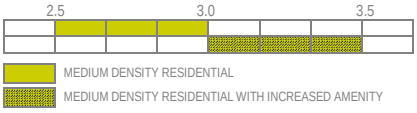
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban Residential (*i.e. Single-Family Detached Homes*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

1. Caruth Lakes Subdivision
2. Lago VistaSubdivision
3. Park Place Subdivision

RESIDENTIAL DENSITY CHART



HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

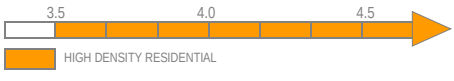
DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Suburban and Urban Residential (*i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
2. *Secondary Land Uses:* Amenities, Parks, Open Space, and Institutional/Civic Land Uses
3. *Zoning Districts:* Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

1. Turtle Cove Subdivision
2. Sixteen50 @ Lake Ray Hubbard Apartments
3. Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY










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 A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Group or Community Home	(11)	(5)	P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
Trade School	(24)		S
Social Service Provider (*Except Rescue Mission or Homeless Shelter*)	(26)		S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P

LEGEND:

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X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	S
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	S
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
Theater	(15)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Alcoholic Beverage Package Sales	(1)	(1)	P
Antique/Collectible Store	(3)		P
Astrologer, Hypnotist, or Psychic	(4)		P
Banquet Facility/Event Hall	(5)		P
Portable Beverage Service Facility	(6)	(3)	S
Brew Pub	(7)		P
Business School	(8)		P
Catering Service	(9)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	P
Copy Center	(11)		P
Craft/Micro Brewery, Distillery and/or Winery	(12)	(5)	S
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	P
Garden Supply/Plant Nursery	(15)		P
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Night Club, Discotheque, or Dance Hall	(23)		S
Permanent Cosmetics	(25)	(9)	A

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 A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Rental Store without Outside Storage and/or Display	(28)	(10)	S
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(31)	(13)	P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(32)	(13)	S
Secondhand Dealer	(33)		P
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Locksmith	(11)		P
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto Repair Garage	(2)	(2)	S
Full Service Car Wash and Auto Detail	(5)	(4)	S
Self Service Car Wash	(5)	(4)	S
Non-Commercial Parking Lot	(9)		P
Service Station	(11)	(8)	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 for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (*i.e. Monopole or a Similar Structure*)	(5)	(4)	P
Mounted or Attached Commercial Antenna	(6)	(5)	P
Helipad	(9)		S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		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 A GENERAL RETAIL (GR) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	GENERAL RETAIL (GR) DISTRICT
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		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 A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	NEIGHBORHOOD SERVICES (NS) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	S
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Bed and Breakfast	(2)	(2)	S
Commercial Parking Garage	(6)		A
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	P
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Group or Community Home	(11)	(5)	P
Hospice	(14)		P
Public Library, Art Gallery or Museum	(16)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	S
Financial Institution without Drive-Through	(1)		P
Office or Medical Office Building less than 5,000 SF	(2) & (3)		P
Office or Medical Office Building 5,000 SF or Greater	(2) & (3)		S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Health Club or Gym	(9)		S
Private Club, Lodge or Fraternal Organization	(10)	(6)	S
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)	
Alcoholic Beverage Package Sales	(1)	(1)	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 A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Antique/Collectible Store	(3)		S
Astrologer, Hypnotist, or Psychic	(4)		P
Brew Pub	(7)		P
Catering Service	(9)		S
Temporary Christmas Tree Sales Lot and/or Similar Uses	(10)	(4)	S
Copy Center	(11)		P
Incidental Display	(13)	(6)	P
Food Trucks/Trailers	(14)	(7)	S
Garden Supply/Plant Nursery	(15)		S
General Personal Service	(16)	(8)	P
General Retail Store	(17)		P
Hair Salon and/or Manicurist	(18)		P
Laundromat with Dropoff/Pickup Services	(19)		P
Self Service Laundromat	(20)		P
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		S
Permanent Cosmetics	(25)	(9)	A
Pet Shop	(26)		P
Temporary Real Estate Sales Office	(27)		P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(29)	(11)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(29)	(12)	S
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(30)		S
Art, Photography, or Music Studio	(33)		P
Tailor, Clothing, and/or Apparel Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		S
Shoe and Boot Repair and Sales	(16)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Full Service Car Wash and Auto Detail	(5)	(4)	S
Non-Commercial Parking Lot	(9)		S
Service Station	(11)	(8)	S
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 for an Amateur Radio	(3)	(2)	A
Antenna Dish	(4)	(3)	A
Freestanding Commercial Antenna (*i.e. Monopole or a Similar Structure*)	(5)	(4)	S

LEGEND:	
	Land Use *NOT* Permitted
P	Land Use Permitted *By-Right*
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X	Land Use Prohibited by Overlay District
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PERMITTED LAND USES IN A NEIGHBORHOOD SERVICES (NS) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	NEIGHBORHOOD SERVICES (NS) DISTRICT
Mounted or Attached Commercial Antenna	(6)	(5)	S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses (*Includes Utilities with a Franchise Utility Agreement with the City of Rockwall*)	(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
Transit Passenger Facility	(18)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		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 GENERAL RETAIL (GR) DISTRICT FOR A 6.511-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1-1 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND 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 Pat Atkins of Saddle Star Land Development on behalf of Betty Thompson for the approval of a *Zoning Change* from an Agricultural (AG) District to a General Retail (GR) District for a 6.511-acre identified as Tract 1-1 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located at the southeast corner of the intersection of John King Boulevard and FM-552, and more fully described and depicted in *Exhibit 'A'* and *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, 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, 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 General Retail (GR) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *General Retail (GR) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*, and Subsection 04.04*, General Retail (GR) District,* and Subsection 06.10, *SH-205 By-Pass Overlay (SH-205 BY OV) District*, of Article 05*, District Development Standards,* of the Unified Development Code [*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 05.13.2025

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the 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 7TH DAY OF APRIL, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 03.11.2025

Exhibit 'A'
Legal Description

BEING 6.511 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas and all of a called 6.7m acre tract of land described in a deed to Fred and Betty L. Thompson, recorded Volume 707, Page 71, Deed Records of Rockwall County, Texas (DRRCT), being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for corner in the east line of John King Boulevard (160' wide right-of-way) at the northwest corner of said 6.7-acre tract, said point also being in the south right-of-way line of F.M. 552 (80' right-of-way);

THENCE N 89 degrees 19 minutes 27 seconds E, along the south right-of-way line of said F.M. 552, a distance of 681.71 feet, to a point for corner at the northwest corner of a called 2.025 acre tract described in a deed to Bertha Silva recorded as Instrument 201200461779, Real Property Records of Rockwall County, Texas, (RPRRCT), as marked by monument and occupied by partial fencing on the west line, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 0.68 feet;

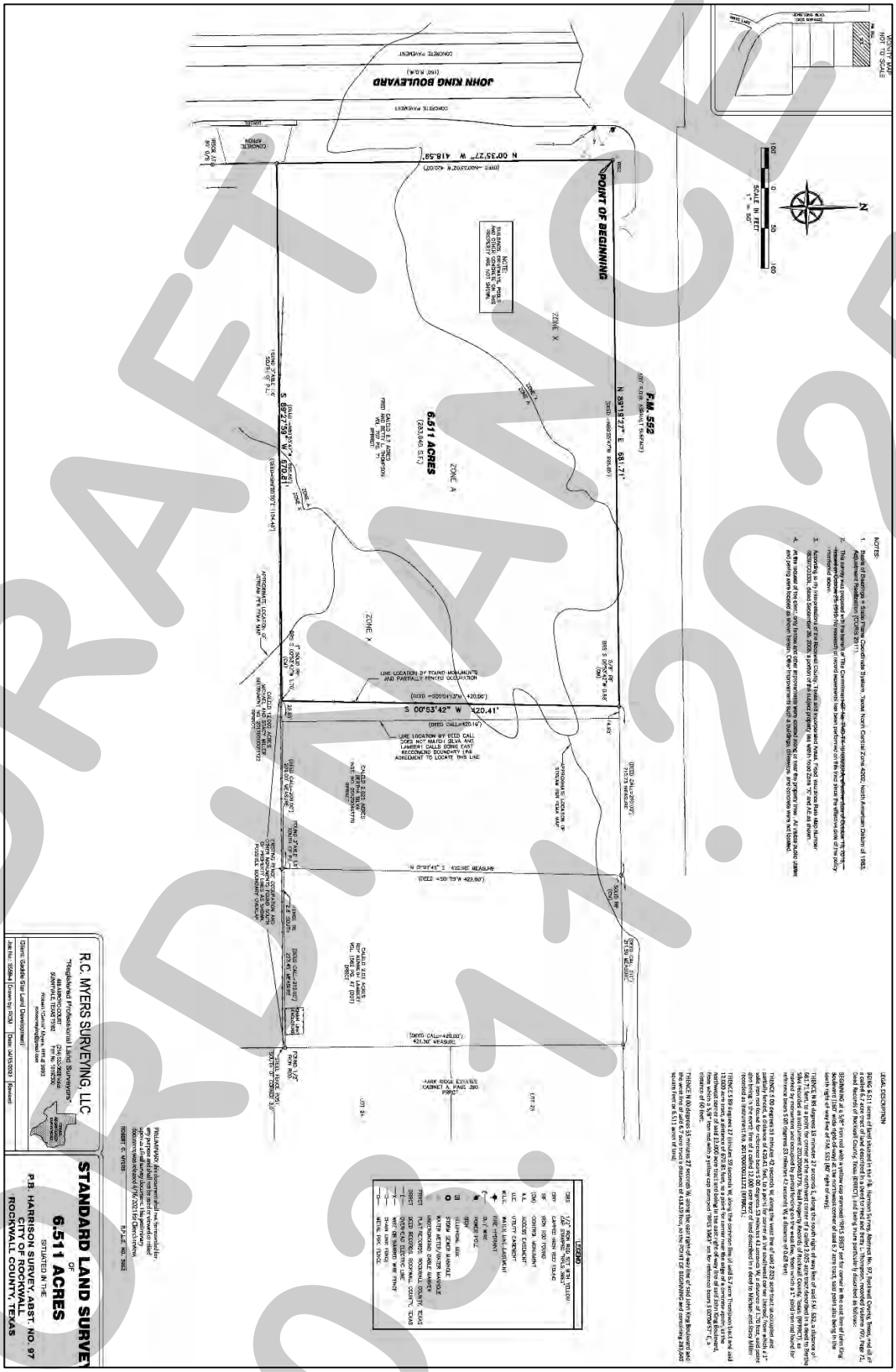
THENCE S 00 degrees 53 minutes 42 seconds W, along the west line of said 2.025 acre tract as occupied and partially fenced, a distance of 420.41 feet, to a point for corner at the southwest corner thereof, from which a 1" solid iron rod found for reference bears S 00 degrees 53 minutes 42 seconds W, a distance of 1.70 feet, said point also being in the north line of a called 12.000 acre tract of land described in a deed to Michael and Stacy Miller recorded as Instrument No. 20170000011122 (RPRRCT).;

THENCE S 89 degrees 27 minutes 59 seconds W, along the common line of said 6.7 acre Thompson tract and said 12.000 acre tract, a distance of 670.81 feet, to a point for corner near the edge of a concrete apron, at the northwest corner of said 12.000 acre tract and being in the east right-of-way line of said John King Boulevard, from which a 5/8" iron rod with a yellow cap stamped "RPLS 3963" set for reference bears S 00°04'57" E, a distance of 60 feet;

THENCE N 00 degrees 35 minutes 27 seconds W, along the east right-of-way line of said John King Boulevard and the west line of said 6.7-acre tract a distance of 418.59 feet, to the POINT OF BEGINNING and containing 283,640 square Feet or 6.511 acres of land;

DRAFT ORDINANCE 03.11.2025

Exhibit 'B'
Survey



DRAFT
02.17.2025

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 11, 2025
APPLICANT:	Caprice Michelle
CASE NUMBER:	Z2025-009; *Specific Use Permit (SUP) for a Short-Term Rental at 1827 Mystic Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on January 9, 1984 by *Ordinance No. 84-05* [*Case No. A1984-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 20, 1987, the subject property was rezoned from Agricultural (AG) District to Planned Development District 19 (PD-19) for zero-lot-line residential homes. On March 18, 1997, the subject property was platted as Lot 1, Block B, Newport Place Addition as part of *Case No. PZ1997-010-01*. According to the Rockwall Central Appraisal District (RCAD), there is currently an 1,834 SF single-family home situated on the subject property that was constructed in 1998.

PURPOSE

The applicant -- *Caprice Michelle* -- 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 two (2) existing *Non-Owner-Occupied Short-Term Rentals*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1827 Mystic Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Mystic Street, which is classified as an 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 several lots developed with single-family homes that are zoned Planned Development District 19 (PD-19). North of this is the Lago Vista Subdivision, which was established on September 24, 1994 and consists of 92 single-family residential lots. All of the Lago Vista Subdivision is zoned Planned Development District 18 (PD-18) for Single Family 7 (SF-7) District land uses.

East: Directly east of the subject property are five (5) residential lots [*i.e. 1803, 1809, 1813, 1817, & 1821 Mystic Street*] developed with single-family homes. Beyond this is Newport Drive, which is classified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this are several residential lots developed with single-family homes. All of these properties are zoned Planned Development District 19 (PD-19) and are a part of the Newport Place Subdivision.

South: Directly south of the subject property is Summer Lee Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Signal Ridge, Phase 1 Addition, which consists of 39 condominium lots that were established on May 3, 1982. South of

this is Signal Ridge Place, which is classified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Summer Lee Drive, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Signal Ridge, Phase 1 Addition, which consists of 39 condominium lots that were established on May 3, 1982. Beyond this is Portofino Circle, which is classified as an R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is The Harbor Rockwall Addition, which consists of seven (7) commercial lots and was established on April 5, 2005.

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 1827 Mystic Street, and at the time of application it was determined that there were already two (2) permitted *Non-Owner-Occupied Short-Term Rentals* 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 329.5-feet from an existing, permitted *Non-Owner-Occupied Short-Term Rental* (*i.e. 2885 Newport Drive*) [*Permit No. STR2024-3781*] that accommodates up to ten (10) guests with four (4) bedrooms and three and a half (3 ½) bathrooms, and it is also located 793.3-feet from another existing, permitted *Non-Owner-Occupied Short-Term Rental* (*i.e.108 Reliance Court*) [*Permit No. STR2024-4311*] that has four (4) bedrooms and two and a half (2 ½) bathrooms. These two (2) *Non-Owner-Occupied Short-Term Rentals (STRs)* were in existence before the *Short-Term Rental (STR)* ordinance was adopted on April 1, 2024; however, only one *Non-Owner-Occupied Short-Term Rental* (*i.e. 2885 Newport Drive*) [*Permit No. STR2024-3781*] applied for the *Short-Term Rental (STR)* permit within the three (3) month grace period. The other *Non-Owner-*



FIGURE 1: SUBJECT PROPERTY PROXIMITY TO TWO (2) EXISTING NON-OWNER-OCCUPIED SHORT-TERM RENTALS

Occupied Short-Term Rental (*i.e.108 Reliance Court*) [*Permit No. STR2024-4311*] is also within the 1,000-foot buffer from another permitted *Non-Owner-Occupied Short-Term Rental* but received approval for a Specific Use Permit (SUP) *[i.e. Case No. Z2024-046, Ordinance No. 24-17, S-347*] to allow it to continue functioning as a short-term rental. The proposed *Short-Term Rental* is a 1,834 SF single-family home that has four (4) bedrooms and two (2) bathrooms that accommodates up to six (6) guests. 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.

NOTIFICATIONS

On February 19, 2025, staff mailed 137 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lago Vista, Water's Edge at Lake Ray Hubbard, Signal Ridge, and Signal Ridge, Phase 4 Homeowners Associations (HOAs), which are the only Homeowners Associations (HOAs) 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 one (1) notice in favor (*which is from the property owner*) and five (5) notices in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval 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*].

Docusign Envelope ID: BC146299-13E6-4DAE-86C0-2EC07D05B8B2

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	1827 Mystic Street				
SUBDIVISION	Newport Place	LOT	1	BLOCK	B
GENERAL LOCATION	Walking distance to the habor				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential	CURRENT USE	Rental Property
PROPOSED ZONING	Residential	PROPOSED USE	
ACREAGE	.1237	LOTS [CURRENT]	5388.37
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	Pink Rockwall LLC	☒ APPLICANT	Caprice Michelle
CONTACT PERSON	Caprice Michelle	CONTACT PERSON	
ADDRESS	240 Willowcrest	ADDRESS	240 Willowcrest
CITY, STATE & ZIP	Rockwall, TX 75032	CITY, STATE & ZIP	Rockwall TX 75032
PHONE	214-789-7364	PHONE	214-789-7364
E-MAIL	Pinkrockwallllc@gmail.com	E-MAIL	Caprice michelle @ gmail.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Caprice Michelle [*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 14th DAY OF February, 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 14th DAY OF February 20 25

OWNER'S SIGNATURE Caprice Michelle

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Laura Perez

NOTARY PUBLIC STATE OF TEXAS
LAURA PEREZ
Notary Public
State of Texas
ID # 12537175-6
My Comm. Expires 07-25-2025

MY COMMISSION EXPIRES



City of Rockwall

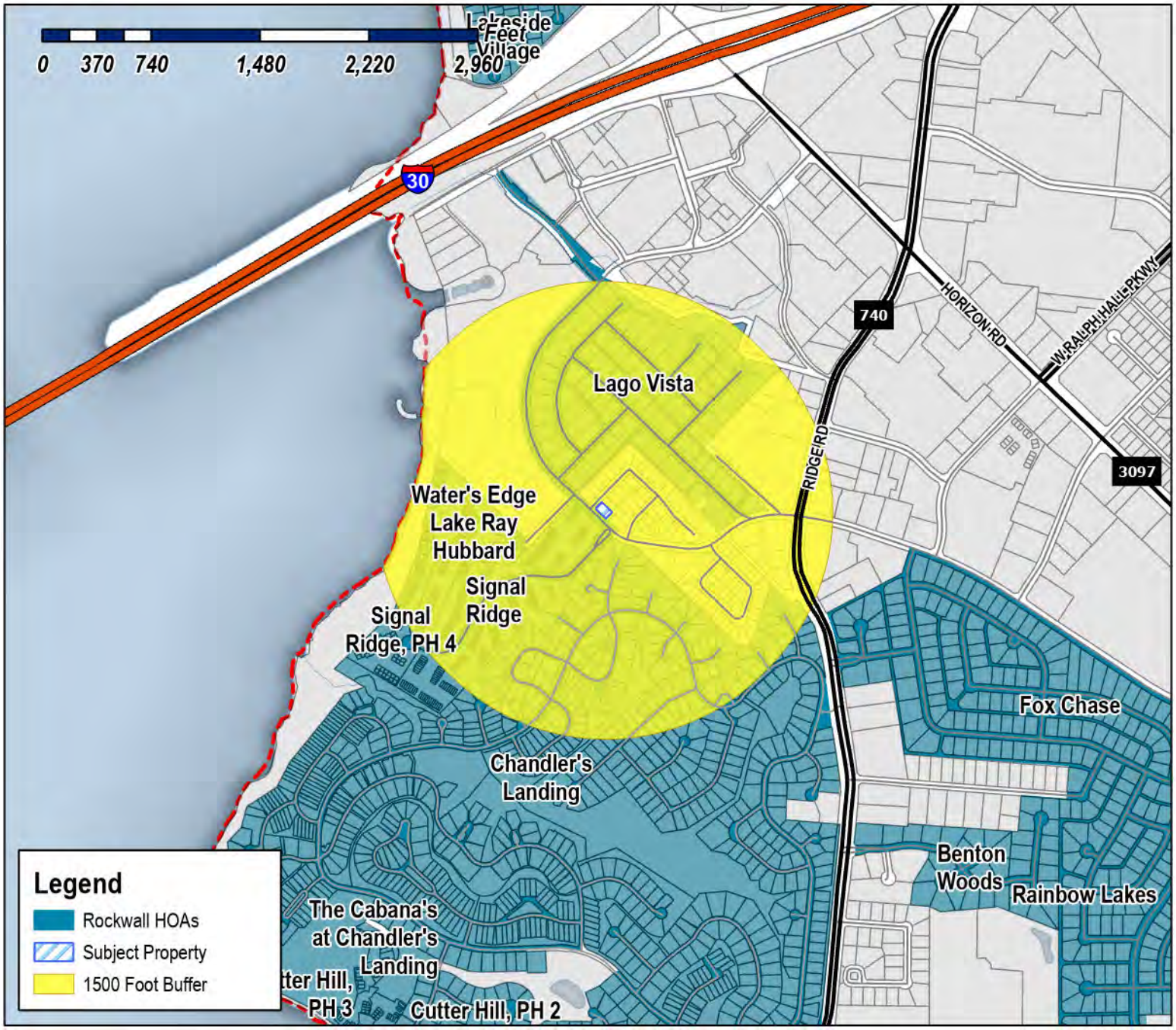
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

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Case Number: Z2025-009
Case Name: Specific Use Permit (SUP) for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 19 (PD-19)
Case Address: 1827 Mystic Street

Date Saved: 2/14/2025
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 {Z2025-009]
Date:	Thursday, February 20, 2025 3:31:12 PM
Attachments:	Public Notice (02.18.2025).pdf HOA Map (02.14.2025).pdf

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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, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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.

Z2025-009: SUP for a Short-Term Rental
Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a Specific Use Permit (SUP) for a Short-Term Rental on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

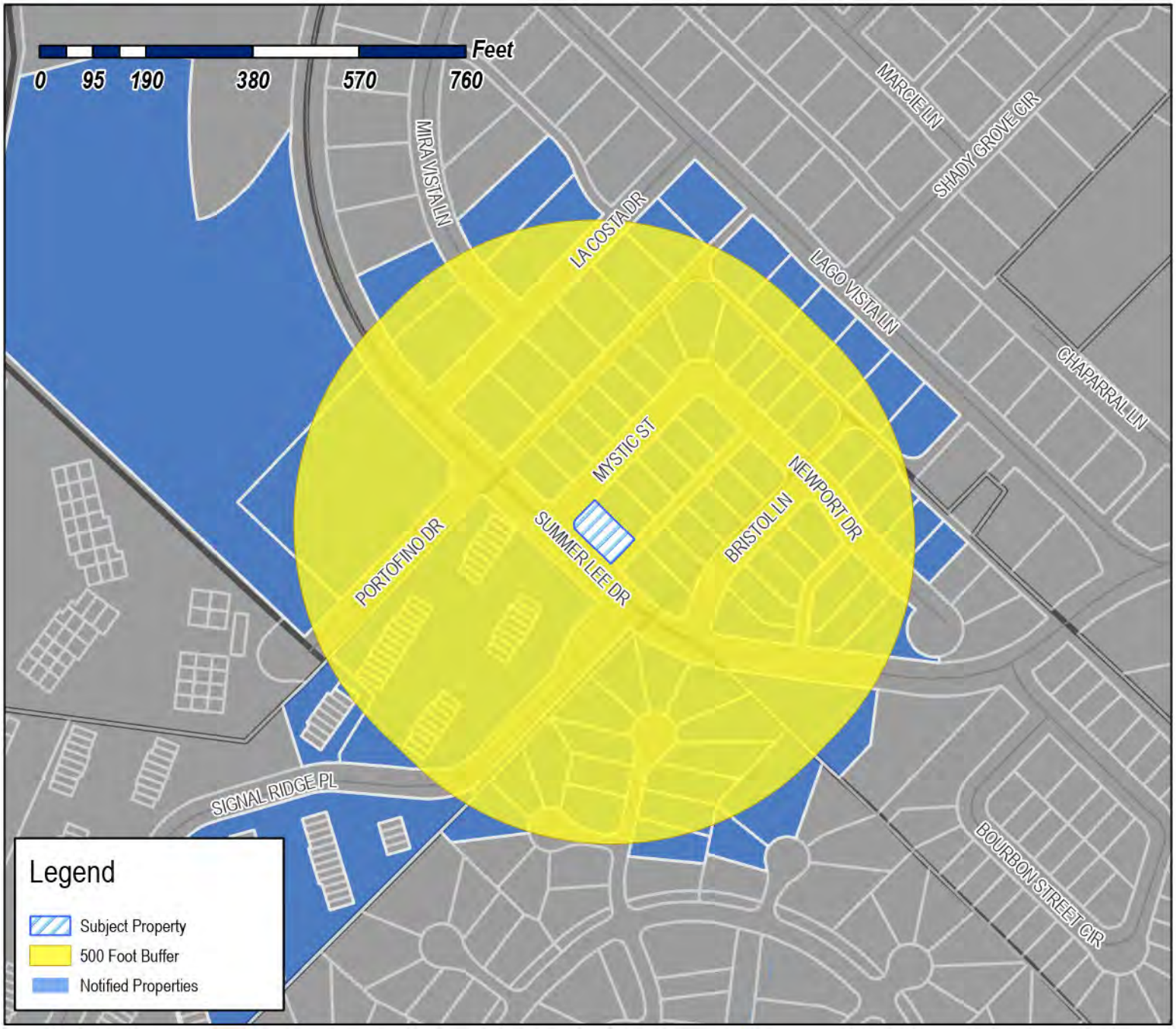
Thank you,

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

City of Rockwall

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

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Case Number: Z2025-009
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Case Type: Zoning
Zoning: Planned Development District 19 (PD-19)
Case Address: 1827 Mystic Street

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



HALAMA STEFAN & ANN
103 VALKYRIE PL
ROCKWALL, TX 75032

SMITH BRYAN
104 MAYFLOWER CT
ROCKWALL, TX 75032

O'CONNOR MICHAEL AND HEATHER DAWN
105 MAYFLOWER CT
ROCKWALL, TX 75032

RESIDENT
106 MAYFLOWER CT
ROCKWALL, TX 75087

ROPER JOHN & JENNIFER
107 MAYFLOWER CT
ROCKWALL, TX 75032

GARCIA ANTONIO JR & ROXANN D
107 VALKYRIE PL
ROCKWALL, TX 75032

SLATER THOMAS EVERETT
108 MAYFLOWER CT
ROCKWALL, TX 75032

NORTEX PROPERTIES INC
% JOSEPH L ZEHR
10808 LA CABREAH LN
FORT WAYNE, IN 46845

LYONS ELIZABETH
109 MAYFLOWER COURT
ROCKWALL, TX 75032

COOPER ELI T & RIKKI J
110 MAYFLOWER CT
ROCKWALL, TX 75032

CONFIDENTIAL OWNER
111 MAYFLOWER CT
ROCKWALL, TX 75032

SHERMAN THREASA L AND DOYLE
112 MAYFLOWER COURT
ROCKWALL, TX 75032

CASTRO CRISTINA
113 MAYFLOWER CT
ROCKWALL, TX 75032

EDAR-ALLRED CHRISTOPHER & CHERRYL
114 MAYFLOWER CT
ROCKWALL, TX 75032

JURCA JACOB S AND JACLYN J
115 MAYFLOWER CT
ROCKWALL, TX 75032

GONZALEZ KEITH R & DEANNA J
120 PURITAN CT
ROCKWALL, TX 75032

HPA BORROWER 2016-1 LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO, IL 60606

HORTON TREVOR L AND MEGAN
122 PURITAN COURT
ROCKWALL, TX 75032

POTISKA PATRICIA AND ANDREA
124 PURITAN CT
ROCKWALL, TX 75032

MORRIS NICOLE E
13724 Cordary Ave Unit 7
Hawthorne, CA 90250

SANTIAGO ABRAHAM
1715 Summer Lee Dr
Rockwall, TX 75032

RIKE RHONDA D & GARY R
1773 LA COSTA DR
ROCKWALL, TX 75032

AMIN MOHAMMAD N & SAJIDA
1781 LA COSTA DR
ROCKWALL, TX 75032

VANG DEBBIE AND YEE
1791 LA COSTA DR
ROCKWALL, TX 75032

BLOCKER JAMES ROBERT & MARY KATHERINE
TRUSTEES
JAMES & MARY BLOCKER FAMILY TRUST
1796 MYSTIC STREET
ROCKWALL, TX 75032

ANSARI MOHAMMAD TARIQ
1799 LA COSTA DR
ROCKWALL, TX 75032

MEDINA ALEJANDRO
1800 DALROCK #100
ROWLETT, TX 75088

TEEL ALVIN AND EUAMDEUANE
1802 MYSTIC ST
ROCKWALL, TX 75032

REYNOLDS MICHAEL W AND STEPHANE
1803 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1806 MYSTIC ST
ROCKWALL, TX 75087

MOSS WILLIAM B
1806 BRISTOL LN
ROCKWALL, TX 75032

DENYSSCHEN REGENALD R & SALLY
1807 LA COSTA DR
ROCKWALL, TX 75032

LORD DEE A
1809 BRISTOL LN
ROCKWALL, TX 75032

SHIELDS KENNETH L AND SANDRA J
1809 MYSTIC STREET
ROCKWALL, TX 75032

RESIDENT
1810 MYSTIC ST
ROCKWALL, TX 75087

RESIDENT
1812 BRISTOL LN
ROCKWALL, TX 75087

RIDDLE LARRY W & NANCY
1813 MYSTIC ST
ROCKWALL, TX 75032

RODRIGUEZ ELVIA
1814 MYSTIC ST
ROCKWALL, TX 75032

MARTIN GRAHAM S AND
SAMANTHA M BARTELL
1815 BRISTOL LANE
ROCKWALL, TX 75032

GATSON PATSY M
1816 Bristol Ln
Rockwall, TX 75032

LASPE FAMILY TRUST
FORREST ROBERT LASPE & NANCY KAY LASPE,
TRUSTEES
1817 LA COSTA DR
ROCKWALL, TX 75032

ESPINOZA CARLOS DAVID AND KATIE LYNN
1817 MYSTIC STREET
ROCKWALL, TX 75032

FITZGERALD LARRY AND JEANA MARIE
1818 MYSTIC STREET
ROCKWALL, TX 75032

WATERS KEESTON GLENN &
GLENN & TERESA WATERS
1819 BRISTOL LN
ROCKWALL, TX 75032

GONZALES KAYLEIGH AND RICHARD
1820 BRISTOL LANE
ROCKWALL, TX 75032

FUENTES DANIEL TREVINO
1821 MYSTIC STREET
ROCKWALL, TX 75032

WILSON PATRICIA
1822 MYSTIC ST
ROCKWALL, TX 75032

RESIDENT
1823 BRISTOL LN
ROCKWALL, TX 75087

PATRICK JANET
WILLIAMS PAUL KIRKLAND
1824 BRISTOL LN
ROCKWALL, TX 75032

FORD SAMUEL M & SUSAN D
1825 LA COSTA DR
ROCKWALL, TX 75032

RESIDENT
1827 MYSTIC ST
ROCKWALL, TX 75087

WHITE LISA
1828 MYSTIC ST
ROCKWALL, TX 75032

TIPPS MIGUEL
1829 BRISTOL LN
ROCKWALL, TX 75032

PHILLIPS DEBRA
1830 BRISTOL LN
ROCKWALL, TX 75032

1806 MYSTIC LLC
19185 PALM VIS
YORBA LINDA, CA 92886

RESIDENT
1995 SUMMER LEE DR
ROCKWALL, TX 75087

DASILVA JOHN M
2009 TOUCH GOLD CT
ROWLETT, TX 75088

RESIDENT
2055 SUMMER LEE DR
ROCKWALL, TX 75087

HENDERSON DON AND MARIA
234 BRISTOL CT
HEATH, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO
LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

SWERCINSKY CAPRICE MICHELLE
240 WILLOWCREST
ROCKWALL, TX 75032

ROCKWALL LOT 3 OWNER LLC
255 Alhambra Cir Ste 760
Coral Gables, FL 33134

2055 SUMMER LEE ROCKWALL OWNER LLC
255 Alhambra Cir Ste 760
Coral Gables, FL 33134

CARPENTER REVOCABLE LIVING TRUST
2752 E FM 552
ROCKWALL, TX 75087

ROCHA GUADALUPE
2835 Mira Vista Ln
Rockwall, TX 75032

WOMBLE JOHN & GINGER
2836 MIRA VISTA LN
ROCKWALL, TX 75032

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

SOLERO DANIEL J AND ANDREA
2844 MIRA VISTA LN
ROCKWALL, TX 75032

SHANNON C BROWNING AND DONNA J
BROWNING JOINT REVOCABLE LIVING TRUST
DONNA J BROWNING - TRUSTEE
2872 LAGO VISTA LANE
ROCKWALL, TX 75032

STRICKLIN GINA LEIGH
2880 LAGO VISTA LN
ROCKWALL, TX 75032

SMITH MATTHEW PATRICK &
JESSIE LAINE NELSON
2881 Newport Dr
Rockwall, TX 75032

QUINTERO BERTHA L
2885 NEWPORT DR
ROCKWALL, TX 75032

GILGER LIVING TRUST
MAC J GILGER AND REBECCA L
2888 LAGO VISTA LN
ROCKWALL, TX 75032

RESIDENT
2889 NEWPORT DR
ROCKWALL, TX 75087

GWIE KIONG OEN & RONY THERESIA
2901 NEWPORT DR
ROCKWALL, TX 75032

WALLS DEREK P & KAREN J
2904 LAGO VISTA LN
ROCKWALL, TX 75032

DEVYANI SEEMA T
2905 NEWPORT DRIVE
ROCKWALL, TX 75032

VEGA EMANUEL M VILLA
2911 NEWPORT DRIVE
ROCKWALL, TX 75032

RESIDENT
2912 LAGO VISTA LN
ROCKWALL, TX 75087

RESIDENT
2917 NEWPORT DR
ROCKWALL, TX 75087

WAFFER DANNY KAY
2920 LAGO VISTA LANE
ROCKWALL, TX 75032

RESIDENT
2923 NEWPORT DR
ROCKWALL, TX 75087

HABERSTOCK CHRISTA & WILLIAM MAYER
2928 NEWPORT DR
ROCKWALL, TX 75032

HAGOS SELAMAWIT AND
EMANUELE DI STEFANO
2929 NEWPORT PLACE
ROCKWALL, TX 75032

MONSERATE REVOCABLE LIVING TRUST
2934 NEWPORT DR
ROCKWALL, TX 75032

NORTON MONICA JEAN
2935 NEWPORT DR
ROCKWALL, TX 75032

RESIDENT
2944 NEWPORT DR
ROCKWALL, TX 75087

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

LIECHTY SHIRLEY JEAN
C/O MRS AMY JENSEN
331 MOCKINGBIRD LN
AUBURN, AL 36830

NAIDOO PAUL
3904 Aspen Dr Apt 3123
Rowlett, TX 75088

YANO SHINYA
C/O OPEN HOUSE CO., LTD,
5050 Quorum Dr Ste 610
Dallas, TX 75254

KING LINDA D REV LIVING TR
LINDA D KING TRUSTEE
519 E INTERSTATE 30
ROCKWALL, TX 75087

KIBBY ROAD LLC
559 W MAIN ST
MERCED, CA 95340

ABARCA CARLOS A RIVERS AND TATIANA
CHAMORRO GARCIA
7709 Briarcrest Ct
Irving, TX 75063

ABARCA CARLOS ALBERTO RIVERS
7709 BRIARCREST CT
IRVING, TX 75063

BENTON EMILY AND
LORI BENTON
785 WINDING RIDGE LN
ROCKWALL, TX 75032

RESIDENT
801 SIGNAL RIDGE PL
ROCKWALL, TX 75087

LONON DEBORAH J
802 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

KILLGORE LEE A
803 Signal Ridge Pl
Rockwall, TX 75032

RESIDENT
804 SIGNAL RIDGE PL
ROCKWALL, TX 75087

BRYANT BLAIR WILLIAM JR
805 Signal Ridge Pl
Rockwall, TX 75032

WALKER RAYMOND B & PHYLLIS F REVOCABLE TRUST
RAYMOND B & PHYLLIS F WALKER TRUSTEES
806 Signal Ridge Pl Unit 806
Rockwall, TX 75032

POPP LEILA
807 SIGNAL RIDGE PL
ROCKWALL, TX 75032

PETERSON STEVEN R & DONNA R
808 SIGNAL RIDGE
ROCKWALL, TX 75032

BRAY SHAWN & HANNAH GRACE LEHMANN-BRAY
809 SIGNAL RIDGE
ROCKWALL, TX 75032

GERAULT JANET
810 Signal Ridge Pl
Rockwall, TX 75032

RESIDENT
811 SIGNAL RIDGE PL
ROCKWALL, TX 75087

RESIDENT
812 SIGNAL RIDGE PL
ROCKWALL, TX 75087

THOMPSON JOHN R AND REGINA B
813 SIGNAL RIDGE PLACE UNIT 813
ROCKWALL, TX 75032

BRASHEARS KARI
814 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ANDREW JONATHON
815 SIGNAL RIDGE
ROCKWALL, TX 75032

RESIDENT
816 SIGNAL RIDGE PL
ROCKWALL, TX 75087

RESIDENT
901 SIGNAL RIDGE PL
ROCKWALL, TX 75087

LOYCE HOPKINS 2017 REVOCABLE TRUST
LOYCE ANN HOPKINS TRUSTEE
902 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

TURANO DEBRA SUE
903 SIGNAL RIDGE PL
ROCKWALL, TX 75032

IHSAN ISRAA
904 SIGNAL RIDGE PL
ROCKWALL, TX 75032

CHAPMAN LAURA J AND RONALD L
905 SIGNAL RIDGE PL
ROCKWALL, TX 75032

GOODALL JOYCE ANN & JILL NICOLE COOPER
906 SIGNAL RIDGE PLACE 5
ROCKWALL, TX 75032

BARRERA ALEXIS &
SETH LINGERFELT
907 SIGNAL RIDGE PL UNIT 907
ROCKWALL, TX 75032

EFFLE MANDY E
908 SIGNAL RIDGE PL
ROCKWALL, TX 75032

ADAMS GARY ALAN
909 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
910 SIGNAL RIDGE PL
ROCKWALL, TX 75087

BAIRD-SMIT JULIA GRAYSON
911 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

WHITE DEBORAH
912 SIGNAL RIDGE PL
ROCKWALL, TX 75032

DISMUKE JAMIE M
913 Signal Ridge Pl # 913
Rockwall, TX 75032

YANG JIE &
CHANGYUN LI
914 Signal Ridge Pl Unit 914
Rockwall, TX 75032

TUNNELL MEREDITH MICHELLE
915 Signal Ridge Pl
Rockwall, TX 75032

RESIDENT
916 SIGNAL RIDGE PL
ROCKWALL, TX 75087

DEZEE GENENE
917 SIGNAL
ROCKWALL, TX 75032

RESIDENT
918 SIGNAL RIDGE PL
ROCKWALL, TX 75087

LARAMORE ALLISON AND
KIMBERLY LARAMORE & BAYLIS H
919 SIGNAL RIGE PLACE
ROCKWALL, TX 75032

INZILLO FRANCA
920 SIGNAL RIDGE PL
ROCKWALL, TX 75032

RESIDENT
921 SIGNAL RIDGE PL
ROCKWALL, TX 75087

ROMACK JEFFREY T AND KELLY R
M/R
ROCKWALL, TX

LOGAN PAULINE K
P.O. BOX 2198
ROCKWALL, TX 75087

HAQ REZA AHMED & SHELINA KARIM
PO BOX 6952
HUNTSVILLE, AL 35813

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:

Z2025-009: SUP for a Short-Term Rental

Hold a public hearing to discuss and consider a request by Caprice Michelle for the approval of a *Specific Use Permit (SUP)* for a *Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 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, March 17, 2025 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. Z2025-009: SUP for a Short-Term Rental

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM

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

CASE NUMBER Z2025-010

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 Caprice Michelle

ADDRESS 240 Willowcrest, Rockwall, TX, 75032, USA

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

Approved

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:

Case No. Z2025-009: SUP for a Short-Term Rental

Please place a check mark on the appropriate line below:

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

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

Short term rentals have a reputation of becoming "Party Houses" drawing large crowds. Traffic and parking on Summer Lee Dr. is bad Today and would get worse if large parties were had at this location

Name: Forrest Laspe

Address: 1817 La Costa Dr., Rockwall, TX 75032

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

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Case No. Z2025-009: SUP for a Short-Term Rental

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

1. Influx of Strangers into Neighborhood
2. Absent owner and lack of maintenance to property
3. Wild parties and carousing by guests, Increased noise
4. Increased traffic, strained infrastructure, Sex offenders

Name: Larry A. Fitzgerald / Jeana M. Fitzgerald

Address: 1818 Mystic St. Rockwall, TX 75032

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noise, parking, often management is offsite and can not see, much less control short term rental behavior. less long term rental availability for new residents to the community. this can lead to higher rental cost, leading to locals being priced out of being able to afford housing → leading to further need to live further away and more traffic in order to shop or work locally.

Name: Lee Killgore

Address: 803 Signal Ridge Place Rockwall TX 75032

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

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

Several very good hotels are within walking distance of this residence on Mystic. There is no need to disrupt a stable single-family ~~residence~~ neighborhood with constantly changing traffic and occupants.

Name: Roxann D Gauer

Address: 107 Valkyrie Place, Rockwall, Texas 75032

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

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Case No. Z2025-009: SUP for a Short-Term Rental

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

There would be too much of chaotic activity in the neighbourhood, therefore property value would go down.

Name: Seema Devyani

Address: 2905 Newport Dr, Rockwall, TX-75032.

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

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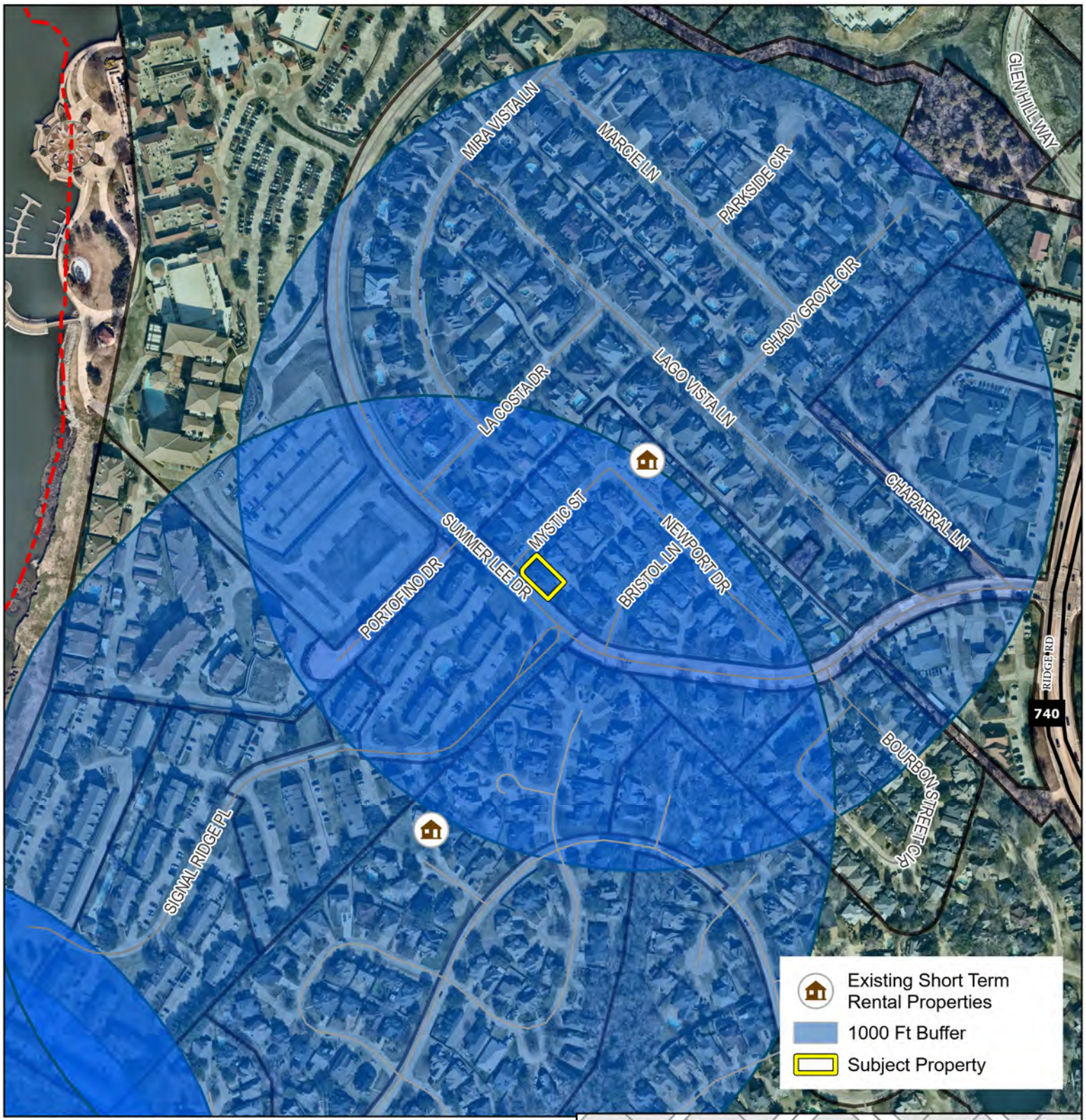
This is a well established upscale residential area, that maintained its character for over 25+ years. Allowing Short-Term Rentals (STR) would disrupt the peace and stability in the neighborhood by increasing noise & safety concern. STRs lead to transient occupancy, negatively impact property values, and set a precedent for zoning changes that undermine the residential nature of our community. If this request is approved our neighborhood's security and quality of life could be significantly compromised.

Name: SHELINA K. HAQ

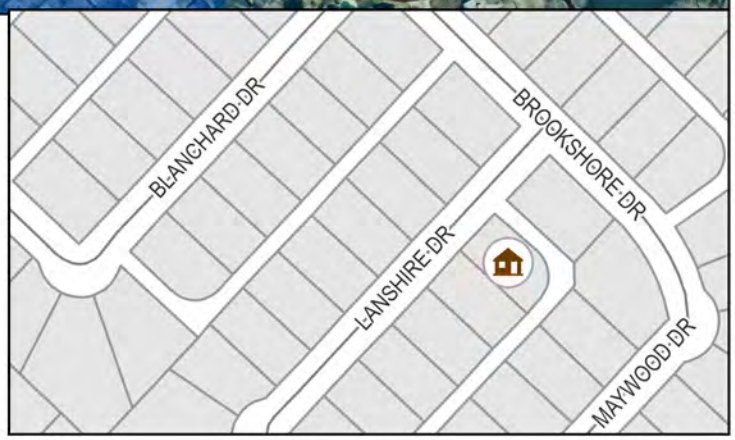
Address: 1812 BRISTOL LANE, ROCKWALL, TX 75032

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

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Case Number: Z2025-009
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 19 (PD-19)
Case Address: 1827 Mystic Street



Date Saved: 2/20/2025
For Questions on this Case Call (972) 771-7745


Hilton






1827






Downy
light
MAYTAG
MAYTAG
CENTENNIAL
WARNING
AVERTISSEMENT
ADVERTENCIA




CANDY LAND
Rummikub
Outwit
SORRY!
Sweet Revenge
Clue Jr.
MONOPOLY
TRIVIAL PURSUIT










This kitchen is for dancing




SOLID WOOD
MANCALA
SOLID WOOD
MANCALA







Concert Insurance Company

A Stock Insurance Company

Home Office
1701 Golf Road, Suite 1-1110
Rolling Meadows, IL 60008
847.307.6300

THIS POLICY JACKET WITH APPLICATION, DECLARATIONS PAGE AND ENDORSEMENTS, IF ANY, ISSUED TO FORM A PART THEREOF, COMPLETES YOUR POLICY.

CONCERT GROUP

PRIVACY POLICY DISCLOSURE

Concert Group Holdings, Inc. and its subsidiaries, including Concert Insurance Company and Concert Specialty Insurance Company ("Concert") respect your concerns about privacy. We have prepared this notice to advise you of the types of information about you ("personal information") we collect, how we may use that information, and with whom we may share it. This Privacy Policy also describes the measurers we take to protect this information.

We and our service providers ("We" or "Us") may obtain certain personal information about you in order to provide a product or service to you. Some of the information we receive may come directly from you, your agent, or from third parties. We will not share your personal information with others for their marketing purposes without your permission. We maintain controls to help prevent unauthorized use, access and disclosure of personal information.

What Information We Collect

We receive most of the information we need to provide our services in the application process. We may also receive information when you notify us of a claim under your policy. The information that you provide us may include, but is not limited to:

- Contact information, such as your name, postal address, email address, telephone number, and fax number, and other identifying numbers, such as your Social Security Number, Federal Employer Identification Number, and Driver's License Number;
- Claim and account information, such as account number, policy number, client ID, or access credentials;
- Information from consumer reporting agencies and other insurance support organizations to the extent permitted by law. This may include items such as credit history, credit-based insurance score, driving record, accident and motor vehicle conviction history, and claim history. Information given to us by an insurance support organization, including consumer reporting agencies, may be retained by them and disclosed to others.
- Your past insurance history, including information about your policies and claims, from insurance support organizations or your former insurers.
- Information regarding your property. We may obtain this through third party reports and through a property inspection. We or an independent inspector may visit the property to inspect its condition, or we may use an unmanned aircraft system. We may obtain geospatial information, and take pictures or video. If we need more details about the property, we may need to schedule an interior inspection.
- Information from government agencies or independent reporting companies.
- Other third party data relating to the insured risk, such as possible drivers and vehicles associated with your household and odometer readings associated with any vehicle(s).
- In some instances, we may need to know about your health. For example, if we need to know whether a physical limitation will affect your ability to drive, we may ask for a statement from your doctor.

How We Use Your Information

We will keep personal information we have about you in our insurance policy or other records. We will refer to and use that personal information in order to issue and service your insurance policies. We will also use it to settle claims. Generally, we will not disclose personal information about you in our records to any organization not affiliated with us without your prior permission. We will not sell your personal information to anyone. We do not disclose your personal information to third parties (people and companies that are not affiliated with us) for their own marketing purposes. For this reason, no "opt out" is required. If we share some personal information about you with third parties without your specific authorization, it is to provide you with products and services that you request or expect from us, and as otherwise permitted by law. However, we may, as allowed by law, share personal information about you contained in our records with certain persons or organizations that are not affiliated with us such as:

- your insurance representative;
- medical professionals;
- other insurance companies, agents or consumer reporting agencies as personal information is needed in connection with any insurance application, policy or claim involving you;
- independent claims adjusters or investigators;
- our affiliated companies;
- persons who represent you in a fiduciary capacity, including your attorney or trustee, or who have a legal interest in your insurance policy;
- persons or organizations who use the personal information to perform a business, professional or insurance function on our behalf;
- persons or organizations that conduct research, including actuarial or underwriting studies, provided that no individual personal information may be identified in any research study report;
- adjusters, appraisers, auditors, investigators and attorneys; and
- a court, state insurance department or other government agency pursuant to a summons, court order, search warrant, subpoena, or as otherwise required by law or regulation.

We may also share your personal information to comply with legal process, to address suspected fraud or other illegal activities, or to protect our rights, privacy, safety or property, and/or that of you or others.

How We Protect Your Personal Information

We maintain physical, electronic and administrative safeguards designed to help protect personal information. For example, we limit access to personal information and require those who have access to use it only for legitimate business purposes.

Email Communications

We will not send you an email in which we ask for personal information from you (such as a password or Social Security number) or link you to our website to ask you for such information unless we reference a specific transaction or information that you have requested. If you receive an unsolicited or suspicious email from Concert or one of its subsidiaries or affiliates, please forward the email to us at privacy@concertgroup.com.

How You Can Review and Correct the Personal Information We Have About You

If you have questions about what personal information we maintain about you, please make your request in writing and include your full name, mailing address, phone number and policy number. When

we receive your written request, we will respond within thirty (30) business days. We will describe the personal information we maintain, whom we know we've shared it with in the last two (2) years, and how you may request a correction, if necessary. If we requested a consumer report, we will tell you the name and address of the consumer reporting agency.

You may also see and copy the information we have, except for certain documents about claims and lawsuits. If you believe our information is incorrect, you must contact us in writing. We will review it, and, if we agree, we will correct it, notify you, and send a correction letter to anyone who received the original information. If we do not agree, you are allowed to file a letter with your comments. For questions about the right of access or correction to your information, please write to: Concert Group, 1701 Golf Road, Suite 1-1110, Rolling Meadows, IL 60008, Attention Chief Legal Officer.



POLICYHOLDER NOTICE

IMPORTANT CLAIM REPORTING INFORMATION

TO REPORT A CLAIM OR IF YOU HAVE ANY QUESTIONS RELATED TO A CLAIM, PLEASE REFER THESE MATTERS TO THE CLAIM ADMINISTRATORS AS OUTLINED BELOW:

CLAIM REPORTING OPTIONS

By Email: 9983Monoline@sedgwick.com
By Phone: 888.454.0005
Internet: app.monoline.com (agent submission)

- Log into agent/agency account at app.monoline.com
- Search customer policy and click into the policy page
- Complete First Notice of Loss submission via the “Start a Claim” button in Claims section on policy page

Please Provide:

- Monoline Policy number
- Named Insured
- Date of Loss
- Type of Loss
- Details of Claim
- Name & Contact information (phone & email) for underlying policy claims representative

An adjuster will be assigned to the claim, and after reviewing the information provided, will make personal contact.

Concert Insurance Company

Personal Umbrella Declarations

Policy Number: CC MPU 5443074-00

POLICY PERIOD

02/21/25 - 02/21/26
12:01 AM standard time at the address of the insured

COVERAGE A

Bodily Injury, Personal Injury, Advertising Injury and Property Damage Liability Coverage

Limit of Liability for Each Loss	$3,000,000

COVERAGE B

Excess Uninsured and Underinsured Motorists Bodily Injury Coverage

Limit of Liability for Each Loss	$1,000,000
Policy Total Limit	$1,000,000

SELF INSURED RETENTION	None ($0)

ANNUALIZED COST OF POLICY

Policy Premium	$1,039.62
Policy Administration Fee	$20.00
Policy Processing Fee	$31.19
Annualized Policy Premium, Taxes, Fees, and Discounts	$1,090.81

FORMS & ENDORSEMENTS

Attached to and Forming a Part of the Policy	CC PJ 00 0123 CC MON FNOL 0923 CC MON 0001 1122
Endorsements Attached to this Policy at Time of Issue	CC DEC MON 0123 CC MON 037 0224 TX CC MON 009 1223
State and Privacy Notices	CG PRIV 0122

Annualized Policy Premium, Fees, and Discounts

$1,090.81

Named Insured

Caprice Swercinsky
240 Willowcrest
Rockwall, TX 75032

Agency

NFP Property & Casualty Services, Inc
340 Madison Avenue
New York, NY 10173

Agency Contact

Brett Wilson
brett.wilson@nfp.com
317-808-7161

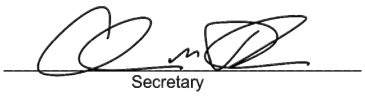
Program Administrator

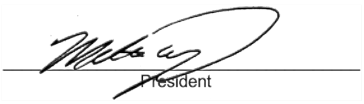
Monoline, Inc
11500 Wayzata Blvd. #1136
Minnetonka, MN 55305
monoline.com

Insurance Company

Concert Insurance Company
1701 Golf Road Suite, 1-1110
Rolling Meadows, IL 60008
(888) 598-7400

In Witness Whereof, Concert Insurance Company has caused this policy to be executed by its President and Secretary as our duly authorized representatives.





All other policy terms and conditions apply.

Concert Insurance Company

Personal Umbrella Schedule

Policy Number: CC MPU 5443074-00

NAMED INSURED(S)

Name	Insured Type
Caprice Swercinsky	Individual
BRITON RENTALS LLC	LLC

HOUSEHOLD DRIVERS

Drivers declared in your application and are the only drivers who live in your household and/or regularly drive your vehicles.

Drivers	Date of Birth
Caprice Swercinsky	04/02/65

AUTOMOBILES AND MOTORCYCLES

Personal Automobiles and Motorcycles listed in this policy and covered under a personal auto policy.

Type	Year/Make/Model	Primary Insurer	Limit of Liability
Automobile	2002 Lexus SC430	State Farm Group	$250k/$500k/$100k
Automobile	2019 Lexus GX460	State Farm Group	$250k/$500k/$100k

PROPERTY

Locations declared in your application covered under a personal liability or homeowners policy.

Type	Address	Primary Insurer	Limit of Liability
Primary Residence	240 Willowcrest, Rockwall, TX 75032	State Farm Group	$500k CSL
Rental	1827 Mystic St Rockwall, TX 75032	Allstate Ins Group	$500k CSL
Rental	614 Ellingham Dr Katy, TX 77450	American Modern	$300k CSL

Losses arising out of a property, auto, unlicensed recreational vehicle that is acquired or leased during the policy period are covered by this policy if they are covered by your primary insurance listed above or another replacement insurance company A.M. Best rated B+ (VII) or higher.

CC DEC MON 0123

CONCERT INSURANCE COMPANY
Personal Umbrella Liability Policy

Various provisions in this policy may restrict coverage. Read the entire policy carefully to determine **your** rights and duties, and what is and is not covered.

Throughout this policy, the words **you** and **your** mean the Named Insured on the Personal Umbrella Declarations (hereinafter referred to as the Declarations Page) of this policy and the spouse, if a resident of the same household. The words **we**, **us**, and **our** refer to the insurance company named on the Declarations Page of this policy.

Other words or phrases that appear in **bold** in this policy or in endorsements to this policy have special meaning. These are explained in the Definitions section of this policy or in the endorsement.

If **you** have any questions or concerns about this policy, please ask **your** agent or broker.

AGREEMENT

We agree to provide the insurance described in this policy in return for the premium paid. **You** agree to comply with all responsibilities, conditions, and terms of this policy. **We** will not pay any sums or perform any acts or services unless expressly provided for in this policy.

PRIMARY INSURANCE REQUIREMENTS

1. **You** agree that all **primary insurance** described in this policy or the Personal Umbrella Schedule is in force for any:
    a. Personal residence or rental property owned, rented, or leased by **you** or any **covered person**; and
    b. **Auto**, **watercraft**, or **recreational vehicle** owned, leased, rented, or provided for the regular use of any covered person.
2. **You** agree that all **your primary insurance** will be maintained with the coverages and at the limits declared and described in the Personal Umbrella Schedule for all **covered persons**. If **your primary insurance** does not provide the limits indicated, the **covered person** will be responsible for the amount of the **net loss** up to the indicated limits of the **primary insurance** as described in the Umbrella Schedule.
3. In the event of bankruptcy or insolvency of any **primary insurer**, the insurance afforded by this policy shall not replace such **primary insurance**, but shall apply as if the **primary insurance** was valid and collectible.

WHAT THIS POLICY COVERS

Coverage A – Bodily Injury, Personal Injury, and Property Damage Liability.

1. This policy covers a **covered person's** legal obligation to pay damages for a covered **loss** over and above the **retained limit**.

    If a **covered person** is legally obligated to pay damages for a **loss** to which this policy applies, **we** will pay the **net loss** minus the **retained limit**.
2. The Limit of Liability as shown in this policy's Declarations Page for Coverage A is the most **we** will pay for any one **loss**, regardless of the number of **covered persons**, persons or organizations injured, claims made, **suits** brought, or organizations making claims or bringing **suits**.

Coverage B – Excess Uninsured and Underinsured Motorists Bodily Injury Insurance.

1. The terms, conditions, and exclusions of the uninsured motorists insurance (including underinsured motorists) of the **Auto** liability **primary insurance** policy listed in the Personal Umbrella Schedule also apply to this coverage.

2. **We** will pay those sums which a **covered person** or their legal representative shall become legally entitled to recover as damages because of **loss** which is covered by the uninsured motorists insurance (including underinsured motorists) of the **Auto** liability **primary insurance** policy listed in the Personal Umbrella Schedule, less the applicable limit of liability of uninsured or underinsured motorists insurance.
3. The Limit of Liability as shown in this policy's Declarations Page for Coverage B is the most **we** will pay for any one **loss**, regardless of the number of **covered persons**, persons or organizations injured, claims made, **autos** covered under this policy, **autos** involved in an accident, coverages under this policy, exposures, or premiums charged in the Declarations Page, or persons or organizations making claims or bringing **suits**.
4. The Policy Total Limit as shown in this policy's Declarations Page for Coverage B is the most **we** will pay for all **losses** during each annual policy period. The Policy Total Limit applies separately to the **Policy Period** and to each subsequent consecutive annual period unless the policy period is extended after issuance for an additional period of less than 12 months. In that case, the additional period will be deemed part of the last preceding period for purposes of determining the Policy Total Limit.

TERRITORIAL SCOPE

Coverage A – Bodily Injury, Personal Injury, and Property Damage Liability.

This insurance applies to **loss** anywhere in the world.

Coverage B – Excess Uninsured and Underinsured Motorists Bodily Injury Insurance.

This insurance applies to **loss** within the policy territory defined in the uninsured motorists insurance (including underinsured motorists) of the **Auto** liability **primary insurance policy** listed in the Personal Umbrella Schedule.

INVESTIGATION, SETTLEMENT AND DEFENSE

Coverage A – Bodily Injury, Personal Injury, and Property Damage Liability.

1. If a claim is made or a **suit** is brought against a **covered person** for damages because of a **loss** to which this insurance applies:
   a. At **our** discretion, **we** will investigate any **loss** and settle any claim or **suit**. **We** have a duty to provide a defense at **our** expense by counsel of **our** choice unless the **loss** is covered by **your primary insurance** or other insurance.
   b. **We** have the right but not the duty to join, at **our** expense, with the **covered person** or any primary insurer in the investigation, defense, or settlement of any claim or **suit** which **we** believe may require a payment under this policy. When **we** have no duty to provide a defense, **we** will not contribute to costs and expenses incurred by the **covered person** or any primary insurer, or which any primary insurer is obligated to provide.
   c. In any country where **we** are prevented from defending a **covered person** because of laws or other reasons, **we** will pay any expense incurred with **our** written consent for that defense.
2. When **we** have the duty to defend a claim or **suit** under this policy, **we** will:
   a. Pay premiums on bonds to release attachments up to the limit of this policy. **We** will also pay premiums on appeal bonds and the cost of bail bonds but **we** will not apply for or furnish such bonds.
   b. Pay interest, which accrues after the date of judgment and before **we** pay or tender, or deposit in court, that part of any judgment within this policy's applicable Limit of Liability.
   c. Pay all reasonable expenses incurred at **our** request. **We** will pay the **covered person** up to $200 per day, but not to exceed $10,000 in total for loss of earnings for attending hearings or trials at **our** request.
   d. Pay all expenses **we** incur and costs taxed against a **covered person** in any **suit we** defend.
   e. **Our** duty to defend any claim or **suit** arising out of a single **loss** ends when the applicable limit of liability is exhausted in the payment of judgments or settlements.

3. When **we** settle a claim, **we** will pay all settlement expenses **we** have agreed to pay.

Coverage B – Excess Uninsured and Underinsured Motorists Bodily Injury Insurance.

1. **We** have no duty or obligation to assume the responsibility for the investigation, settlement or defense of any claim made or any **suit** brought by or on behalf of any **covered person**.
2. However, **we** have the right and shall be given the opportunity to investigate and to be associated in the control of any claim or **suit** or **loss** which may, in **our** opinion, create liability on **our** part under the terms of this policy.

WHAT IS EXCLUDED

Under Coverage A – Bodily Injury, Personal Injury, and Property Damage Liability.

1. **WE** DO NOT PROVIDE COVERAGE UNLESS COVERED BY **YOUR PRIMARY INSURANCE** LISTED IN THE UMBRELLA SCHEDULE AND DESCRIBED IN THE UMBRELLA SCHEDULE FOR:
   a. **Loss** arising out of:
      i. **Autos** which are owned by, leased to, rented to, or provided for the regular use of a **covered person**;
      ii. **Recreational vehicles** which are owned by, leased to, rented to, or provided for the regular use of a **covered person**;
      iii. **Watercraft** which are owned by, leased to, rented to, or provided for the regular use of a **covered person**.

      However, the following **watercraft** do not need to be described in the Umbrella Schedule as long as coverage is provided in **your primary insurance** which is listed in the Umbrella Schedule:

      Watercraft of the following types if under 27 feet in overall length:

      - Without motors,
      - Rented inboard and inboard/outdrive of 50 horsepower or less,
      - Owned of 25 horsepower or less, or
      - Owned or rented sailboats; or

      iv. Residential property (including occasional residences).

      This exclusion (part 1.a.) does not apply if newly acquired, leased or rented by **you** during the policy period and are covered by the **primary insurance** listed in the Umbrella Schedule.
2. **WE** DO NOT PROVIDE COVERAGE UNLESS COVERED BY **YOUR PRIMARY INSURANCE** LISTED IN THE UMBRELLA SCHEDULE FOR:
   a. **Personal Injury**.

      However, this insurance will not provide coverage under any circumstance for any **personal injury**:

      i. Caused by or at the direction of a **covered person** with the knowledge that the act would violate the rights of another and would inflict **personal injury**;
      ii. Arising out of oral or written publication of material, if done by or at the direction of a **covered person** with knowledge of its falsity;
      iii. Arising out of oral or written publication of material whose first publication took place before the beginning of the **Policy Period**; or
      iv. Arising out of a criminal act committed by or at the direction of a **covered person**.
   b. Vicarious parental liability, whether or not statutorily imposed, for the actions of a child or minor.

c. **Loss** by reason of the assumption of liability in any contract or agreement. This exclusion does not apply to liability for damages, which would have been covered in the absence of the contract or agreement.

d. **Loss** arising out of, resulting from, caused by, or contributed to by any animal.

e. **Loss** arising out of, resulting from, caused by, or contributed to by trampolines or swimming pools.

f. Any **loss** resulting from any of the following, even if other events or happenings contributed concurrently or in sequence, to the **loss**:

Earth movement due to natural or man-made events, meaning earthquake, including land shock waves or tremors, before, during or after a volcanic eruption; mine subsidence; landslide; mud-slide; mud flow; or earth sinking, rising, or shifting.

3. **WE** DO NOT PROVIDE COVERAGE EXCEPT UNDER EXPRESS CONDITIONS FOR:

a. **Loss** or resulting damage either expected or intended by the **covered person**. This exclusion does not apply to **bodily injury** resulting from the use of reasonable force to protect persons or property.

b. **Loss** arising out of any **covered person's** act, error, or omission as a member of an organization's board of directors or as an officer of an organization. This exclusion does not apply if the **covered person** is an **individual** and the organization:

i. Was formed as a not-for-profit organization; and

ii. Such **covered person** serves without remuneration.

c. **Loss** arising out of the actual, alleged, or threatened discharge, dispersal, seepage, migration, release, or escape of pollutants or any **loss**, cost, or expense arising out of any:

i. Request, demand, or order that any **covered person** or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to or assess the effects of pollutants; or

ii. Claim or **suit** by or on behalf of a governmental authority or others for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to or assessing the effects of pollutants.

Pollutants means any solid, liquid, gaseous, or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals, and waste. Waste includes materials to be recycled, reconditioned, or reclaimed.

This exclusion does not apply to **loss** arising out of heat, smoke, or fumes from a hostile fire if such **loss** is covered by **your primary insurance**. Hostile fire means one which becomes uncontrollable or breaks out from where it was intended to be.

d. **Loss** arising out of the use, sale, manufacture, delivery, transfer, or possession of a controlled substance(s) as defined by the Federal Food and Drug Law at 21 U.S.C.A. sections 811 and 812. Controlled substances include, but are not limited to, cocaine, LSD, marijuana and all narcotic drugs. However, this exclusion does not apply to the legitimate use of prescription drugs by a person following the orders of a licensed physician.

4. **WE** DO NOT PROVIDE COVERAGE OR DEFENSE FOR:

a. Liability that is payable or must be provided under any workers' or unemployment compensation, disability benefits or similar law.

b. **Loss** arising out of **business** operations.

c. Claims for **personal injury** or **bodily injury** to a **covered person**.

d. **Property damage** to any:

i. Property owned by, rented to or occupied by any **covered person**;

ii. Property which a **covered person** uses, has custody of, controls, or manages; or

iii. Premises any **covered person** sells, gives away, or abandons, if the **property damage** arises out of any part of those premises.

e. Ownership, chartering, renting or leasing, maintenance, use, operation (including loading or unloading), entrustment, or supervision of any **aircraft**.

f. Providing or failing to provide any professional service by or on behalf of any **covered person**.

g. **Loss** which is covered by a nuclear energy liability policy issued by a group such as one of those listed below, or which would have been covered by such a policy, if such policy had been acquired or if its limits had not been exhausted:

i. The American Nuclear Insurers;

ii. The Mutual Atomic Energy Liability Underwriters; or

iii. The Nuclear Insurance Association of Canada.

h. **Losses** arising out of:

i. The toxic or pathological properties of lead, lead compounds, or lead contained in any materials;

ii. Any cost or expense to abate, mitigate, remove, or dispose of lead, lead compounds or materials containing lead;

iii. Any supervision, instructions, recommendations, warnings, or advice given or which should have been given in connection with i. or ii. above; or

iv. Any obligation to share damages with or repay someone else who must pay damages in connection with i., ii. or iii. above.

i. **Losses** arising out of:

i. The toxic or pathological properties of asbestos, asbestos compounds, or asbestos contained in any materials;

ii. Any cost or expense to abate, mitigate, remove, or dispose of asbestos, asbestos compounds, or materials containing asbestos;

iii. Any supervision, instructions, recommendations, warnings, or advice given or which should have been given in connection with i. or ii. above; or

iv. Any obligation to share damages with or repay someone else who must pay damages in connection with i., ii. or iii. above.

j. **Loss** arising, directly or indirectly, out of:

i. War, including undeclared or civil war;

ii. Warlike action by a military force, including action in hindering or defending against an actual or expected attack by any government, sovereign, or other authority using military personnel or other agents; or

iii. Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

k. **Loss** arising out of discrimination including, but not limited to sexual preference, pregnancy, marital status, color, race, sex, age, disability, religion, or national origin.

l. **Loss** arising out of employment related practices, policies, acts or omissions, such as coercion, demotion, termination, evaluation, reassignment, discipline, defamation, harassment, humiliation or discrimination.

m. Transmission or alleged transmission by any **covered person** of a communicable sickness or disease.

n. Actual or threatened abuse or molestation including, but not limited to, mental, physical, or sexual abuse or molestation of any person while in the care, custody, or control of any **covered person**.

o. Ownership or operation of a farm.

p. Any **covered person's** share of any loss assessments charged against all members of an association, corporation, or community of property owners.

q. Loss arising out of any contracting or property development operations by or on behalf of any **covered person**.

r. Fines, penalties, punitive, or exemplary damages of any kind.

s. **Loss** for **bodily injury**, **property damage** or **personal injury** arising directly or indirectly out of any action or omission that violates or is alleged to violate:

   i. The Telephone Consumer Protection Act (TCPA), including any amendment of or addition to such law;

   ii. The CAN-SPAM Act of 2003, including any amendment of or addition to such law;

   iii. The Fair Credit Reporting Act (FCRA), and any amendment of or addition to such law, including the Fair and Accurate Credit Transaction Act (FACTA); or

   iv. Any statute, ordinance, or regulation, other than the TCPA or CAN-SPAM Act of 2003, that prohibits or limits the sending, transmitting, communicating or distribution of material or information.

t. **Loss** arising out of any:

   i. First party automobile personal injury protection, no-fault automobile coverage, or any similar coverage.

   ii. Medical payments as provided under any **primary insurance**.

   iii. Uninsured or underinsured motorists coverage or any similar coverage.

u. **Loss** sustained by an employee, prospective employee, former employee (or the beneficiaries or legal representatives of any of them) of any **covered person** caused by or arising out of improperly administering or failing to administer any employee benefit program.

v. **Loss** arising from **fungi** or bacteria:

   i. To any liability which would not have occurred, in whole or in part, but for the actual, alleged, or threatened inhalation of, contact with, exposure to, or presence of, any **fungi** or bacteria on or within a building or structure, including its contents, regardless of whether any other cause, event, material, or product contributed concurrently or in any sequence to such injury or damage.

   ii. Any **loss**, cost or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralizing, remediating, or disposing of, or in any way responding to, or assessing the effects of, **fungi** or bacteria, by any **covered person** or by any other person or entity.

   This exclusion does not apply to any **fungi** or bacteria that are, are on, or are contained in, a good or product intended for consumption.

w. Any **loss** or claim for damages arising out of or related to **bodily injury** or **property damage**, whether known or unknown by any **covered person**, any claimant or **us** if:

   i. Such **bodily injury** or **property damage** first occurred prior to the inception date of this policy; or

   ii. Such **bodily injury** or **property damage** is, or is alleged to be, in the process of occurring as of the inception date of this policy.

x. Any **loss** or claim for damages arising out of or related to **bodily injury** or **property damage**, whether known or unknown by any **covered person**, any claimant or **us**, which is in the process of settlement, adjustment, or a civil proceeding in which damages because of **bodily injury** or **property damage** to which this policy applies are alleged.

y. Employers' liability. If an employee of any **covered person** suffers a **loss** arising out of and in the course of their employment, **we** will not cover or defend against:

i. Claims made against a **covered person** as an employer or in any other capacity;

ii. Claims made against a **covered person** by a spouse, child, parent, brother or sister of a **covered person's** employee as a consequence of a **loss** sustained by the employee;

iii. Any obligation to share damages with or indemnify someone else for damages that arise from **loss**; or

iv. Any damages claimed for care or **loss** of services.

z. **Loss** arising out of racing activities involving the use of **autos**, **recreational vehicles**, or **watercraft** while they are being operated in, or practicing for, any prearranged or organized race, speed contest, or other similar competition. However, this exclusion does not apply to sailboats.

aa. Damages caused by, arising out of, or in any way involving, directly or indirectly:

i. The loss of, loss of use of, corruption of, inability to access, or reduction in functionality of a **computer system**, including, but not limited to:

a. Damage to or loss of data occurring on a **computer system**;

b. Unauthorized access of a **computer system**;

c. Computer malware on a **computer system**;

d. Human error affecting a **computer system**;

e. System failure occurring on a **computer system**;

f. A defect of a **computer system**;

g. Social engineering, including, but not limited to, any priming, pretexting, spoofing, or other fraudulent, manipulative, or deceptive communication; or

h. Cyber extortion;

ii. Any:

a. Access to or disclosure of (whether such access or disclosure is authorized or unauthorized); or

b. Theft, alteration, or corruption of;

any person's or organization's confidential, intellectual, or proprietary information or data, including, but not limited to, **personal data**, patents, trade secrets, processing methods, customer lists, or any other type of nonpublic information; or

iii. Any action or omission that violates or is alleged to violate any federal, state, or local statute, law, rule, ordinance, or regulation that addresses, prohibits, regulates, or limits the printing, interception, dissemination, disposal, collecting, recording, sending, transmitting, communicating, distribution, sharing, sale, storage, retaining, receiving, or protection of **personal data**, including, but not limited to:

a. The Illinois Biometric Information Privacy Act (BIPA);

b. The California Consumer Privacy Act (CCPA);

c. The California Invasion Of Privacy Act (CIPA);

d. The New York Stop Hacks and Improve Electronic Data Security Act (SHIELD Act);

e. The European Union General Data Protection Regulation (GDPR); or

f. Any similar or related federal, state, or local statute, law, rule, ordinance, or regulation;

including any amendments thereto.

This exclusion 4 aa shall apply even if damages are claimed for notification costs, credit monitoring or repair expenses, forensic expenses, public relation expenses, costs associated with the replacement or reissuance of payment cards, fines, penalties, loss of use of property that has not been physically damaged, or any other loss, cost, or expense incurred by the Insured or others arising out of that which is excluded above.

However, this exclusion 4 aa does not apply to liability for damages because of bodily **injury** or **property damage**

to tangible property of others. For the purpose of this exclusion, **electronic data** is not tangible property. The insurance afforded by this exception is excess over any other valid and collectible insurance available to the Insured, whether primary, excess, contingent, or issued on any other basis.

bb. **Loss** arising out of **day care services**.

cc. **Loss** arising out of any **auto** while operated, maintained, or used as part of personal vehicle sharing facilitated by a **personal vehicle sharing program**.

dd. Any **auto**:

i. While being used to carry persons or property for compensation or a fee, including but not limited to the delivery of food or any other products; or

ii. While being used for **ride-sharing**.

iii. Which has been rented or leased for the purpose of providing **ride-sharing** services. An **auto** is considered to have been rented or leased for the purpose of providing **ride-sharing** services, whether actually used for **ride-sharing** or not, if the rental or lease agreement specifically allows the **auto** to be used for **ride-sharing** with a **ride-sharing company**;

iv. Which is registered for use for **ride-sharing** and/or approved for use for **ride-sharing** with a **transportation network company**;

v. Which displays an interior marking or exterior marking that identifies the **auto** as a vehicle for hire.

This exclusion does not apply if the **auto** is covered by **your primary insurance** listed in the Umbrella Schedule and described in the Personal Umbrella Schedule (including license plate) and is not being used for **ride-sharing** at the time of **loss**.

ee. **Loss** arising out of business operations of the **limited liability company** or **trust**.

WHAT IS EXCLUDED

Under Coverage B – Excess Uninsured and Underinsured Motorists Bodily Injury Insurance.

WE DO NOT PROVIDE COVERAGE FOR:

1. **Loss** occurring at any time during which **you** do not maintain uninsured motorists (including underinsured motorists) **primary insurance**.
2. **Loss** which is not covered or collectible for any reason under **your** uninsured motorists (including underinsured motorists) **primary insurance**.
3. Fines, penalties, punitive damages, or exemplary damages of any kind.
4. **Loss** arising out of any:
   a. First party automobile personal injury protection or no-fault automobile coverage or any similar coverage.
   b. Medical payments as described in **your primary insurance**.
   c. Uninsured and underinsured motorists property damage, including any collision damage waiver coverage.
5. **Loss** arising out of business operations of the **limited liability company** or **trust**.

CLAIMS CONDITIONS

After a **loss**:

a. If a **loss** seems likely to involve this policy, **you** and any involved **covered person** must:

i. Notify **your** broker, **your** agent, or **us** as soon as possible. **We** may subsequently require a detailed written notice of **loss**. **We** should be given a full description of the **loss**, including the names and addresses of any persons injured and any witnesses.

ii. Promptly send **us** copies of any notices, legal papers, or other documents received or sent in connection with the **loss**.

iii. Cooperate with **us** in the investigation, settlement, and defense of any claim or **suit**. **We** do not have to provide coverage if **you** or any **covered person** involved refuses to assist **us**.

iv. Obtain **our** written consent before making any payments, assuming any obligations, or incurring any expenses with respect to a **loss** covered by this policy. If any **covered person** makes any payment, assumes any obligation, or incurs any expense with respect to a **loss** covered by this policy without **our** prior written consent, such **covered person** undertakes such actions voluntarily and at such **covered person's** own cost.

v. Assist **us** in the enforcement of any right against any person or organization who may be liable to **you** in connection with the **loss**.

b. If the insurer of any **primary insurance** denies coverage for any reason, **you** or the **covered person** must immediately notify **us** in writing and tell **us** the reason for such denial as stated by the **primary insurer**. Before making a claim under this policy, if **we** request it, the **covered person** must start legal proceedings at **our** expense against the **primary insurer** to determine, by final judgment, the legality of its position.

c. If the **covered person** breaches a **primary insurance** policy condition, and if such breach is not a breach of a condition of this policy, the insurance afforded by this policy shall apply as if the **primary insurance** had not been breached.

GENERAL CONDITIONS

1. Changing **Your** Policy

   Any change to this policy must be made by endorsement issued by **us**. **We** will adjust the premium if necessary. If **we** broaden the coverage in **our** umbrella liability program without increasing the premium, **we** will also apply the broadened coverage to **your** policy. The broadened coverage will apply only to **loss** that occur*s* after the date the coverage was added.

2. Premium

   The premium for this policy is determined in advance and is based on the exposures declared in the application. Changes which occur after the inception of the policy, in the number of drivers, **autos**, **recreational vehicles**, **watercraft**, or residential premises covered by the policy must be declared to **us** at the same time they are declared to **your primary insurance. We** will adjust the premium if necessary.

3. Cancelling **Your** Policy

   a. **We** can cancel this policy by giving **you** not less than thirty (30) days' written notice that states when the policy coverage will end. If **we** cancel for non-payment of premium or **your** material misrepresentation of facts in obtaining this policy or in presenting a claim, **we** will give **you** ten (10) days' written notice that states when the policy coverage will end. **We** will give **you our** reason for cancelling **your** policy at the same time **we** send **you** notice of cancellation.

   b. **You** can cancel this policy at any time by returning it to **us** or **your** agent or broker telling **us**, in writing, at what future time **you** want coverage to end.

   c. If **we** cancel this policy, **we** will compute unearned premium due to **you** as soon as possible following cancellation of **your** policy. If **you** cancel this policy, **we** will compute unearned premium at 90% of pro-rata and return any premium due to **you** as soon as possible following cancellation of **your** policy. If the result of computing unearned premium shows that **you** owe **us** unpaid premium, **you** agree to pay **us** as soon as **you** receive **our** bill for premium due.

4. Non-Renewal of **Your** Policy

We may decide not to renew **your** policy for another year. **We** will give **you** not less than sixty (60) days' written notice before the policy expiration date stated in the Declarations Page. **We** will give **you our** reason for non-renewal of **your** policy at the same time **we** send **you our** notice of non-renewal. If notice is mailed, proof of mailing will be sufficient proof of notice.

5. Transferring **Your** Policy

   You agree not to transfer or assign any of **your** rights under this policy without **our** written approval.

6. Bankruptcy, insolvency, or death

   This policy's coverage is not affected by **your** bankruptcy, insolvency or death. If **you** die or are declared bankrupt or insolvent, **your** estate and **your** legal representatives will be covered until the end of the **Policy Period**.

7. Appeals

   If a **covered person** or any insurer providing **primary insurance** elects not to appeal a judgment which exceeds the **retained limit**, **we** may do so at **our** own expense. **We** will pay all costs, taxes, expenses, and interest related to **our** appeal. The amounts **we** pay will be in addition to **our** limit of liability.

8. Legal Action Against **Us**

   No **covered person** may bring legal action against **us** concerning this policy unless such **covered person** has fully complied with all of its terms and conditions. No legal action may be brought against **us** until judgment against such **covered person** has been finally determined after trial or by agreement between the claimant or the claimant's legal representative and **us**. This policy does not give anyone the right to make **us** a party to any action to determine the liability of a **covered person**. **We** are not liable for damages that are not payable under the terms of this policy or that are in excess of the applicable limits of liability.

9. **Our** Right to Recover from Others

   After **we** have made payment under this policy, **we** have the right to recover the payment from anyone, other than **you**, who may be held responsible for the **loss**. A **covered person** will be required to sign any papers and do whatever else is necessary to transfer this right to **us.** Neither **you** nor anyone else **we** insure in this policy has the right to do anything after a **loss** to prejudice **our** right.

10. Sole Agent

    The Named Insured first shown on the Declarations Page is authorized to act on behalf of all **covered persons** with respect to giving notice of cancellation or non-renewal, receiving refunds and agreeing to any changes in this policy.

11. Other Insurance

    If other insurance applies to a **loss** covered by this policy or would have applied if this coverage did not exist, the insurance under this policy will be considered excess insurance and **we** will not make any payments until such other insurance is used up. This condition does not apply if the other insurance is specifically written to be excess over this policy.

12. Representations

    By accepting this policy, **you** agree

    a. that the statements in the Declarations Page and Umbrella Schedule are accurate and complete;

    b. those statements are based upon representations **you** made to **us** through **your** broker or agent whose name appears on the Declarations Page; and

    c. **we** have issued this policy in reliance upon **your** representations.

    In the event of any material untruth, misrepresentation or omission in connection with any of the statements in the

Declarations Page and Umbrella Schedule, this policy shall be void unless agreed otherwise by **you** and us.

13. Fraud

We do not provide coverage for any **covered person** who has made fraudulent statements or engaged in fraudulent conduct in connection with any **loss** for which coverage is sought under this policy.

If a **covered person** gives notice of loss under this policy knowing such notice to be false or fraudulent as regards amounts or otherwise, such loss shall be excluded from cover under the policy, and **we** shall have the right, in our sole and absolute discretion, to avoid its obligations under or void this policy in its entirety, and in such case, all cover for loss under the policy shall be forfeited and all premium deemed fully earned and non- refundable.

14. Trade Or Economic Sanctions

This insurance does not provide any coverage, and **we** shall not make payment of any claim or provide any benefit hereunder, to the extent that the provision of such coverage, payment of such claim or provision of such benefit would expose **Us** to a violation of any applicable trade or economic sanctions, laws or regulations, including but not limited to, those administered and enforced by the United States Treasury Department's Office of Foreign Assets Control (OFAC).

DEFINITIONS

Certain words in **your** policy and its endorsements are printed in **bold** type. This is to let **you** know these words have a defined meaning. Carefully read these definitions below or in the endorsement if one is included.

1. **Covered person** means:
   a. **You**;
   b. A **family member**;
   c. A **trust**. Trustees of the **trust** are also **covered persons**, but only with respect to their duties as trustees;
   d. A **limited liability company**. Members and managers of the **limited liability company** are also **covered persons**, but only with respect to the conduct of the **limited liability company**; and
   e. Any person or organization who is covered under **your primary insurance**, subject to the same coverage terms, conditions, limitations, and exclusions contained in **your primary insurance**.
2. **Aircraft** means any contrivance used or designed for flight, including, but not limited to, unmanned, model, or hobby aircraft.
3. **Auto** means a motorized land vehicle designed for travel on public roads, which requires motor vehicle registration and/or operator licensing, including attached trailers, travel trailers, motor homes, and **motorcycles**.
4. **Bodily injury** means bodily injury, sickness, or disease sustained by any person, including death, mental anguish, mental injury, shock or humiliation resulting from any of these at any time.
5. **Business** means any trade, profession, occupation, or farming activities.
6. **Computer system** means computer hardware, firmware, software, or any components thereof.
7. **Day care services** means the services provided to one or more persons in a **covered person's** care at any one time, for monetary or other compensation.
8. **Electronic Data** means information, facts or programs stored as or on, created or used on, or transmitted to or from computer software, including systems and applications software, hard or floppy disks, CD-ROMS, tapes, drives, cells, data processing devices, or any other media which are used with electronically controlled equipment.
9. **Family member** means a resident of **your** household who is:
   a. **Your** relative, including a ward or foster child; or
   b. Any person under the age of 21 and in the care of **you** or **your** spouse or **your** relative who is age 21 or over.

10. **Fungi** means, but is not limited to, any form or type of fungus, including mold or mildew and any mycotoxins, spores, scents. or byproducts produced or released by fungi.
11. **Limited liability company** means the entity shown in the Named Insured(s) section of the Declarations Page.
12. **Loss** means:
    a. An accident, including continuous or repeated exposure to substantially the same general harmful conditions, which results in **bodily injury** or **property damage** during the policy period;
    b. An offense, including a series of similar or related offenses, committed during the policy period, which results in **personal injury**.
13. **Motorcycle** means a motor vehicle registered for road use, having a seat or saddle for the use of the rider, designed to travel on not more than three wheels in contact with the ground, and weighing less than 1,500 pounds. A motor vehicle that has four wheels in contact with the ground, two of which are a functional part of a sidecar, is a **motorcycle**. For purposes of this policy, a motor scooter or moped is considered a **motorcycle**.
14. **Net loss** means:
    a. The amount the **covered person** is legally obligated to pay as damages as a result of a **loss**, and includes any **prejudgment interest** awarded against a **covered person**;
    b. All reasonable expenses the **covered person** incurs in the investigation, settlement, and defense of any claim or **suit** at **our** request. This does not include expenses covered by **primary insurance** or other insurance, expenses **we** incur under the Defense and Settlement Section of this policy, or salaries of employees of the **covered person**.
15. **Other Insurance** means insurance available to any **covered person** that covers a **loss** to which this policy applies, other than either **primary insurance** or insurance specifically purchased by **you** to be excess of the insurance afforded by this policy.
16. **Personal data** means information that identifies, relates to, describes, is capable of being associated with, or could reasonably be linked to a particular person or household, including, but not limited to:
    a. Identifiers such as a real name, alias, postal address, unique personal identifier, online identifier, Internet Protocol address, email address, password, account name, social security number, driver's license or state identification card number, passport number, telephone number, insurance policy number, employment, employment history, bank account number, credit card number, debit card number, or any other financial information, medical information, or health insurance information, or other similar identifiers, characteristics, or descriptors;
    b. Commercial information, including records of personal property, products, or services purchased, obtained, or considered, transactions occurring over a peer-to-peer electronic cash system, or other purchasing or consuming histories or tendencies;
    c. Biometric data or information (such as a fingerprint, voice print, retina or iris image, or other unique physical representation or digital representation of biometric data);
    d. Internet or other electronic network activity information, including, but not limited to, browsing history, search history, and information regarding a person's or household's interaction with an internet website, application, or advertisement;
    e. Geolocation data;
    f. Audio, electronic, visual, thermal, olfactory, or similar information;
    g. Professional or employment-related information that is not publicly available;
    h. Education information, defined as information that is not publicly available personally identifiable information as defined in the Family Educational Rights and Privacy Act (FERPA) (20 U.S.C. section 1232g; 34 CFR Part 99) including any amendments thereto;
    i. Identifiers set forth in any state or federal consumer protection or privacy statute or law including, but not limited to,

the identifiers shown in Paragraphs a. through h. above; or

j. Inferences drawn from any of the identifiers shown in Paragraphs a. through i. above to create a profile about a person or household reflecting such person's or household's preferences, characteristics, psychological trends, predispositions, behavior, attitudes, intelligence, abilities, or aptitudes.

17. **Personal injury** means physical or mental harm arising out of one or more of the following offenses, but only if the offense was committed during the policy period:

    a. False arrest, detention, or imprisonment;

    b. Malicious prosecution;

    c. Wrongful entry into or wrongful eviction from a room, dwelling or premises that a person, occupied, committed by or on behalf of its owner, landlord or lessor;

    d. Any oral or written publication that slanders or libels a person or organization or disparages a person's or organization's goods, products or services; or

    e. Any oral or written publication that violates a person's right of privacy.

18. **Policy Period** means the period specified in this policy's Declarations Page.

19. **Prejudgment interest** means interest added to a settlement, verdict, award, or judgment based on the time the **loss** occurred to the time of the settlement, verdict, award, or judgment, whether or not made part of the settlement, verdict, award, or judgment.

20. **Primary insurance** means the policies listed in this policy's Personal Umbrella Schedule.

21. **Primary insurer** means any insurer that issues a policy of **primary insurance**.

22. **Property damage** means:

    a. Physical injury to or destruction of tangible property, including all resulting loss of use of that property. All such loss of use shall be deemed to occur at the time of the physical injury that caused it; or

    b. Loss of use of tangible property that is not physically injured. All such loss of use shall be deemed to occur at the time of the accident, defined in part a. of the definition of **loss** that caused it.

    For the purposes of this insurance, **electronic data** is not tangible property.

23. **Recreational vehicle** means a motorized land vehicle which is designed for recreational use off public roads. A **recreational vehicle** does not include:

    a. A motor home or travel trailer which requires motor vehicle registration;

    b. A motor vehicle not intended for recreational use such as a bulldozer, farm equipment, cranes, forklifts, or other construction vehicles, machinery, or equipment; or

    c. A golf cart which is not registered for road use and used primarily on and around a golf facility, around a private residence and/or a private community.

24. **Retained limit** means the greater of:

    a. The sum of the applicable limit of liability of **your primary insurance** as it is shown in this policy's Personal Umbrella Schedule and the actual amount collectible under any other insurance which applies; or

    b. If this policy applies but **your** required **primary insurance** does not provide coverage for the **loss**, the amount shown on this policy's Declarations Page as the Self-Insured Retention.

25. **Ride-sharing** means the use of any vehicle by any **covered person** in connection with a **ride-sharing company** from the time a **covered person** logs on to or signs in to any computer or digital application or platform that connects or matches driver(s) with passenger(s) until the time a **covered person** logs out of or signs off of any such application or platform,

including while enroute to pick up passenger(s) and while transporting passenger(s).

26. **Ride-sharing company** means a legal entity facilitating and/or providing transportation services using a computer or digital application or platform to connect or match passengers with drivers of vehicles for hire for a fee.
27. **Suit** means any civil proceeding which alleges damages because of **loss**. **Suit** also includes:
    a. An arbitration proceeding alleging such damages and to which a **covered person** must submit or submits with **our** consent; or
    b. Any other alternative dispute resolution proceeding alleging such damages and to which the **covered person** submits with **our** consent.
28. **Trust** means the entity shown in the Named Insured(s) section of the Declarations Page.
29. **Watercraft** means a boat or craft principally designed to be propelled on or in the water by wind, engine power, or electric motor.

CONCERT INSURANCE COMPANY

THIS ENDORSEMENT CHANGES THE POLICY - PLEASE READ IT CAREFULLY

Texas Changes

This endorsement modifies insurance provided under the following:

PERSONAL UMBRELLA LIABILITY POLICY

I. Paragraph 1. under **WHAT THIS POLICY COVERS Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

1. This policy covers a **covered person's** legal obligation to pay damages for a covered loss over and above the **retained limit**. If a **covered person** is legally obligated to pay damages for a **loss** to which this policy applies, **we** will pay on behalf of the **covered person** the **net loss** minus the **retained limit**.

II. Paragraph 2.c. under **INVESTIGATION, SETTLEMENT AND DEFENSE**, **Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

2. When **we** have the duty to defend a claim or **suit** under this policy, **we** will:

c. Pay all reasonable expenses incurred at **our** request. **We** will pay the **covered person** up to $200 per day for loss of earnings for attending hearings or trials at **our** request.

III. The following is added to Paragraph 2. under **DEFENSE AND SETTLEMENT**, **Coverage A – Bodily Injury, Personal Injury and Property Damage Liability**:

2. When **we** have the duty to defend a claim or **suit** under this policy, **we** will:

f. Pay **prejudgment interest** awarded against the **covered person** on that part of the judgment **we** pay. If **we** make an offer to pay **our** limit of liability, **we** will not pay any **prejudgment interest** based on that period of time after the offer.

IV. Exclusion 3.a. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

3. **WE** DO NOT PROVIDE COVERAGE EXCEPT UNDER EXPRESS CONDITIONS FOR:

a. The **covered person** that intended the **Loss** or injury**,** or if the **Loss** or injury was so likely to result that intent may be inferred as a matter of law. This exclusion does not apply to **bodily injury** resulting from the use of reasonable force to protect persons or property.

V. Exclusion 3.c. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

3. **WE** DO NOT PROVIDE COVERAGE EXCEPT UNDER EXPRESS CONDITIONS FOR:

   c. **Loss** arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of pollutants or any **loss,** cost or expense arising out of any:

      i. Request, demand or order that any **covered person** or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to or assess the effects of pollutants; or

      ii. Claim or **suit** by or on behalf of a governmental authority or others for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to or assessing the effects of pollutants.

   Pollutants means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

   This exclusion does not apply to **loss** if caused by:

      i. pollutants that escape from heating and air conditioning systems and appliances (HVAC);

      ii. common household chemicals used to maintain the residence premises;

      iii. heat, smoke, or fumes from a hostile fire if such **loss** is covered by **your primary insurance.** Hostile fire means one which becomes uncontrollable or breaks out from where it was intended to be;

      iv. spilled or leaked fluids necessary for the normal operation of an automobile and for the common household chemicals carried in the vehicle.

VI. Exclusion 4.m. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

4. **WE** DO NOT PROVIDE COVERAGE OR DEFENSE FOR:

   m. Transmission or alleged transmission by any **covered person** of a sickness or disease through sexual contact. However, **we** will not provide coverage for any transmission or alleged transmission by any **covered person** of any other type of communicable sickness or disease unless such coverage is also afforded by **your primary insurance** listed in the Umbrella Schedule.

   This exclusion does not apply to Personal Injury Protection Coverage.

VII. Paragraph 4.n. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

4. **WE** DO NOT PROVIDE COVERAGE OR DEFENSE FOR:

n. Actual or threatened abuse or molestation including, but not limited to mental, physical or sexual abuse or molestation of any person while in the care, custody or control of any **covered person**.

Abuse means an act which is committed with the intent to cause harm.

VIII. Exclusion 4.v. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

4. **WE** DO NOT PROVIDE COVERAGE OR DEFENSE FOR:

v. **Loss** arising from **fungi** or bacteria:

i. To any liability which would not have occurred, in whole or in part, but for the actual, alleged, or threatened inhalation of, contact with, exposure to, or presence of, any **fungi** or bacteria on or within a building or structure, including its contents, regardless of whether any other cause, event, material, or product contributed concurrently or in any sequence to such injury or damage.

ii. Any **loss**, cost or expenses arising out of the abating, testing for, monitoring, cleaning up, removing, containing, treating, detoxifying, neutralizing, remediating, or disposing of, or in any way responding to, or assessing the effects of, **fungi** or bacteria, by any **covered person** or by any other person or entity.

This exclusion does not apply to any **fungi** or bacteria that are, are on, or are contained in, a good or product intended for consumption, or to **fungi** or bacteria that ensues from a covered loss.

IX. Exclusion 4.w. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

4. **WE** DO NOT PROVIDE COVERAGE OR DEFENSE FOR:

w. Any **loss** or claim for damages arising out of or related to **bodily injury** or **property damage**, that was known to have occurred prior to the inception date of this policy by any **covered person,** any claimant or **us**.

If such **covered person,** claimant or **us** knew, prior to the inception date of this policy, that the **bodily injury** or **property damage** occurred, then any continuation, change or resumption of such **bodily injury** or **property damage** will also be deemed to have been known prior to the inception date of this policy and no coverage or defense will be provided by **us**.

X. Exclusion 4.x. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability** is deleted and replaced by the following:

4. **WE** DO NOT PROVIDE COVERAGE OR DEFENSE FOR:

x. Any **loss** or claim for damages arising out of or related to **bodily injury** or **property damage,** which is in the process of settlement, adjustment or a civil proceeding in which damages because of **bodily injury** or **property damage** to which this policy

applies are alleged.

XI. The following is added to Exclusion 4.dd. under **WHAT IS EXCLUDED Under Coverage A – Bodily Injury, Personal Injury and Property Damage Liability**:

This exclusion does not apply to a share-the-expense carpool.

XII. Paragraphs 3. Cancelling **Your** Policy and 4. Non-Renewal of **Your** Policy under **GENERAL CONDITIONS** are deleted and replaced by the following:

3. Cancelling **Your** Policy

a. **We** may cancel this policy only for the reasons stated below by letting **you** know in writing of the date cancellation takes effect. **We** may cancel this policy by mail or by delivering written notice to **you** at **your** mailing address shown in the Declarations or at **your** last address known to **us**. Proof of mailing will be sufficient proof of notice.

(1) When this policy has been in effect for 60 days or less and is not a renewal with **us**, **we** may cancel for any reason . **We** will let **you** know at least 10 days before the date cancellation takes effect. **We** will provide the reason for cancellation within **our** notice to **you**.

(2) Except as provided below, **we** may not cancel a policy of liability insurance that is a renewal or continuation policy or a policy of liability insurance that is in its initial policy period after the 60th day following the date on which the policy was issued:

(a) Fraud in obtaining coverage;

(b) **Your** failure to pay premiums when due;

(c) An increase in hazard within **your** control which would produce an increase in rate;

(d) Loss of **our** reinsurance covering all or part of the risk covered by the policy; or

(e) If **we** have been placed in supervision, conservatorship or receivership and the cancellation is approved or directed by the supervisor, conservator or receiver.

This can be done by letting **you** know at least 30 days before the date cancellation takes effect. **We** will provide the reason for cancellation within **our** notice to **you**.

b. Under the provisions of the Texas Insurance Code Section 551.152, **we** may not cancel this policy solely because the policyholder is an elected official.

c. **You** can cancel this policy at any time, by telling **us**, in writing, at what future time **you** want coverage to end.

d. If **we** cancel this policy, **we** will compute unearned premium due **you** as soon as possible following cancellation of **your** policy. If **you** cancel this policy, **we** will

compute unearned premium pro-rata and return any premium due **you** as soon as possible following cancellation of **your** policy. If the result of computing unearned premium shows that **you** owe **us** unpaid premium, **you** agree to pay **us** as soon as **you** receive **our** bill for premium due.

4. Non-Renewal of **Your** Policy

We may elect not to renew this policy. If **we** do not renew, **we** will deliver to **you**, or mail to **you** at **your** mailing address shown in the Declarations or at the last mailing address known to **us**, written notice of non-renewal at least 60 days before the expiration date of this policy. If notice is mailed or delivered less than 60 days before the expiration date, this policy will remain in effect until the 61st day after the date on which the notice is mailed or delivered. Earned premium for any period of coverage that extends beyond the expiration date will be computed pro rata based on the previous year's premium. The transfer of a policyholder between admitted companies within the same insurance group is not considered a refusal to renew.

Under the provisions of the Texas Insurance Code Section 551.152, **we** may not refuse to renew this policy solely because the policyholder is an elected official.

Proof of mailing will be sufficient proof of notice. **We** will provide the reason for non-renewal within **our** notice to **you**.

XIII. Paragraph 8. Legal Action Against **Us** under **GENERAL CONDITIONS** is deleted and replaced by the following:

8. Legal Action Against **Us**

No **covered person** may bring legal action against **us** concerning this policy unless such **covered person** has fully complied with all of its terms and conditions. Any legal action against us must be commenced within two years and one day of the date the cause of action first accrues. No legal action may be brought against **us** until judgment against such **covered person** has been finally determined after trial or by agreement between the claimant or the claimant's legal representative and **us**. If a legal action is brought asserting claims relating to the existence or amount of coverage, or the amount of damages for which coverage is sought, under different coverages of this policy, the claims relating to each coverage shall be treated as if they were separate actions for the purpose of the time limit to commence action.

This policy does not give anyone the right to make **us** a party to any action to determine the liability of a **covered person**. **We** are not liable for damages that are not payable under the terms of this policy or that are in excess of the applicable limits of liability.

XIV. Paragraph 13. Fraud under **GENERAL CONDITIONS** is deleted and replaced by the following:

13. Fraud

Pursuant to Texas Insurance Code Section 705.003(b), this policy is void from its inception if it was obtained or renewed through material misrepresentation, fraud or concealment of material fact. This means **we** shall not be liable for any claims or damages that would otherwise be covered. Such misrepresentation, fraud or concealment must be material to the risk or contribute to the contingency or event on which the policy became due and payable.

Pursuant to Texas Insurance Code Section 705.004(b), **we** may not provide coverage for any **covered person** who has made fraudulent statements or engaged in fraudulent conduct in connection with any **loss** for which coverage is sought under this policy. The statement or conduct must have been fraudulently made, misrepresented a fact material to the question of **our** liability under the policy, and misled **us** or caused **us** to waive or lose a valid defense to the policy.

XV. The following are added to **GENERAL CONDITIONS**:

Notice of Settlement of Liability Claim for **Coverage A – Bodily Injury, Personal injury, Advertising Injury and Property Damage Liability**.

a. **We** will notify **you** in writing of any initial offer to compromise or settle a claim against **you**. **We** will give **you** notice within 10 days after the offer is made.

b. **We** will notify **you** in writing of any settlement of a claim against **you** under the liability section of this policy. **We** will give **you** notice within 30 days after the date of the settlement.

Notice of Settlement of Claim for **Coverage B – Excess Uninsured and Underinsured Motorists Bodily Injury insurance**.

a. For the coverage afforded under the terms and conditions of this policy, **we** will pay **you** directly for any sums **you** are legally entitled to recover as damages. **We** will acknowledge all claims, and all investigation shall commence, no more than 15 days after **we** receive written notice of the claim.

b. **We** shall notify **you** in writing of the acceptance or rejection of a claim no later than 15 business days after **we** receive all requested items from **you**, including any statements and forms to secure final proof of **loss**. If **we** require additional time to accept or reject the claim, **we** will notify **you** of the reason of such extension, but will provide **you** with the acceptance or rejection of the claim no later than 45 days after the notification of extension.

c. Any notice of rejection will contain the reason for rejection.

d. If coverage is afforded under this policy, **we** will pay whole or part of the claim no later than 5 business days after **our** acceptance notification to **you**, or 5 business days after **you** perform a conditional act upon which the payment is based.

e. In addition, **we** will conform with the Texas Insurance Code 542.051 through 542.061 as applicable for the prompt payment of covered claims.

XVI. Definition 14. **Net Loss** under **DEFINITIONS** is deleted and replaced by the following:

14. **Net loss** means:

a. The amount the **covered person** is legally obligated to pay as damages as a result of a **loss**.

b. All reasonable expenses the **covered person** incurs in the investigation, settlement, and defense of any claim or **suit** at **our** request. This does not include expenses covered by **primary insurance** or **other insurance**, expenses **we** incur under the Defense and Settlement Section of this policy, or salaries of **employees** of the **covered person**.

XVII. The following are added to **DEFINITIONS:**

Business Day means a day other than a Saturday, Sunday, or holiday recognized by the state of Texas.

Transportation network company means a company or organization facilitating and/or providing transportation services using a computer or digital application or platform to connect or match passengers with drivers for compensation or a fee.

All other terms and conditions remain unchanged.

CONCERT INSURANCE COMPANY

TEXAS NOTICE TO POLICY HOLDERS POLLUTION EXCLUSION

This policy contains a Pollution Exclusion which restricts coverage as follows:

Loss arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of pollutants or any **loss,** cost or expense arising out of any:

i. Request, demand or order that any **covered person** or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to or assess the effects of pollutants; or

ii. Claim or **suit** by or on behalf of a governmental authority or others for damages because of testing for, monitoring, cleaning up, removing, containing, treating, detoxifying or neutralizing, or in any way responding to or assessing the effects of pollutants.

Pollutants means any solid, liquid, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

This exclusion does not apply to **loss** if caused by:

i. pollutants that escape from heating and air conditioning systems and appliances (HVAC);

ii. common household chemicals used to maintain the residence premises;

iii. heat, smoke, or fumes from a hostile fire if such **loss** is covered by **your primary insurance.** Hostile fire means one which becomes uncontrollable or breaks out from where it was intended to be;

iv. spilled or leaked fluids necessary for the normal operation of an automobile.

Please read the policy carefully to determine what is and is not covered. Please contact your agent or broker on any questions you may have.

This notice is for informational purposes only and does not become a part or condition of the attached document.

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 19 (PD-19) 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 0.1237-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK B, NEWPORT PLACE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Caprice Michelle for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.1237-acre parcel of land identified as Lot 1, Block B, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1827 Mystic 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 19 (PD-19) 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 19 (PD-19) 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 19 (PD-19); Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article

DRAFT 03.14.2025

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

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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 7th DAY OF MARCH, 2025.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 03.11.2025

Exhibit 'A'
Legal Description

Address: *1827 Mystic Street*
Legal Description: *Lot 1, Block B, Newport Place Addition*

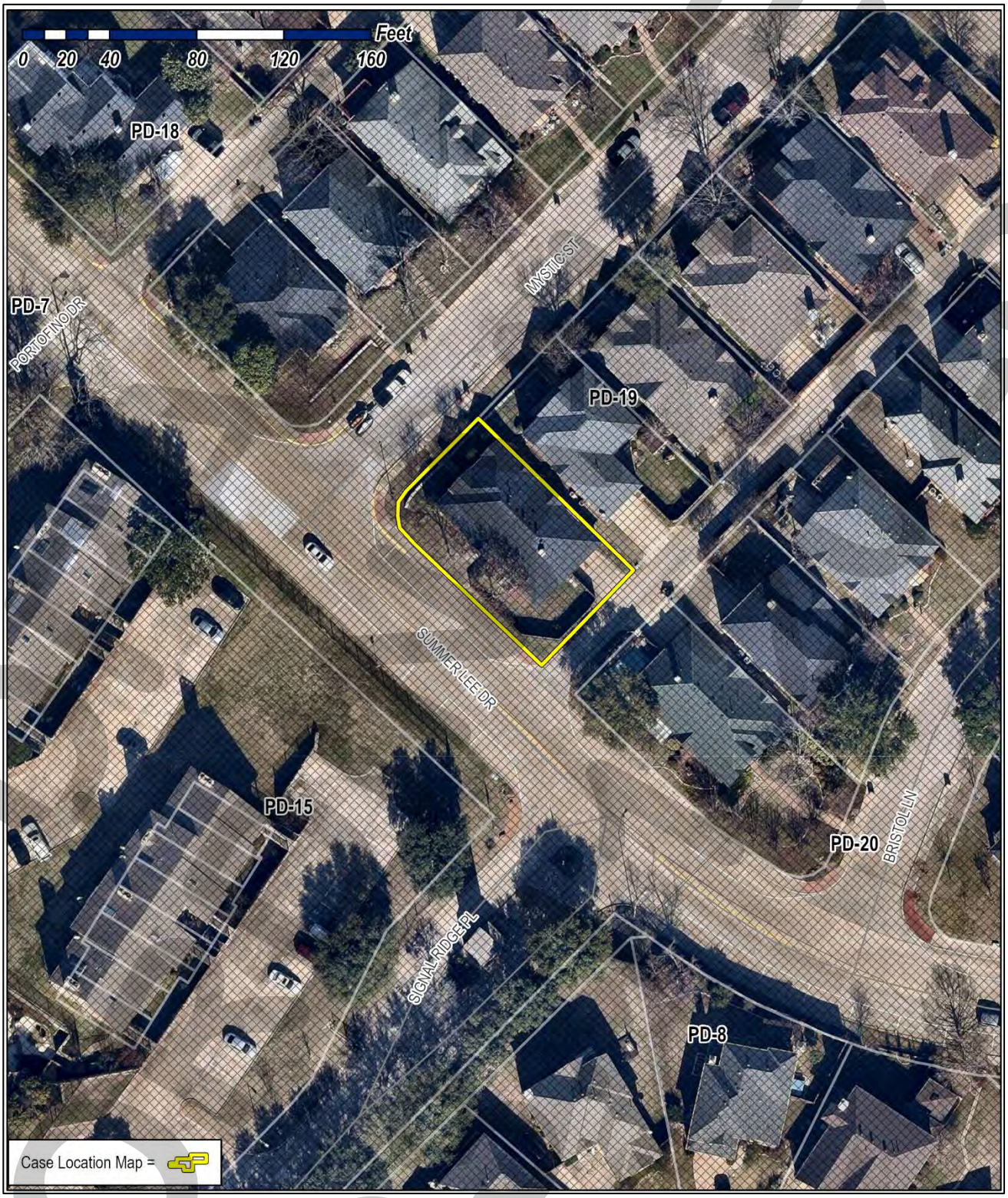


Exhibit 'B'
Short Term Rental Photographs







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03.11.2025

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
DATE:	March 11, 2025
APPLICANT:	Price Pointer, *TCB Construction*
SUBJECT:	Z2025-010; *Amendment to Planned Development District 50 (PD-50)*

On February 14, 2025, the applicant -- *Price Pointer* -- submitted an application requesting to amend Planned Development District 50 (PD-50) to incorporate a 1.65-acre parcel of land (*i.e. Lot 1, Block A, Olive-Fannin Addition*) into the boundaries of the Planned Development District. The 1.65-acre parcel of land is currently zoned Downtown (DT) District and Single-Family 7 (SF-7) District, is situated within the Old Town Rockwall (OTR) Historic District, and is addressed as 201 Olive Street (*see Figure 1*). According to a letter provided by the property owner -- *Jay Odom* --, the purpose of the request is to build residentially scaled office buildings that will have a historic look, and that can blend with the adjacent residential properties in the Historic District.

According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the *Downtown District*, and according to the *Future Land Use Map* contained within this document the subject property is designated for *Medium Density Residential (MDR)* and *Downtown (DT)* land uses. The *Downtown District* is described as "…the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall." This section goes on to describe Planned Development District 50 (PD-50) as being "… a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City." The requested zoning change would require the subject property to be reclassified from a *Medium Density Residential (MDR)* and *Downtown (DT)* land use designation to a *Live/Work (LW)* land use designation, which is defined by the Comprehensive Plan as an area that is "… considered to be transitional and require[*s*] added flexibility for the purpose of maintaining a specific small town aesthetic along major roadways. These areas are used to buffer residential areas from major roadways or more intense commercial land uses …" Based on the requested changes to the *Future Land Use Map*, the applicant's request does *not* conform to the *Land Use Plan* contained within the OURHometown Vision 2040 Comprehensive Plan; however, the requested zoning change may have merit based on the following: [*1*] the land uses directly west of the subject property are currently designated for *Live/Work (LW)* land uses and the change would be consistent with this designation; [*2*] the dual designation (*i.e. MDR and DT designations*) on the *Future Land Use Plan* and the current zoning designation (*i.e. DT and SF-7*) of the subject property are not aligned with how the property was platted (*in addition this parcel may not be conducive for a single-family home based on its current configuration*); and, [*3*] the subject property is located within the Old Town Rockwall (OTR) Historic District, which will require additional oversight from the Historic Preservation Advisory Board (HPAB). In addition, staff should point out that the Residential-Office (RO) District -- *which is the base zoning district for Planned Development District 50 (PD-50)* -- is considered to be the most restrictive non-residential zoning classification due to it only allowing a small subsect of non-residential land uses. These uses are mostly restricted to office land uses; however, the Planned Development District does have some allowances for retail, restaurant, and banquet facility land uses through a Specific Use Permit (SUP). With all this being said, the fact that this is a request for a zoning change makes this a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. The proposed change to the *Future Land Use Plan* can be considered a condition of approval of this case.

Since the proposed case involves modifying the boundaries of Planned Development District 50 (PD-50), staff has notified all property owners and residents within the Planned Development District. In addition, staff mailed out notifications to all property owners and occupants within 500-feet of the boundary of Planned Development District 50 (PD-50) and the 1.65-acre subject property, and to all Homeowner's Associations (HOAs) within 1,500-feet of the boundaries of the zoning change (*i.e. Lakeview Summit, the Preserve, and the Caruth Lakes Homeowner's Associations*). This was done in accordance with the requirements of Subsection 02.03(A), *Notice of Public Hearing*, of Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC). Of the 375 property owner notices staff mailed on February 24, 2025, staff has received two (2) responses in favor and one (1) response in opposition to the applicant's request. Should the Planning and Zoning Commission have any questions, staff will be available at the *March 11, 2025* Planning and Zoning Commission meeting.

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	Olive Street				
SUBDIVISION	Fannin Addition / B.F. Boydstun	LOT	1	BLOCK	A, B-1, D-1
GENERAL LOCATION	Between Olive St., N. Goliad and N Fannin St				Block 122 B.F. Boydston.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	DT and SF-7		CURRENT USE	Vacant	
PROPOSED ZONING	PD 50		PROPOSED USE	Office	
ACREAGE	1.65	LOTS [CURRENT]	See legal	LOTS [PROPOSED]	See legal

☑ ***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	Jay Odom	☑ APPLICANT	TCB CONSTRUCTION
CONTACT PERSON	Jay Odom	CONTACT PERSON	PRICE POINTER
ADDRESS	601 N. Fannin St.	ADDRESS	906 N. Goliad St.
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-202-4226	PHONE	214-708-2685
E-MAIL	jay@jayodom.com	E-MAIL	price@tcbconstructiongroup.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jay Odom [*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 $ 280.25 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* Feb 25 *, 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."*

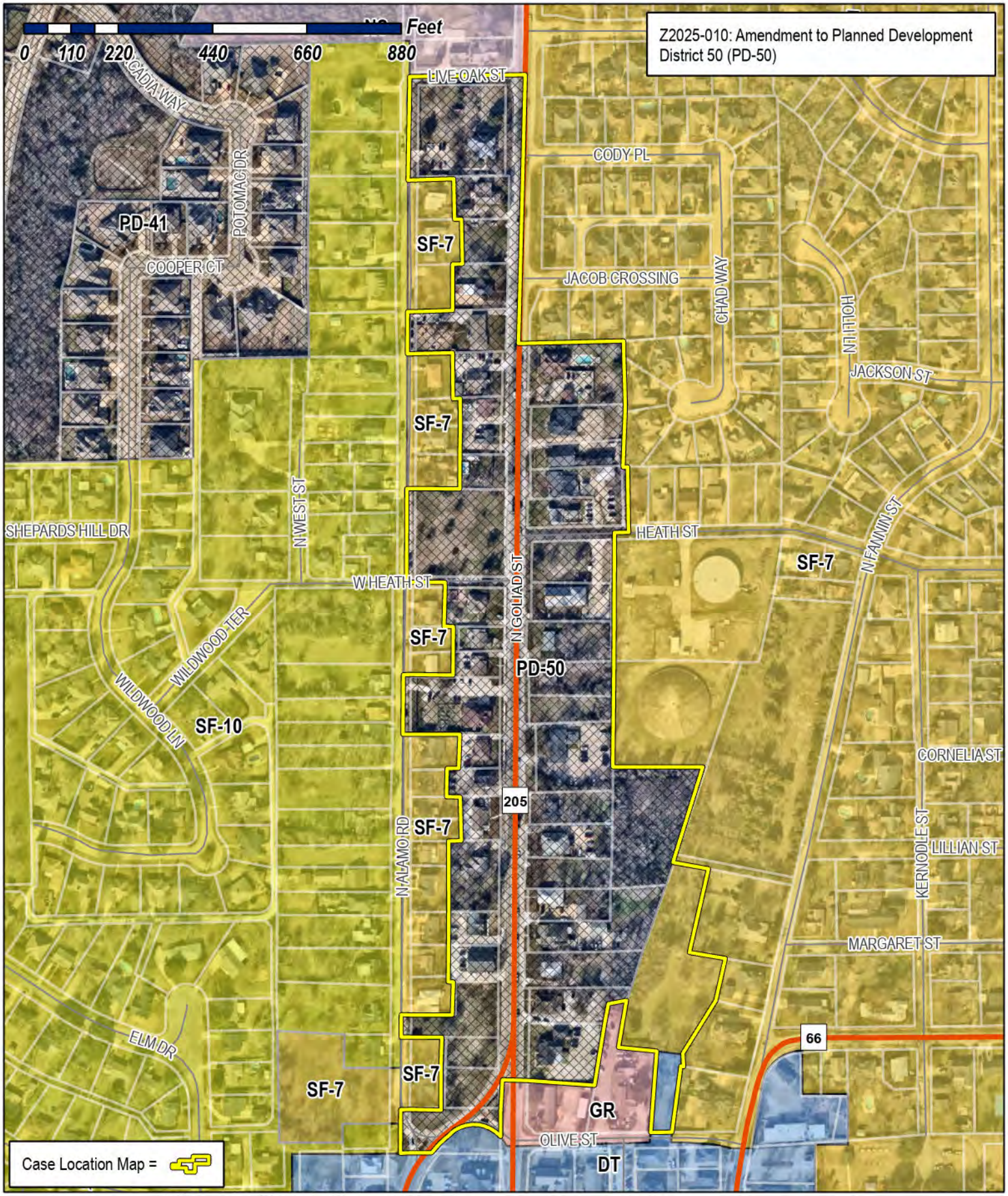
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* February *, 20*25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Rockwall County

MY COMMISSION EXPIRES 9-26-27

ROSE SHIPLEY NOTARY PUBLIC STATE OF TEXAS ID # 11741966 EXPIRES 09-26-2027



City of Rockwall

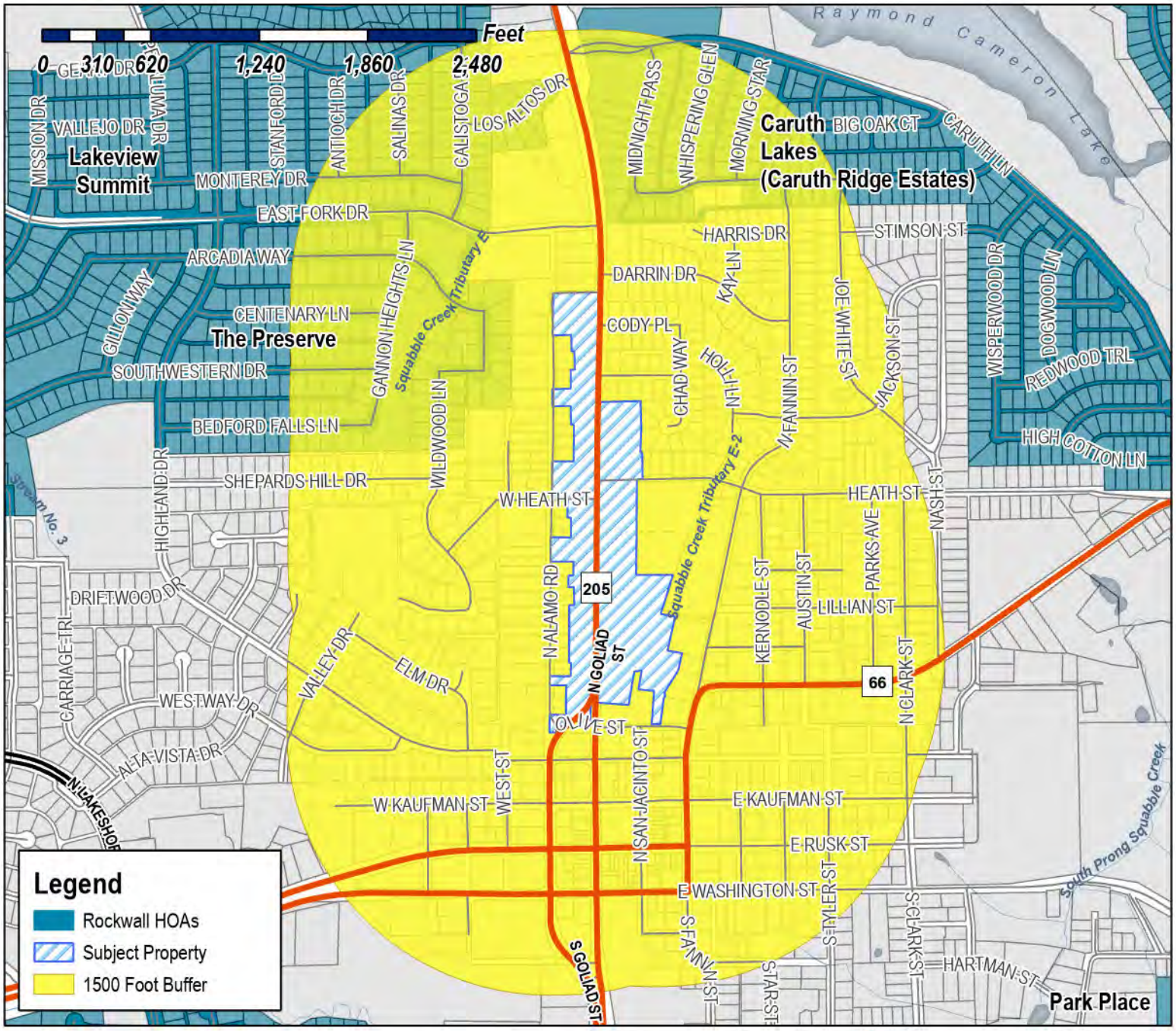
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

City of Rockwall

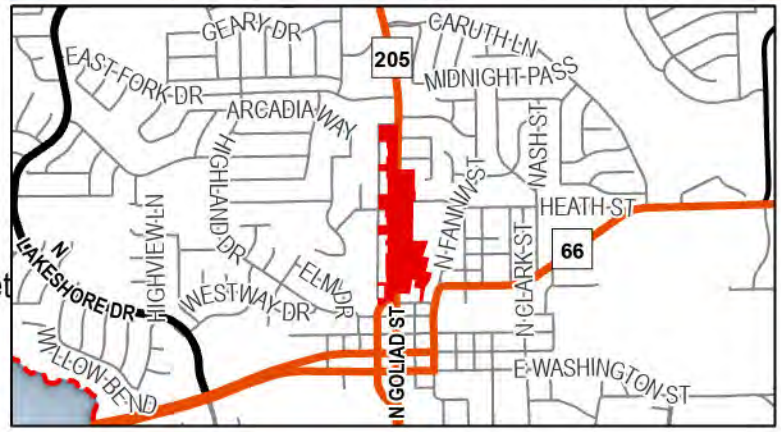
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Case Number: Z2025-010
Case Name: Amendment to Planned Development District 50 (PD-50)
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: Between Live Oak street and Olive Street

Date Saved: 2/18/2025
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 {Z2025-010]
Date:	Thursday, February 20, 2025 3:33:28 PM
Attachments:	Public Notice (02.18.2025).pdf HOA Map (02.18.2025).pdf

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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, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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.

Z2025-010: Amendment to Planned-Development District 50
Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-07] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [1] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [2] Single-Family 7 (SF-7) District, and [3] Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [SH-205], north of Olive Street and south of Live Oak Street, and take any action necessary.

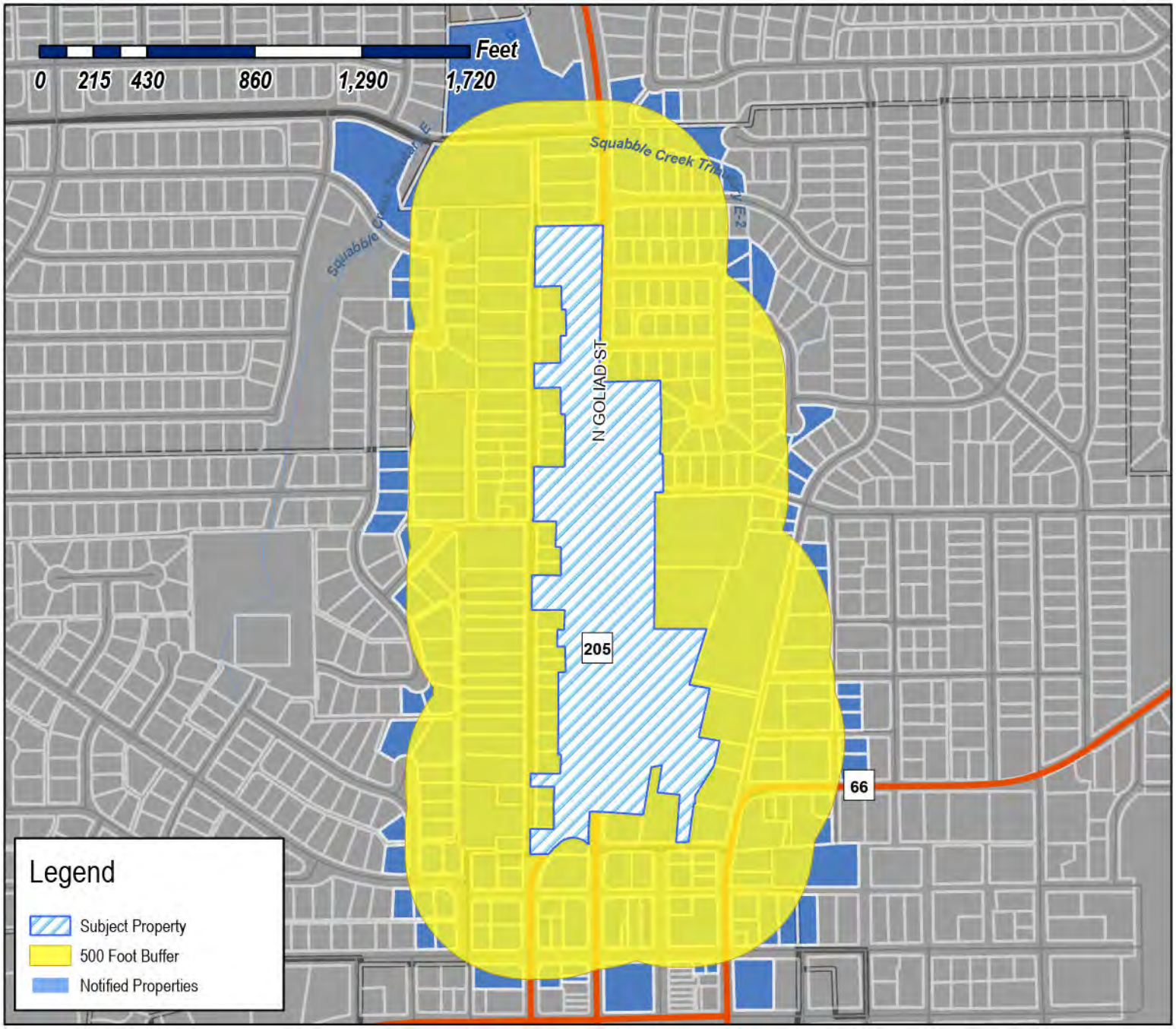
Thank you,

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

City of Rockwall

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

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

RESIDENT
100 E HEATH
ROCKWALL, TX 75087

PAREDES FERNANDO
1001 HOLLI LANE
ROCKWALL, TX 75087

RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

RESIDENT
1005 HOLLI LN
ROCKWALL, TX 75087

RESIDENT
101 E RUSK
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

THE CANO REAL ESTATE INVESTMENT GROUP, LLC
1025 Michael Gdns
Rockwall, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
105 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
105 N ALAMO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

MBK3 PROPERTY HOLDING CO LLC
105 OLIVE ST
ROCKWALL, TX 75087

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

PRECISION GLOBAL CORPORATION
106 W Kaufman St
Rockwall, TX 75087

MANLEY MICHAEL J AND MARY F
1065 MIDNIGHT PASS
ROCKWALL, TX 75087

RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

MORGAN JEFFREY E
1071 MIDNIGHT PASS
ROCKWALL, TX 75087

TANG SHIFANG AND
HAO DENG
1079 MIDNIGHT PASS
ROCKWALL, TX 75087

RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

CURANOVIC JOHN
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
111 N GOLIAD ST
ROCKWALL, TX 75087

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

KING BOBBY R ETUX
113 Summit Ridge Dr
Rockwall, TX 75087

RESIDENT
115 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA AND RONALD
119 E HEATH STREET
ROCKWALL, TX 75087

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

SFR TEXAS ACQUISITIONS 3 LLC
120 S Riverside Plz Ste 2000
Chicago, IL 60606

FITE CENTRE LLC
1200 FRONTIER TRAIL
ROCKWALL, TX 75032

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC
14124 EDGECREST DR
DALLAS, TX 75254

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

RAYWAY PROPERTIES LLC
1572 N MUNSON RD
ROYSE CITY, TX 75189

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

ARISTA KAUFMAN LLC
1717 Main St Ste 2950
Dallas, TX 75201

BARNETT JOSEPH RODNEY & LADONNA
1855 HIDDEN HILLS
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

RESIDENT
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO
197 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
199 DARRIN DR
ROCKWALL, TX 75087

KEANE PARKER F
199 Cody Pl
Rockwall, TX 75087

CHARLES & JANE SIEBERT LIVING TRUST
CHRISTOPHER CHARLES SIEBERT & JANE M
SIEBERT - TRUSTEES
199 JACOB XING
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 5 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LUSH BEAUTY SALON
201 N ALAMO RD
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
2010 INDUSTRIAL BLVD STE 611
ROCKWALL, TX 75087

RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA
202 E HEATH
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
202 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
202 N WEST ST
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
203 N ALAMO
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

PENRY TROY D AND ELIZABETH A
204 HARRIS DR
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

RESIDENT
204 W HEATH ST
ROCKWALL, TX 75087

DHANBAD MINING INFOMATICS LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

BASCO JUSTIN AND PAMELA
206 Cody Pl
Rockwall, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

CRISWELL BARBARA
206 S Clark St
Rockwall, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

RESIDENT
207 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

RESIDENT
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

RESIDENT
208 W HEATH ST
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

CONFIDENTIAL
210 CODY PL
ROCKWALL, TX 75087

RESIDENT
211 JACOB CROSSING
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

MOFFATT DANA MICHELLE
211 JACOB CROSSING
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC
242 C NATIONAL DR
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

TTAAM N ALAMO SERIES LLC
2801 NETWORK BLVD STE 300
FRISCO, TX 75034

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST
301 COOPER COURT
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S TRUSTEES
2023 G J MATTINGLY REVOCABLE TRUST
302 ARCADIA WAY
ROCKWALL, TX 75087

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
302 N SAN JACINTO
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

SMITH WENDY
303 DERICK DR
FATE, TX 75189

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

WILLIAMS PATRICIA M
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

LEAL CAROL RHEA
303 N Alamo Rd
Rockwall, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

CRAWFORD STEVE
3033 NECHES
CORPUS CHRISTI, TX 78414

RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

BLANCK SETH AND LACY
304 N Clark St
Rockwall, TX 75087

RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

STEFANKIEWICZ STEPHANIE MARIE & JASON DUANE
304 W Kaufman St
Rockwall, TX 75087

RESIDENT
305 WILDWOOD LN
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

DEWAYNE CAIN CHILD'S TRUST, DEWAYNE CAIN-TRUSTEE, AMY DAWN CAIN 2012 L
PAT BEAIRD-TRUSTEE, CHRISTOPHER PAUL CAIN 2012 LONG TERM TRU
305 STONEBRIDGE DRIVE
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

ROWAN KENNETH W & MELONY A
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN
306 Williams St
Rockwall, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 Williams St
Rockwall, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

FORTI CRYSTAL NICOLE & MICHAEL
310 Elm Dr
Rockwall, TX 75087

RESIDENT
312 ELM DR
ROCKWALL, TX 75087

UNION BANK & TRUST CO
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD
REV TRUST
312 Central Ave SE Ste 200
Minneapolis, MN 55414

HARKLAU CAROLINE
312 DARTBROOK
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M
317 COOPER STREET
ROCKWALL, TX 75087

WEAST BRIAN J AND
CYNTHIA C BROWN
318 ARCADIA WAY
ROCKWALL, TX 75087

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 Marron Rd Ste 103-144
Oceanside, CA 92056

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

KMA LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T
402 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

REED CHARLES & LISHA
404 WILDWOOD LN
ROCKWALL, TX 75087

RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
405 N GOLIAD
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

HOWELL RONALD & MICHELE
434 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CM FANNIN I LP
4514 Travis St Ste 326
Dallas, TX 75205

CM FANNIN I LP
4514 Travis St Ste 326
Dallas, TX 75205

CM FANNIN I LP
4514 Travis St Ste 326
Dallas, TX 75205

RICKY JOHN SMITH AND DEBORAH KAY SMITH
LIVING TRUST - 09/27/2008
AND AS AMENDED AND RESTATED ON
08/22/2016
4602 Candlestick Dr
Garland, TX 75043

105 N ALAMO LLC
4793 Secret Cv
Rockwall, TX 75032

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

EVOLVE ESTATES LLC
489 MONTEREY DRIVE
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS
4917 SAINT JAMES CT
MESQUITE, TX 75150

BAF ASSETS 5 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

HISTORIC OUR HOUSE-ROCKWALL LLC
501 Camp Creek Rd
Rockwall, TX 75087

RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

RESIDENT
502 N ALAMO
ROCKWALL, TX 75087

RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

WOODARD CARL E ET UX
502 WILDWOOD TER
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
504 N Alamo Rd
Rockwall, TX 75087

RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

RESIDENT
505 WILDWOOD TERRACE
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L
506 N ALAMO
ROCKWALL, TX 75087

RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC
519 E I30 PMB 422
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSATE 30 # 157
ROCKWALL, TX 75087

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

FRENCH MELISSA AND JACOB AARON
5582 YARBOROUGH DR
FORNEY, TX 75126

THE PRESERVE HOMEOWNERS ASSOCIATION INC
5763 STATE HIGHWAY 205 SUITE 102-B
ROCKWALL, TX 75032

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

GEN 39:2-6 LLC
599 BORDEAUX DRIVE
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

ODOM JAY L & ALISON N
601 N Fannin St
Rockwall, TX 75087

ODOM JAY L AND ALISON N
601 N Fannin St
Rockwall, TX 75087

ODOM JAY & ALISON
601 N FANNIN ST
ROCKWALL, TX 75087

ODOM JAY L AND ALISON N
601 N Fannin St
Rockwall, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

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

HANSARD STANLEY E ETUX DALE
602 WILDWOOD LN
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

KENDALL JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

MILLS WENDY K & MARC A
606 KERNODLE ST
ROCKWALL, TX 75087

WIGGINS BRIAN C
606 WILDWOOD LN
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

JORDAN LARK & CAMERAN
608 Wildwood Ln
Rockwall, TX 75087

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

ROY LAWRENCE HANCE JR TRUST
ROY LAWRENCE HANCE JR- TRUSTEE
6946 SPERRY STREET
DALLAS, TX 75214

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
7005 Chase Oaks Blvd Ste 180
Plano, TX 75025

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
7025 Spanish Oaks Dr
North Richland Hills, TX 76182

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

REYNOLDS RACHEL AND WAYNE MARK
703 NORTH GOLIAD STREET
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE GRAVES - TRUSTEES
705 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES
750 Justin Rd
Rockwall, TX 75087

BRUCE LIVING TRUST
DANA GLENN BRUCE & JEANNE L BRUCE- TRUSTEES
757 AVALON DR
HEATH, TX 75032

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

MASON MARK S & TAMARA M
802 POTOMAC DRIVE
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
803 N GOLIAD ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
804 N GOLIAD STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

NAVARRO FRANCISCO OCHOA AND
MELISSA ANN REDD
805 N ALAMO RD
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
807 N ALAMO RD
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
807 N GOLIAD
ROCKWALL, TX 75087

LEMMON LANDON &
CAITLIN WALKER
808 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
808 N GOLIAD
ROCKWALL, TX 75087

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

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M
810 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
810 N GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
812 N ALAMO
ROCKWALL, TX 75087

RESIDENT
812 N GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN
818 POTOMAC DR
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID
834 POTOMAC DR
ROCKWALL, TX 75087

MCCULLEY LIVING TRUST
DARREN WAYNE MCCULLEY & MICHELE JUNE
MCCULLEY - CO-TRUSTEES
837 POTOMAC DR
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU
852 POTOMAC DRIVE
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD
853 POTOMAC DRIVE
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L
868 POTOMAC DRIVE
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
880 SHORES BLVD
ROCKWALL, TX 75087

DE LOS SANTOS JENNIFER MENCHACA &
ARMANDO GUADALUPE
901 N ALAMO RD
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

ASHMOREX2 LLC
902 N GOLIAD ST
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
C/O ELIZABETH BURKS
902 PALO PINTO ST
WEATHERFORD, TX 76086

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
905 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 N WEST ST
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
MANNY LOZANO
906 N GOLIAD ST
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID
908 N Alamo Rd
Rockwall, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

RESIDENT
909 N GOLIAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RESIDENT
911 N GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
912 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

ROGERS JOSHUA WAYNE & EMELIA &
DAVIS JOHN DANIEL & EMELIA SUZANNE
915 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
917 N ALAMO
ROCKWALL, TX 75087

RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS
921 N Alamo Rd
Rockwall, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
924 N ALAMO
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND
MICHAEL CRAWFORD
925 N ALAMO
ROCKWALL, TX 75087

RESIDENT
925 N GOLIAD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

MCCROSKEY DEE DEE RAYE
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
DONNA K BOYD
956 CHAD WAY
ROCKWALL, TX 75087

LEFTEROV MARTIN AND
JESSICA LADD
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
975 N ALAMO
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

CLARK RYAN W & AMY B
982 CHAD WAY
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K
986 CHAD WAY
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A
990 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

INGLE RHONDA NELL DOOLEY
995 HOLLI LN
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE
997 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE
998 CHAD WAY
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

NELSON MICHAEL D
999 HOLLI LN
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

BOWEN JAMES A
P.O. BOX 385
CADDO MILLS, TX 75135

K'S ADVERTISING DALLAS INC THE
PO BOX 1238
ROCKWALL, TX 75087

BUTCHER MELVIN R
PO BOX 147
QUINLAN, TX 75474

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

MILE HIGH BORROW 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST DATED JUNE 3, 2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

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:

Z2025-010: Zoning Change from AG to GR

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction on behalf of Jay Odom for the approval of a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] to incorporate an additional 1.65-acre parcel of land within the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned: [*1*] Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, [*2*] Single-Family 7 (SF-7) District, and [*3*] Downtown (DT) District, situated within the North Goliad Corridor Overlay (NGC OV) District and the Old Town Rockwall (OTR) Historic District, generally located along N. Goliad Street [*SH-205*], north of Olive Street and south of Live Oak Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 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, March 17, 2025 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. Z2025-010: Zoning Change from AG to GR

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.

From:	Carol Crow
To:	Miller, Ryan
Subject:	Fwd: J Odom Zoning Request
Date:	Wednesday, March 5, 2025 10:55:13 PM

Dear Ryan,

I am writing in support of Jay Odom's Zoning Request change to Residential Office for his 1.6 acres of property located between N. Goliad and N. Fannin Streets, and north of Olive St. Case # Z 2025-010.

Since the property abuts Bin 303, a commercial business, and also the houses facing N. Goliad Streets that are currently zoned Residential Office, I believe that Residential Office Zoning is a natural zoning change for this property also.

I have seen the transformation of the many properties Jay has owned and renovated in Old Town. I have all the confidence in the world that this project will blend in with the surroundings of our Downtown and Old Town, while being a charming asset to the area.

Sincerely,

Carol Crow
504 Williams St.
Rockwall, Tx.

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 Z2025-010

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 Caprice Michelle

ADDRESS 240 Willowcrest, Rockwall, TX, 75032, USA

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

Approved

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:

PLEASE RETURN THE BELOW FORM

Case No. Z2025-010: Zoning Change from AG to GR

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.

Need turn lane for the whole distance of Hwy 205. Too much traffic to get out of neighborhood

Name: Michele + Mikel Jensen

Address: 9168 Chadway 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.

Jay Odom

601 N Fannin St

Rockwall, TX 75087

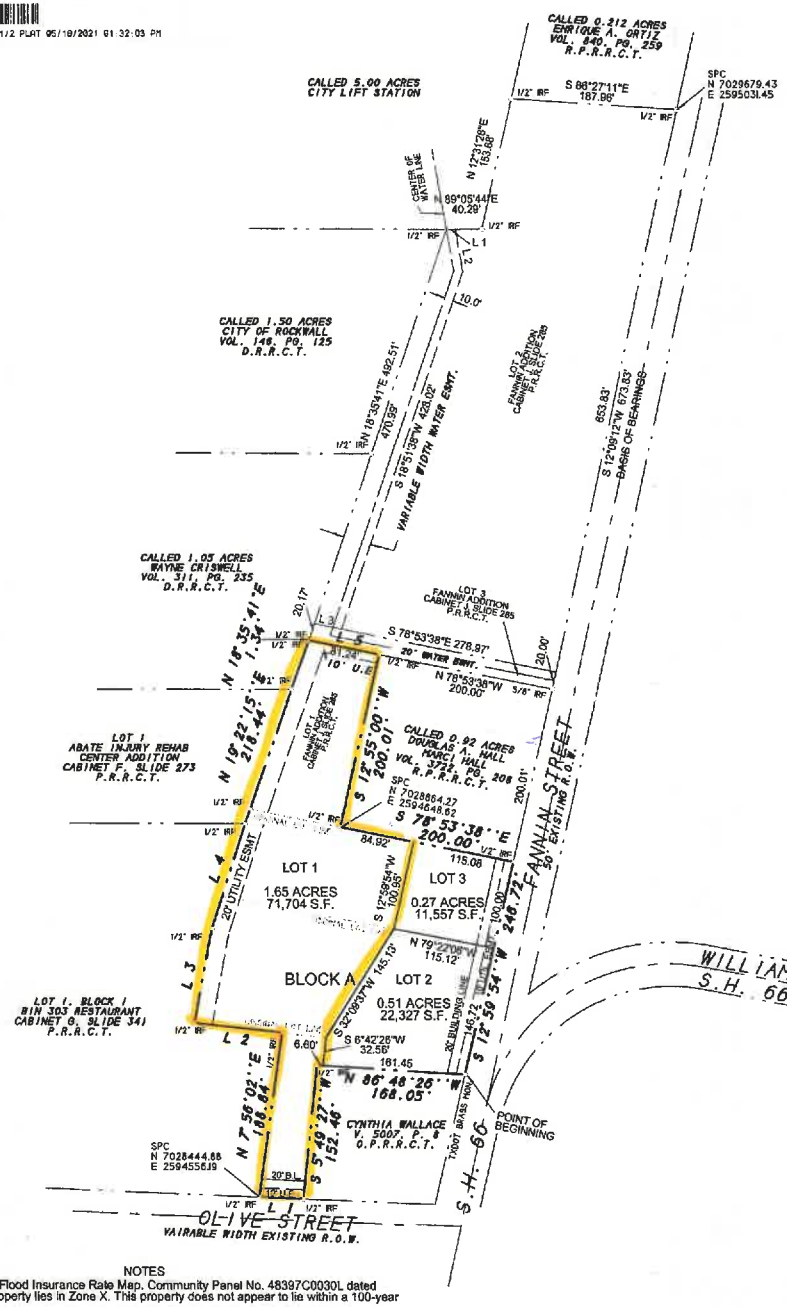
This letter is in regard to the zoning change request on my property off on Olive St in the downtown area of Rockwall. This property is surrounded by commercial properties including shops, restaurants and offices to the West and South. I would like to build offices on this land. I would like to build them in the historic, bungalow/frame style, which would compliment the area well. There are many examples of these type of offices throughout downtown and the North Goliad corridor. I live on property connected to this land, so it is important for me to protect the area which I care about very much. I spent six years on the Rockwall Historic Preservation Advisory Board protecting our downtown area. I believe offices on this property help protect the area from any type of high density type development which could ruin the historic integrity of my neighborhood.

Thank you for your consideration.



Jay Odom

20210000013188 1/2 PLAT 05/19/2021 01:32:03 PM



NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0030L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

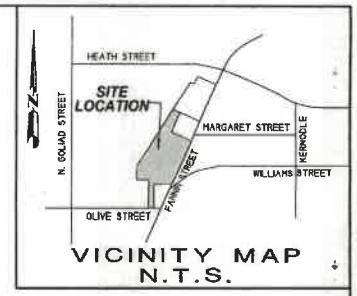
2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

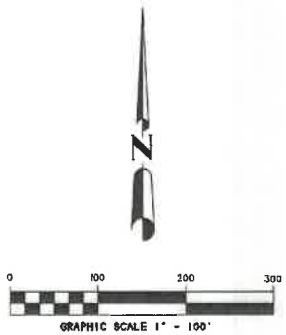
4) Property owner shall be responsible for maintenance, repair, and reconstruction of drainage systems on-site.

VARIABLE WIDTH EASEMENT LINE TABE		
Line	Bearing	Distance
1	N 89°05'44"E	10.27'
2	S 10°13'14"E	48.32'
3	N 78°53'38"W	31.25'

BOUNDARY LINE TABLE		
Line	Bearing	Distance
1	N 87°53'14"W	49.97'
2	N 84°00'06"W	100.00'
3	N 10°32'01"E	108.67'
4	N 17°49'48"E	124.29'
5	S 76°53'38"E	61.24'



VICINITY MAP
N.T.S.



FINAL PLAT

LOTS 1, 2 & 3, BLOCK A
OLIVE-FANNIN ADDITION

2.42 ACRES OR 105,589 S.F.
(3 LOTS)

BEING A REPLAT OF
LOT 1, BLOCK A, FANNIN ADDITION
LOTS A, B-1 & D-1, BLOCK 122 B.F. BOYDSTON

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
JAY ODOM
ALISON ODOM
405 N. FANNIN STREET
ROCKWALL, TEXAS 75087



H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 27, 2021
SCALE 1" = 100' FILE # 20120458RP
CLIENT ODOM

CITY CASE P2021-021

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, Jay Odom and Alison Odom, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being Lot 1, Block A, Fannin Addition, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet J, Slide 285 of the Plat Records of Rockwall, County, Texas, and being all of those tracts of land as described in a Warranty deed from Cedo Rakich and Julia Rakich to Jay Odom and Alison Odom, as recorded in Document no. 20140000005613 of and Volume 7190, Page 296 of the Official Public Records of Rockwall County, Texas, and all of a tract of land as described in a Warranty deed from Polly Redden to Jay Odom and Alison Odom, as recorded in Document no. 20150000014075 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner in the west right-of-way line of N. Fannin Street, said point being at the southeast corner of said Rakich to Odom tract per Document no. 20150000014075 and at the northeast corner of a tract of land as described in a Warranty deed from Ronald D. Austin to Cynthia Wallace, as recorded in Volume 5007, Page 8 of the Official Public Records of Rockwall County, Texas;

THENCE N. 86 deg. 48 min. 26 sec. W. along the north boundary line of said Wallace tract, a distance of 186.05 feet to a 1/2" iron rod found for corner;

THENCE S. 05 deg. 49 min. 27 sec. W. a distance of 152.48 feet to a 1/2" iron rod found for corner in the north right-of-way line of Olive Street;

THENCE N. 87 deg. 53 min. 14 sec. W. along the north line of Olive Street, a distance of 49.97 feet to a 1/2" iron rod found for corner;

THENCE N. 07 deg. 56 min. 02 sec. E. a distance of 188.84 feet to a 1/2" iron rod found for corner;

THENCE N. 84 deg. 00 min. 06 sec. W. a distance of 100.00 feet to a 1/2" iron rod found for corner;

THENCE N. 10 deg. 32 min. 01 sec. E. a distance of 108.67 feet to a 1/2" iron rod found for corner;

THENCE N. 17 deg. 49 min. 48 sec. E. a distance of 124.29 feet to a 1/2" iron rod found for corner;

THENCE N. 19 deg. 22 min. 15 sec. E. a distance of 218.44 feet to a 1/2" iron rod found for corner;

THENCE N. 18 deg. 35 min. 41 sec. E. a distance of 1.34 feet to a 1/2" iron rod found for corner at the northwest corner of Lot 1;

THENCE S. 78 deg. 53 min. 38 sec. E. a distance of 81.24 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 1;

THENCE S. 12 deg. 55 min. 00 sec. W. a distance of 200.01 feet to a 1/2" iron rod found for corner at the southeast corner of said Lot 1;

THENCE S. 78 deg. 53 min. 38 sec. E. a distance of 200.00 feet to a 1/2" iron rod found for corner in the west right-of-way line of N. Fannin Street;

THENCE S. 12 deg. 58 min. 54 sec. W. along said right-of-way line, a distance of 246.72 feet to the POINT OF BEGINNING and containing 105,589 square feet or 2.42 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOTS 1, 2 & 3, BLOCK A, OLIVE-FANNIN ADDITION, an Addition 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 LOTS 1, 2 & 3, BLOCK A, OLIVE-FANNIN ADDITION, 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 th eir 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, maint aining, 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 Roc kwall 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, sto rm 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 an d/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 p rogress 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 exaction's made herein.

JAY ODOM

ALISON ODOM

Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
05/19/2021 01:32:03 PM
$100.00
20210000013106

COPY

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representa tion, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, as required under Ordinance 83-54.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared JAY ODOM 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 seat of office this 17 day of May, 2021

Notary Public in and for the State of Texas

My Commission [redacted]

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ALISON ODOM 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 17 day of May, 2021.

Notary Public in and for the State of Texas

My [redacted]

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS
REGISTERED
HAROLD D. FETTY III
5034
PROFESSIONAL
LAND SURVEYOR

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1, 2 & 3, BLOCK A, OLIVE-FANNIN ADDITION, an addition to the City of Rockwall, Texas, was approved by the City Planning Director of the City of Rockwall on the 18 day of May, 2021.

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.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 18 day of May, 2021

Director of Planning & Zoning

Amy Williams, P.E.
City Engineer

FINAL PLAT

LOTS 1, 2 & 3, BLOCK A OLIVE-FANNIN ADDITION

2.42 ACRES OR 105,589 S.F.
(3 LOTS)

BEING A REPLAT OF
LOT 1, BLOCK A, FANNIN ADDITION
LOTS A, B-1 & D-1, BLOCK 122 B.F. BOYDSTON

B. F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
JAY ODOM
ALISON ODOM
405 N. FANNIN STREET
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SYMBOL LEGEND

SURVEY DATE APRIL 27, 2021
SCALE 1" = 100' FILE # 20120458P
CLIENT ODOM

CITY CASE P2021-021





CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 25-07*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) TO INCORPORATE AN ADDITIONAL 1.65-ACRE PARCEL OF LAND INTO THE DISTRICT BEING A 22.19-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Price Pointer of TCB Construction, on behalf of Jay Odom, requesting the approval of an amendment to Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] for the purpose of incorporating an additional 1.65-acre parcel of land into the district being a 22.19-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 50 (PD-50) [*Ordinance No. 25-07*] 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. 25-07*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this 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;

DRAFT 03.18.2025

SECTION 3. That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

SECTION 4. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars *($2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF APRIL, 2025.

_____

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

DRAFT ORDINANCE 03.17.2025

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: March 17, 2025

2nd Reading: April 7, 2025

DRAFT ORDINANCE 03.11.2025

EXHIBIT 'A':
Legal Description

BEING 22.19 acres of land situated in Abstract 146, S.S. McCurry Survey and Abstract 14, B.F. Boydstun Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the northeast corner of Block A, Lot 1 of the Isaac Pena Addition (925 N. Goliad St.), or Texas State Plane Coordinates E 2,594,247.540', N 7,030,896.557' (Grid);

1 ***THENCE*** South 00°-15'-13" West, along the West Right of Way of North Goliad Street, a distance of 212.01 feet for a corner;
2 ***THENCE*** North 89°-29'-21" East, continuing along the West Right of Way of North Goliad Street, a distance of 9.348 feet for a corner;
3 ***THENCE*** South 00°-42'-57" West, a distance of 100.01 feet for a point;
4 ***THENCE*** South 01°-05'-44" West, a distance of 103.776 feet for a point;
5 ***THENCE*** South 00°-53'-50" West, a distance of 106.804 feet for a point;
6 ***THENCE*** South 01°-53'-06" West, a distance of 80.307 feet for a corner;
7 ***THENCE*** North 89°-29'-23" East, crossing North Goliad Street to the Southwestern corner of the North Towne Addition, a distance of 54.443 feet for a point;
8 ***THENCE*** North 88°-39'-12" East, along the North property line of Lot 3 of the Austin Addition, distance of 92.607 feet for a point;
9 ***THENCE*** North 88°-26'-16" East, a distance of 59.875 feet for a point;
10 ***THENCE*** North 88°-40'-43" East, a distance of 67.521 feet for a corner;
11 ***THENCE*** South 00°-44'-24" East, along the East property line of Lot 3 of the Austin Addition, a distance of 37.417 feet for a point;
12 ***THENCE*** South 01°-50'-12" East, a distance of 41.682 feet for a point;
13 ***THENCE*** South 01°-42'-25" East, a distance of 70.308 feet for a point;
14 ***THENCE*** South 01°-25'-05" West, a distance of 16.294 feet for a point;
15 ***THENCE*** South 02°-24'-05" West, a distance of 64.26 feet for a point;
16 ***THENCE*** South 01°-55'-17" West, a distance of 61.135 feet for a point;
17 ***THENCE*** North 86°-53'-45" West, a distance of 2.769 feet for a point;
18 ***THENCE*** South 01°-28'-03" East, a distance of 139.26 feet for a corner;
19 ***THENCE*** South 88°-34'-56" West, a distance of 26.08 feet for a corner;
20 ***THENCE*** South 00°-34'-11" West, crossing Heath Street, a distance of 32.761 feet for a point;
21 ***THENCE*** South 00°-43'-05" West, a distance of 101.948 feet for a point;
22 ***THENCE*** South 00°-23'-39" West, a distance of 88.33 feet for a point;
23 ***THENCE*** South 00°-20'-35" West, a distance of 92.791 feet for a point;
24 ***THENCE*** North 89°-28'-33" East, a distance of 3.192 feet for a point;
25 ***THENCE*** South 00°-27'-32" East, a distance of 82.208 feet for a point;
26 ***THENCE*** South 00°-20'-15" West, a distance of 57.808 feet for a point;
27 ***THENCE*** South 00°-18'-02" East, a distance of 106.852 feet for a corner;
28 ***THENCE*** North 89°-54'-16" East, along the North property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 218.38 feet for a corner;
29 ***THENCE*** South 18°-44'-34" West, along the East property line of Block 123, Lot F of the BF Boydstun Addition, a distance of 237.657 feet for a corner;
30 ***THENCE*** North 38°-55'-51" East, a distance of 1.766 feet for a point;
31 ***THENCE*** South 79°-50'-00" East, a distance of 81.423 feet for a corner;
32 ***THENCE*** South 12°-54'-58" West, a distance of 200.01 feet for a corner;
33 ***THENCE*** South 80°-26'-27" East, a distance of 85.162 feet for a corner;
34 ***THENCE*** South 12°-49'-45" West, a distance of 100.827 feet for a point;
35 ***THENCE*** South 31°-59'-28" West, a distance of 144.954 feet for a point;
36 ***THENCE*** South 03°-33'-21" East, a distance of 30.835 feet for a point;
37 ***THENCE*** North 80°-23'-28" West, a distance of 6.6 feet for a corner;
38 ***THENCE*** South 07°-38'-23" West, a distance of 155.583 feet for a corner;
39 ***THENCE*** South 89°-15'-33" West, along the North Right of Way of Olive Street, a distance of 49.727 feet for a corner;
40 ***THENCE*** North 04°-15'-36" East, a distance of 190.176 feet for a corner;
41 ***THENCE*** North 84°-16'-51" West, a distance of 89.8 feet for a corner;

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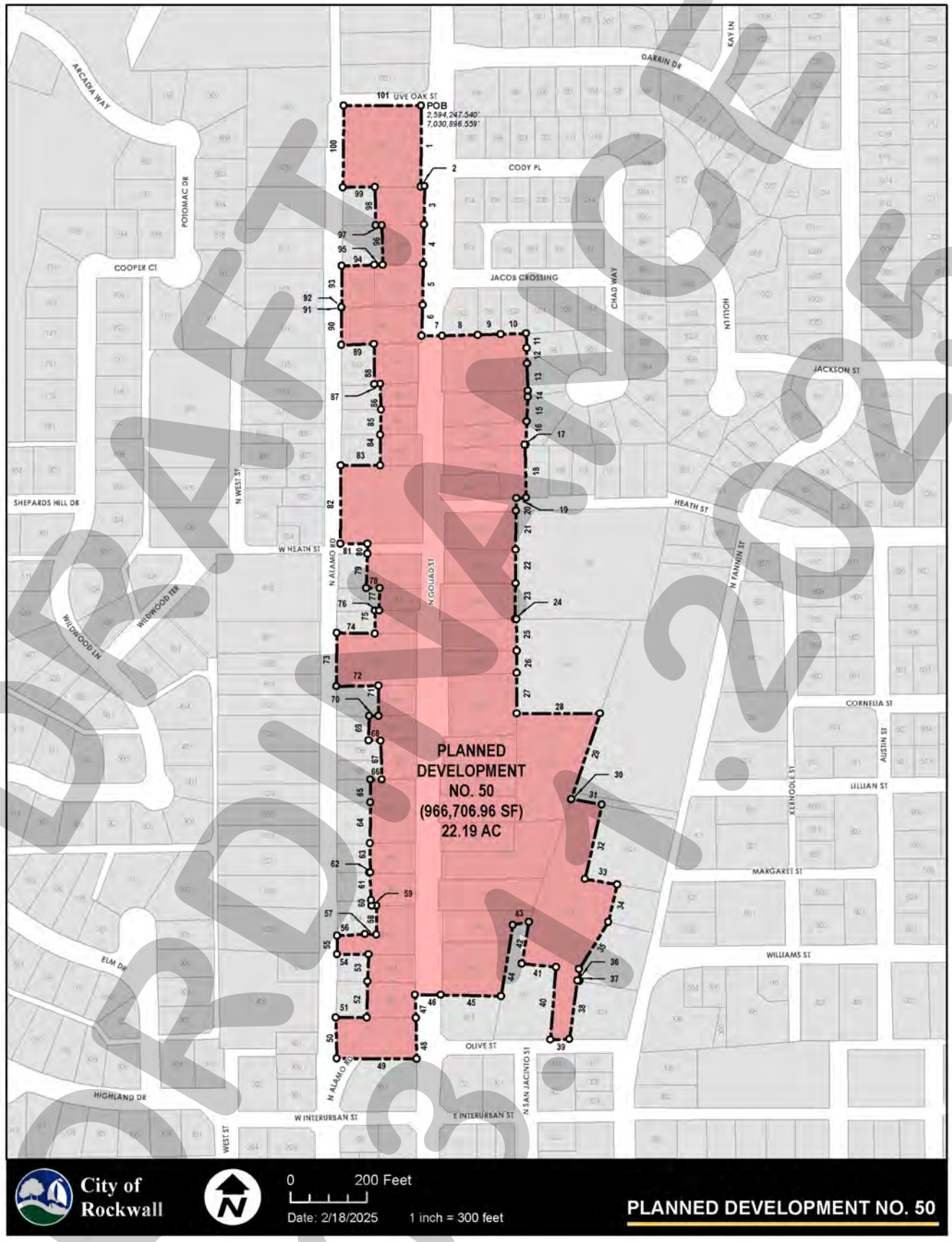
THENCE North 09°-43'-09" East, a distance of 111 feet for a corner;
THENCE South 79°-25'-20" West, a distance of 42.84 feet for a corner;
THENCE South 09°-15'-34" West, a distance of 188.846 feet for a corner;
THENCE North 88°-58'-49" West, a distance of 159.029 feet for a point;
THENCE North 89°-54'-24" West, crossing North Goliad Street, a distance of 66.081 feet for a corner;
THENCE South 01°-22'-36" East, along the West Right of Way of North Goliad Street, a distance of 60.108 feet for a point;
THENCE South 01°-09'-56" East, a distance of 107.267 feet for a corner;
THENCE North 89°-38'-32" West, along the North property line of Block A, Lot1 of the Dirkse Addition, a distance of 208.802 feet for a corner;
THENCE North 01°-34'-14" West, along the East Right of Way of North Alamo Road, a distance of 107.015 feet for a corner;
THENCE South 89°-48'-28" East, a distance of 81.111 feet for a corner;
THENCE North 01°-01'-35" East, a distance of 94.583 feet for a point;
THENCE North 02°-11'-56" East, a distance of 70.566 feet for a corner;
THENCE North 89°-29'-36" West, a distance of 82.39 feet for a corner;
THENCE North 00°-20'-39" East, a distance of 48.38 feet for a corner;
THENCE North 86°-48'-58" East, a distance of 73.1 feet for a point;
THENCE South 88°-56'-56" East, a distance of 30.19 feet for a corner;
THENCE North 00°-05'-56" West, following along property lines, a distance of 75.328 feet for a corner;
THENCE South 89°-41'-11" West, a distance of 13.306 feet for a corner;
THENCE North 01°-43'-14" West, a distance of 14.259 feet for a point;
THENCE North 03°-42'-44" West, a distance of 72.701 feet for a corner;
THENCE South 88°-32'-39" East, a distance of 2.44 feet for a corner;
THENCE North 00°-38'-31" West, a distance of 77.321 feet for a point;
THENCE North 00°-44'-24" East, a distance of 106.811 feet for a point;
THENCE North 00°-04'-02" West, a distance of 58.427 feet for a corner;
THENCE North 88°-36'-34" East, a distance of 29.61 feet for a corner;
THENCE North 01°-35'-35" West, a distance of 102.087 feet for a corner;
THENCE North 89°-07'-40" West, a distance of 31.895 feet for a corner;
THENCE North 01°-15'-26" East, a distance of 64.198 feet for a corner;
THENCE North 89°-16'-05" East, a distance of 24.602 feet for a corner;
THENCE North 00°-08'-40" East, a distance of 78.548 feet for a corner;
THENCE South 89°-15'-57" West, a distance of 110.141 feet for a corner;
THENCE North 00°-14'-19" East, a distance of 138.192 feet for a corner;
THENCE South 89°-14'-11" East, a distance of 100.056 feet for a corner;
THENCE North 00°-28'-22" East, a distance of 59.629 feet for a corner;
THENCE North 88°-47'-25" East, a distance of 10.941 feet for a corner;
THENCE North 00°-27'-45" East, a distance of 58.522 feet for a corner;
THENCE North 89°-31'-38" West, a distance of 34.39 feet for a corner;
THENCE North 01°-37'-43" East, a distance of 90.437 feet for a point;
THENCE North 00°-05'-15" West, a distance of 25.776 feet for a corner;
THENCE South 89°-58'-13" West, a distance of 70.505 feet for a corner;
THENCE North 00°-15'-03" East, a distance of 205.322 feet for a corner;
THENCE South 89°-37'-04" East, a distance of 103.923 feet for a corner;
THENCE North 00°-06'-55" East, a distance of 80.142 feet for a point;
THENCE North 01°-05'-13" East, a distance of 66.682 feet for a point;
THENCE North 01°-43'-52" West, a distance of 66.37 feet for a corner;
THENCE South 88°-08'-14" West, a distance of 15.221 feet for a corner;
THENCE North 00°-33'-05" West, a distance of 104.855 feet for a corner;
THENCE South 88°-38'-25" West, along the South property line of Block 29 of the Garner Addition, a distance of 85.688 feet for a corner;
THENCE North 00°-20'-01" East, along the East Right of Way of North Alamo Road, a distance of 98.019 feet for a point;
THENCE North 88°-10'-39" East, a distance of 0.97 feet for a point;

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THENCE North 63°-02'-46" West, a distance of 1.081 feet for a point;
THENCE North 00°-35'-17" East, a distance of 108.322 feet for a corner;
THENCE North 88°-52'-14" East, a distance of 84.238 feet for a point;
THENCE North 88°-29'-31" East, a distance of 22.662 feet for a corner;
THENCE North 01°-14'-44" West, a distance of 104.349 feet for a corner;
THENCE South 89°-40'-23" West, a distance of 16.16 feet for a corner;
THENCE North 01°-12'-30" West, a distance of 99.892 feet for a corner;
THENCE South 89°-23'-38" West, a distance of 83.627 feet for a corner;
THENCE North 00°-31'-24" East, along the boundary of the Isaac Pena Addition, a distance of 214.21 feet for a corner;
THENCE South 89°-59'-26" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 203.05 feet to the ***POINT OF BEGINNING*** containing approximately **22.19 acres** (966,706.96 sf) of land more or less.

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EXHIBIT 'B':
Location Map



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Development Standards.

(1) *Permitted Uses*. Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:

(a) *Antique/Collectable Sales*. The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

(1) *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.

(2) *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.

(3) The sale of new or used clothing and appliances shall be prohibited.

(4) The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.

(5) That individual lease areas within the *Antique/Collectable Sales* use be prohibited.

(b) *Banquet Facility (Event Venue)*. A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

(1) *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.

(c) *Animal Clinic for Small Animals*. An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.

(1) An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.

(2) The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.

(3) No outdoor pens or kennels shall be permitted.

(d) *General Personal Service*. A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be

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permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

(e) *Church/House of Worship*. A church/house of worship shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

(2) *Cross Access Easements*. Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.

(3) *Parking*. That all non-residential land uses shall adhere to the following parking requirements:

(a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.

(b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices* (*excluding medical offices*) and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.

(c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.

(4) *Site Plan*. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.

(5) *Variances*. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	March 11, 2025
APPLICANT:	Tyler Adams; *Greenlight Studio*
CASE NUMBER:	Z2025-011; *PD Development Plan for Rockwall Townhomes*

SUMMARY

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *PD Development Plan* for eight (8) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

BACKGROUND

The City Council annexed the subject property into the City of Rockwall on January 9, 1984 through the adoption of *Ordinance No. 84-05*. Upon annexation, the subject property was zoned Agricultural (AG) District. On June 19, 1989, the subject property was rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 02-55*] for Commercial (C) District land uses. On December 2, 2002, the City Council approved an amendment to Planned Development District 32 (PD-32) [*Ordinance No. 02-55*] that changed the underlying zoning to the General Retail (GR) District. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district.

On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. Today, this land is now commonly referred to as *PD-32* or the *Harbor District*. Included within this ordinance was a concept plan that divided the district into ten (10) subdistrict, each of which contained its own set of development and land use standards. In addition, a pool of 1,161 *urban residential units* (*i.e. condominiums and/or townhomes*) and 49 *single-family residential units* (*i.e. zero-lot-line or patio homes*) was created. These units could then be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*. According to Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC), "(a) *PD Development Plan* constitutes an amendment to the approved *PD Concept Plan* and *PD Ordinance* … The purposes of a *PD Development Plan* are to allow flexibility in the development process by deferring specification of all development standards at the time of *PD District* creation and to enable developers to satisfy conditions imposed on creation of the *District* prior to the submittal of a *PD Site Plan*." In addition, *Ordinance No. 17-22* [*i.e. the regulating ordinance for Planned Development District 32 (PD-32)*] states that the purpose of a *PD Development Plan* in Planned Development District 32 (PD-32) is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development.

Currently, the City Council has approved *PD Development Plans* allocating all of the 1,161 *urban residential units* and all but seven (7) of the 49 *single-family residential units*. A summary of the unit allocations is as follows:

TABLE 1: URBAN RESIDENTIAL UNITS

Project Name	*Units*	*Unit Type*	*Case No.*	*Ordinance No.*
Summer Lee Condominiums (*i.e. Harbor Hill*)[1]	265	Condominiums	SP2015-004[2]	*N/A*
Harbor Urban Condominiums (*i.e. the Florence*)	228	Condominiums	Z2018-001	18-16[4]
Harbor Village Building 1 (*i.e. Adjacent to Lakefront Trail*)	375	Condominiums	Z2019-008	19-21[5]
Harbor Village Building 2 (*i.e. Adjacent to Harbor Fountain*)[3]	75	Condominiums	Z2019-008	19-21[5]
Harbor Residences (*i.e. WC of Summer Lee and Horizon Road*)	176	Condominiums	Z2022-058	23-05[6]
Sunset Ridge Residences (*i.e. Adjacent to Harbor Residences*)	42	Condominiums	Z2022-002	22-11
Total Allocated:	1,161			
Permitted in District:	1,161			
Units Remaining:	0			

NOTES:

[1]: This case was determined to be conforming to the *Concept Plan* originally approved with *Ordinance No. 10-21*, and was determined to not require a *PD Development Plan* at that time (*i.e. the approval of the site plan allocated the units to this project*).

[2]: *Case No. SP2015-004* was amended by *Case No. SP2018-037 & SP2020-018*.

[3]: *Ordinance No. 19-21* contains conditions that allow the City Council to claw back *25* of the *75* allocated units pending a building permit has not been issued by *June 1, 2020*. This project currently has not been issued a building permit.

[4]: This ordinance superseded *Ordinance No. 16-54* (*Case No. Z2016-025*), which originally allocated the units for this project.

[5]: This ordinance superseded *Ordinance No.13-16* (*Case No. Z2013-011*); however, the units for this project were originally allocated with *Ordinance No. 11-43* (*i.e. Case No. Z2011-020*).

[6]: This ordinance superseded *Ordinance No. 22-10* (*Case No. Z2022-001*) and *Ordinance No. 22-36* (*Case No. Z2022-024*).

TABLE 2: SINGLE-FAMILY RESIDENTIAL UNITS

Project Name	*Units*	*Unit Type*	*Case No.*	*Ordinance No.*
Harbor Urban Townhomes[1]	42	Townhomes	Z2018-001	18-16[2]
Total Allocated:	42			
Permitted in District:	49			
Units Remaining:	7			

NOTES:

[1]: This *PD Development Plan* only affected the *Residential Subdistrict*, which was the only district that allowed the *single-family residential units*. The approval of *Ordinance No. 18-16* amended the district to allow the 42 townhomes in lieu of the 49 zero-lot-line or patio homes.

[2]: This ordinance superseded *Ordinance No. 16-48* (*Case No. Z2016-026*), which originally allocated the units for this project.

On October 19, 2020, the City Council approved a final plat [*Case No. P2020-036*] establishing the subject property as Lot 3, Block A, Harbor Hills Addition. On January 17, 2025, the applicant submitted a PD Development Plan request; however, due to the applicant's failure to attend the Planning and Zoning Commission work session meeting, the applicant requested to withdraw the case. On February 11, 2025, the Planning and Zoning Commission approved the withdrawal request by a vote of 7-0.

PURPOSE

On January 17, 2025, the applicant -- *Tyler Adams of Greenlight Studio* -- submitted an application requesting the approval of a *PD Development Plan* to allow the development of eight (8) townhomes on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located northwest of the intersection of Ridge Road and Glen Hill Way. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 4.076-acre parcel of land (*i.e. Lot 4, Block A, Harbor Village Addition*). Beyond this is a 2.12-acre parcel of land (*i.e. Lot 5, Block 5, Harbor Village Addition*) developed with a *Limited Service Hotel* (*i.e. Tru Hilton*). These properties are situated within the *Residential and Interior Subdistricts* of Planned Development District 32 (PD-32). Following this is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 0.8320-acre parcel of land (*i.e. Lot 1, Block A, Lakeridge Est Addition*) developed with a multi-tenant retail building (*i.e. Feng Cha, Athletico, & Hollywood Feed*) located within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32). Beyond this is Glen Hill Way, 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. Following this are three (3) parcels of land (*i.e. Lots 1-3, Block A, Willis-Sealock Addition*) developed with retail buildings (*i.e. Family Dentistry Rockwall & Ridge Road Animal Hospital*) zoned General Retail (GR) District. South of this is a 1.46-acre parcel of land (*i.e. Lot 1, Block A, AJ Squared Addition*) developed with a multi-tenant *Medical Office Building*, zoned Planned Development District 18 (PD-18).

East: Directly east of the subject property are two (2) parcel of land (*i.e. Lot 1, Block A, Murphy Plaza No. 2 Addition & Lot 1, Block A, Murphy Plaza*) developed with multi-tenant *Office Buildings*, zoned General Retail (GR) District. Beyond this is Ridge Road [*SH-740*], which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 2.0034-acre parcel of land (*i.e. Lot 1, Block A, RDI Retail Addition*) developed with a *General Retail Building* (*i.e. Walgreens*) zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

West: Directly west of the subject property is Glen Hill Way, 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 vacant 2.1690-acre parcel of land (*i.e. Lot 2, Block A, Harbor Hills Addition*) situated within the *Interior Subdistrict* of Planned Development District 32 (PD-32). Following this is a 1.25-acre tract of land (*i.e. Tract 137 of the E. Teal Survey, Abstract No. 207*) that serves as the Glen Hills Cemetery. West of this is the Lago Vista Subdivision, which contains 92 single-family homes and is zoned Planned Development District 18 (PD-18) for Single-Family 10 (SF-10) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan showing the establishment of eight (8) townhomes northwest of the intersection of Glen Hill Way and Ridge Road [*SH-740*] across the street from the Glen Hills Cemetery. Based on the proposed concept plan,

the townhomes are split into two (2) building, with five (5) townhomes facing directly onto Glen Hill Way and the remaining three (3) townhomes facing onto an internal mew street. In addition, there will be three (3) guest parking spaces, two (2) park benches, and two (2) dog waste stations. The townhomes incorporate elements of the Tuscan architectural style and utilize earth tones. The internal mew street will be constructed of brick pavers and incorporate pedestrian lighting.

CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)

According to the *Subdistrict Plan* contained in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] the subject property is situated within the *Residential Subdistrict*, which -- *according to Ordinance No. 17-22* -- is intended "…for zero lot line single-family residential housing." In this case, the applicant is proposing to change the zero lot homes into townhomes. This inherently changes the intent of the district, where the proposed townhomes do not meet the requirements stipulated for the *Residential Subdistrict*. Based on this, staff has requested that the applicant submit a *PD Development Plan* for the project. According to *Ordinance No. 17-22*, "(a) [*PD*] development plan shall be required if a proposed development within any *Subdistrict* that does not meet the intent of the *PD Concept Plan* or the *Subdistrict Plan*, or requires waivers not provided for in *Section 9.3* [*Waivers of Design Standards*] of this ordinance." The following is a summary of the form-based code requirements for the *Residential Subdistrict*, and how the proposed project conforms to these requirements:

TABLE 1: BUILDING PLACEMENT AND PARKING COMPLIANCE THE RESIDENTIAL SUBDISTRICT

ORDINANCE PROVISIONS	RESIDNETIAL SUBDISTRICT	CONFORMANCE TO THE STANDARDS
BUILD TO LINE:	10-Feet	~10-Feet; *IN CONFORMANCE*
BUILDING FORM:	Side Yard Setback 8-Feet and 0-Feet.	*No Side Setbacks Between Townhomes; NOT IN CONFORMANCE*
	65% of the Façade must be at the Build to Line.	*The Units Front Curved Streets and Do Not Meet This Requirement; NOT IN CONFORMANCE*
	Minimum Lot Size is 30' x 90'	The Lots Vary from 25'-35' Wide and are as Short as 49-Feet; *NOT IN CONFORMANCE*
MAXIMUM LOT COVERAGE	61%	<61%; *IN CONFORMANCE*
LAND USE:		
GROUND FLOOR	Residential	*Residential; IN CONFORMANCE*
UPPER FLOORS	Residential	*Residential; IN CONFORMANCE*
BUILDING HEIGHT:		
MAXIMUM BUILDING HEIGHT	3-Stories and 36-Feet	*3-Stories and 33-Feet; IN CONFORMANCE*
ENCROACHMENTS	5-Feet	*No Encroachments; IN CONFORMANCE*
GARAGE LOCATION	Garages Must be Rear Loaded	*Three (3) Units are Front Loaded; NOT IN CONFORMANCE*

FIGURE 1: RESIDENTIAL SUBDISTRICT CONCEPT PLAN
RED CIRCLE = APPROXIMATE LOCATION OF SUBJECT PROPERTY



Staff has also provided the concept plan for the *Residential Subdistrict* in *Figure 1*. Staff reviewed the proposed building elevations, perspectives, and renderings for conformance to the *Design Guidelines* contained in *Resolution 10-40* and found that the proposed elevations generally conform to the *Tuscan* architectural style. That being said, the building elevations deviate from the *Design Guidelines* in three (3) important ways. First, the *Design Guidelines* stipulate that standard brick masonry units, non-standard size brick, native natural stone masonry shall be used on 60% or more on each façade. In this case, the applicant indicates *Decorative Masonry Veneer*, and does not indicate the intended material or provide a percentage of the use of the material on each façade; however, it appears to be less than 60%. Second, the *Design Guidelines* stipulate that secondary materials (*i.e. three-part stucco*) shall be used on 35% or more of each façade. The proposed elevations meet this guideline; however, the amount of stucco proposed exceeds the other material guidelines contained in the PD. Third, based on the proposed concept plan, a mew street will run between the two (2) townhome buildings. The *Design Guidelines* detail that mew streets should include "...enhanced pedestrian paving, enhanced landscape planting, special accent lighting, and may also include enhanced vehicular pavement." In this case,

there are no proposed sidewalks, but the street will be made of brick pavers, and there will be decorative lighting. The landscape plan also delineates plantings along the mew both in open space and townhome lots. Staff should note, per the Chapter 2, *Streets*, of the Engineering Standards of Design and Construction, pavers or stamped concrete may not be utilized in utility easements.

In addition to the *Residential Subdistrict* requirements of Planned Development District 32 (PD-32) and the *Design Guidelines*, the applicant's request fails to meet the anti-monotony requirements of the Unified Development Code (UDC). According to Subsection 03.01(D), *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he front building elevations of a home 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 ... (i)dentical building material blends and colors may not occur on adjacent (*side-by-side*) properties." This section continues with "(h)omes are considered to differ in appearance if any three (3) elements are different: (a) The number of stories of the home … (b) The garage location/orientation on the home ... (c) The roof type and layout of the home ... [*and*] (d) The articulation of the front façade of the home." In this case, the proposed townhomes have the same number of stories, incorporate the same garage location/orientation, and utilizes the same color and material blends. Given this, the proposed building elevations do not meet the anti-monotony standards.

Finally, the applicant is requesting to entitle the subject property with eight (8) townhome units. As shown in *Table 2* (*above*), there are seven (7) remaining single-family residential units (*i.e. zero-lot-line or patio homes*) within Planned Development District 32 (PD-32). The concept plan for PD-32 – *established with Ordinance No. 10-21* – allocated a pool of 1,161 *urban residential units* (*i.e. condominiums and/or townhomes*) and 49 *single-family residential units* (*i.e. zero-lot-line or patio homes*). On September 19, 2016, the City Council approved a PD Development Plan [*Case No. Z2016-026; Ordinance No. 16-48*] that converted 36 of the *single-family residential units* to townhome units. Following this approval, the PD Development Plan was amended [*Case No. Z2018-001; Ordinance No. 18-16*] to include an additional six (6) townhome units, for a total of 42 townhomes. The remaining seven (7) single-family residential units have yet to be allocated to a project, and previous requests to increase the number of units in the Planned Development District 32 (PD-32) have ***not*** been approved. In this case, the applicant is requesting to convert the remaining single-family residential units (*i.e. zero-lot-line or patio homes*) into townhomes and add one (1) additional unit to PD-32.

With all this being said, a *PD Development Plan* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

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*. Until the completion of an infrastructure study the level of roadway improvements cannot be determined. The proposed mew street cannot utilize stamped concrete or pavers if the street will act as a utility easement as well. A *Streetscape Plan* showing how the sidewalks and pedestrian areas will be designed will be required to be submitted with the site plan. In addition, the applicant will be required to update the Traffic Impact Analysis (TIA) for the *Harbor District* per the City Council's direction from the November 5, 2018 City Council meeting.

(2) *Wastewater and Water*. An infrastructure study will be required to determine the necessary improvements needed to sufficiently serve the subject property. Staff recommends that this infrastructure study be initiated prior to the submission of a site plan.

(3) *Drainage*. The applicant shall be required to pay a stormwater pro-rata fee of $7,226.59 per acre.

NOTIFICATIONS

On February 21, 2025, staff mailed 47 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lago Vista Homeowner's Association (HOA), which was the only HOA within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised

the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a ***PD Development Plan*** for eight (8) townhomes, 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 ***PD Development Plan*** ordinance and which are detailed as follows:

(a) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the PD Development Plan ordinance; and,

(b) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*; and,

(c) The proposed townhome development shall not contain more than eight (8) townhomes; and,

(d) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*]; and,

(e) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in the PD Development Plan ordinance.

(2) Any construction resulting from the approval of this ***Planned Development District*** 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.

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	Glen Hill Way				
SUBDIVISION	Harbor Hills Addition	LOT	3	BLOCK	A
GENERAL LOCATION	Parcel on Glen Hill Way north adjacent of 2930 South Ridge Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-32 Residential Subdistrict	CURRENT USE	Vacant		
PROPOSED ZONING	Unchanged	PROPOSED USE	Single Family Attached		
ACREAGE	.87	LOTS [CURRENT]	1	LOTS [PROPOSED]	13

☐ ***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	ZAPA Investmants LLC	☑ APPLICANT	Greenlight Studio
CONTACT PERSON	Matt Zahm	CONTACT PERSON	Tyler Adams
ADDRESS	201 W Kaufman St.	ADDRESS	100 N. Cottonwood Drive
			Suite 104
CITY, STATE & ZIP	Richardson, Texas 75081	CITY, STATE & ZIP	Richardson, Texas 75080
PHONE	972.682.1435	PHONE	214.810.4535
E-MAIL	MZahm@zconstructors.com	E-MAIL	tyler@gldevco.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Matt D. Zahm [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 $ 270.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* December, 2024. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

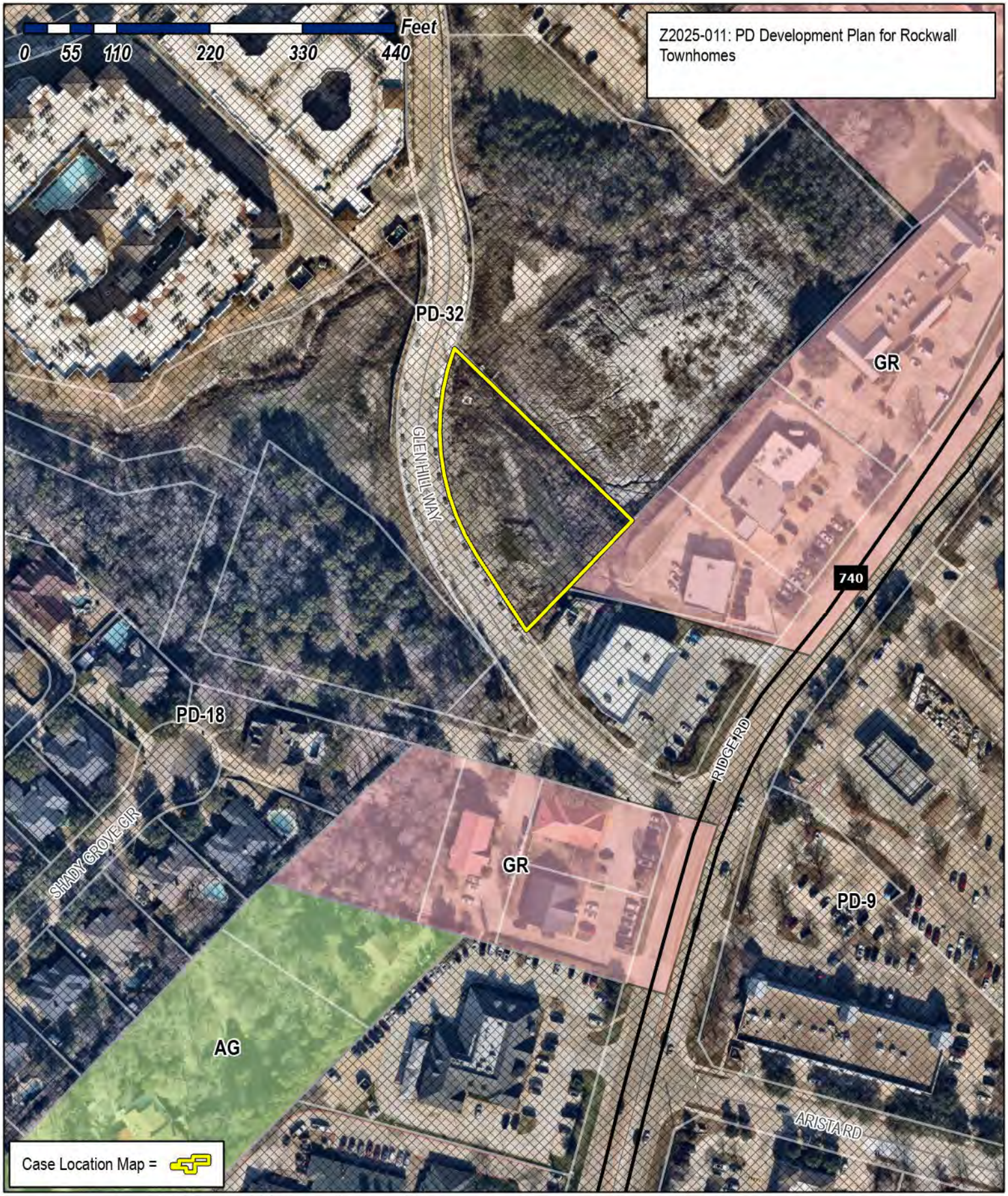
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* December, 20 24.

OWNER'S SIGNATURE Matt D. Zahm

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Jan Leckie

JAN LECKIE
NOTARY PUBLIC STATE OF TEXAS
Notary ID #131568490
My Commission Expires
May 15, 2026

MY COMMISSION EXPIRES 05/15/2026



City of Rockwall

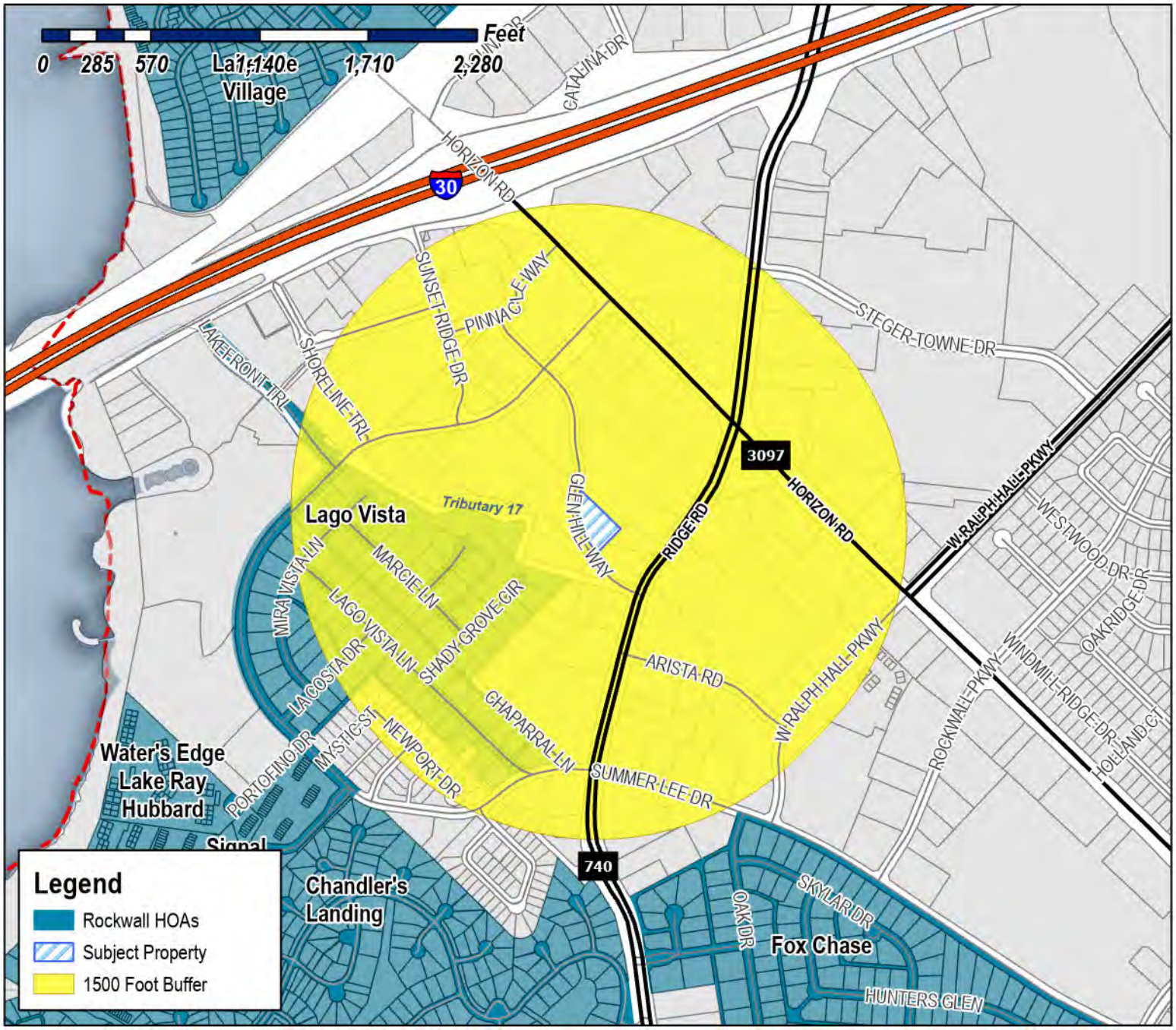
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

City of Rockwall

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Case Number: Z2025-011
Case Name: PD Development Plan for Rockwall Townhomes
Case Type: Zoning
Zoning: Planned Development District 32 (PD-32)
Case Address: Glen Hill Way

Date Saved: 2/20/2025
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 {Z2025-011]
Date:	Thursday, February 20, 2025 3:31:43 PM
Attachments:	Public Notice (02.18.2025).pdf HOA Map (02.20.2025).pdf

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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, February 21, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 11, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 17, 2025 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.

Z2025-011: PD Development Plan for (8) Eight Townhomes
Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a PD Development Plan for eight (8) Townhomes on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the Interior Subdistrict and the Residential Subdistrict, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [FM-740], and take any action necessary.

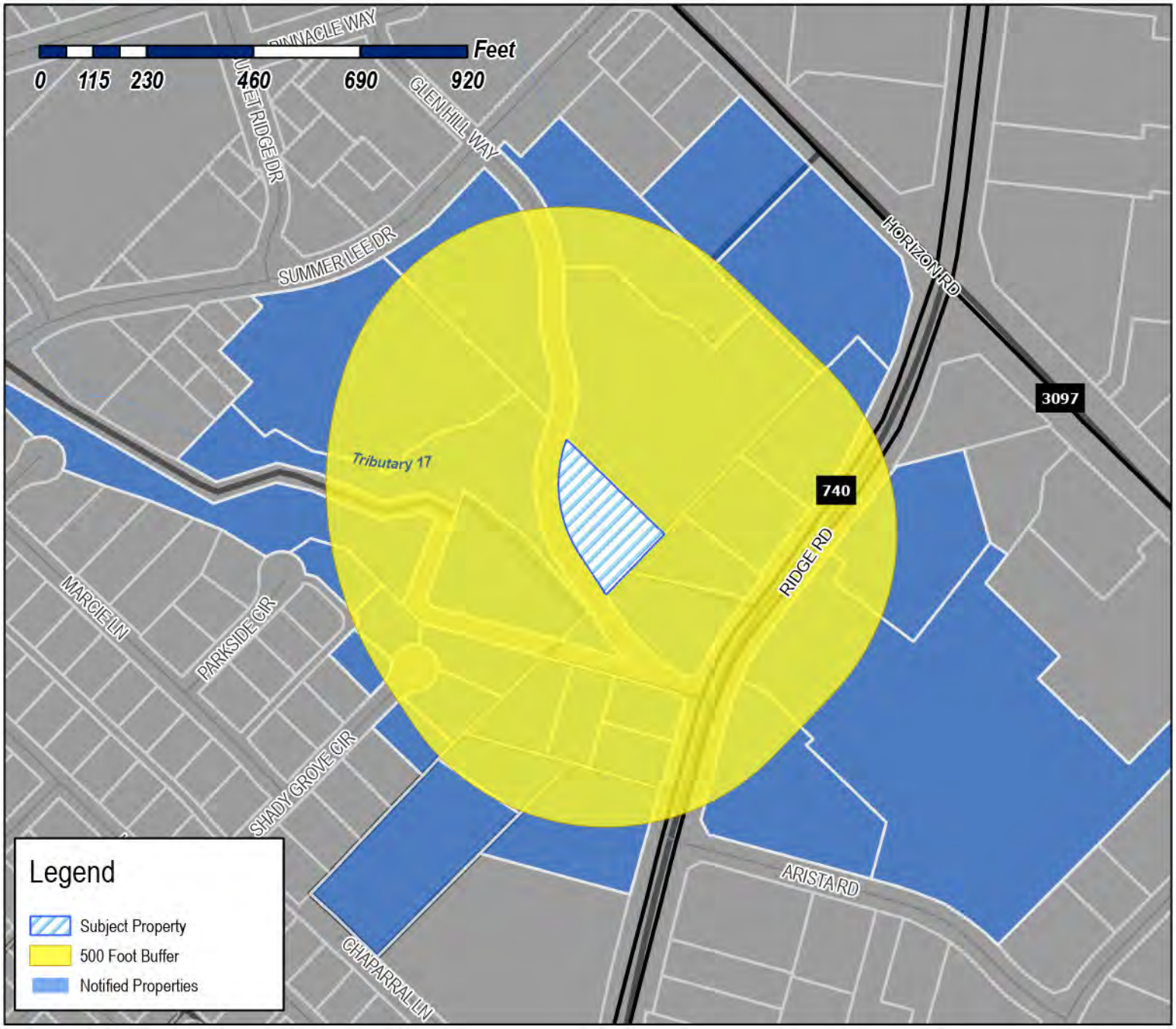
Thank you,

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

City of Rockwall

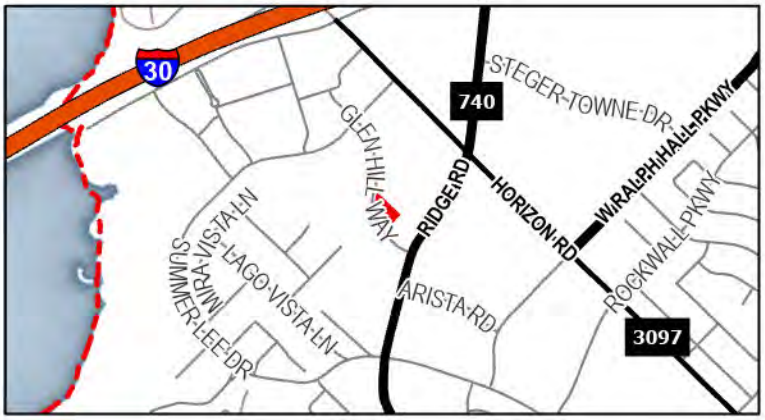
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2025-011
Case Name: PD Development Plan for Rockwall Townhomes
Case Type: Zoning
Zoning: Planned Development District 32 (PD-32)
Case Address: Glen Hill Way

Date Saved: 1/21/2025
For Questions on this Case Call: (972) 771-7745



KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HPA BORROWER 2016-1 LLC
120 S RIVERSIDE PLZ SUITE 2000
CHICAGO, IL 60606

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

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

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

RESIDENT
1489 SHADY GROVE CIR
ROCKWALL, TX 75032

THOMPSON CHARLES C & SHARON K
1496 SHADY GROVE CIR
ROCKWALL, TX 75032

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

HUBERT ROBIN AND MONICA A
1508 SHADY GROVE CIR
ROCKWALL, TX 75032

RESIDENT
1513 SHADY GROVE CIR
ROCKWALL, TX 75032

HASSANIZADEH MAHMOUD & VASHTI
1523 PARKSIDE CIR
ROCKWALL, TX 75032

ROCKWALL HARBOR HILL, LTD
15653 HIGHWAY 243
KAUFMAN, TX 75142

CROCHERON AVENUE LLC
18 BEVERLY ROAD
DOUGLASTON, NY 11363

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

RESIDENT
2400 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
2500 SUMMER LEE DR
ROCKWALL, TX 75032

RESIDENT
2500 SUMMER LEE DR
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
2700 SUMMER LEE
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

RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2918 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2930 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
2951 RIDGE RD
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
3014 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3016 RIDGE RD
ROCKWALL, TX 75032

RESIDENT
3018 RIDGE RD
ROCKWALL, TX 75032

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

KRUGER KARIN
400 CHAPARRAL LN
ROCKWALL, TX 75032

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

AJ SQUARED LLC
5 TERRABELLA LN
HEATH, TX 75032

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

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

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

TX FLORENCE APARTMENTS LLC
9757 NE JUANITA DRIVE SUITE 300
KIRKLAND, WA 98034

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

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

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

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:

Z2025-011: PD Development Plan for (8) Eight Townhomes

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *PD Development Plan* for eight (8) *Townhomes* on a 0.87-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Interior Subdistrict* and the *Residential Subdistrict*, generally located on the northeast side of Glen Hill Way, northwest of the intersection of Glen Hill Way and Ridge Road [*FM-740*], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, March 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, March 17, 2025 2025 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, March 17, 2025 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. Z2025-011: PD Development Plan for (8) Eight Townhomes

Please place a check mark on the appropriate line below:

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

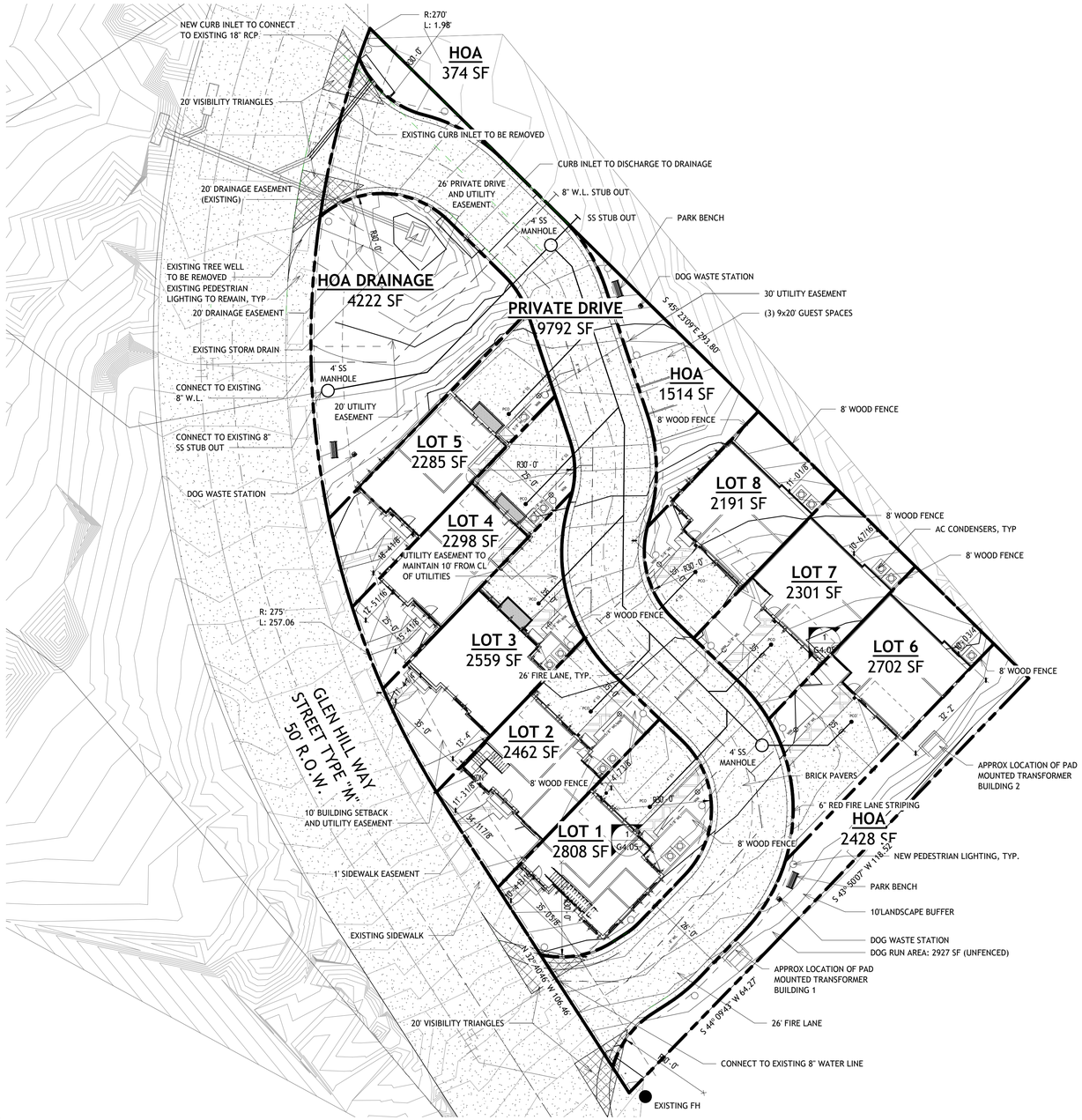
☐ I am opposed to the request for the reasons listed below.

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.

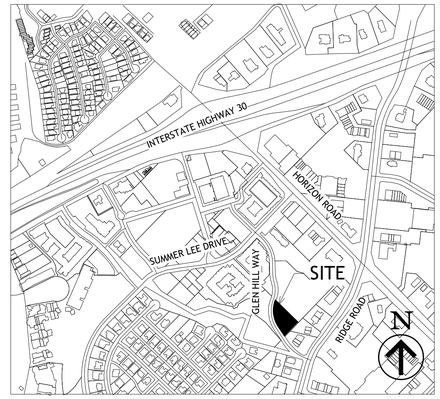
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



N

1 Site Plan Copy 1
1" = 20'-0"

VICINITY MAP



Property Schedule	
Name	Area
Total	37936 SF
PRIVATE DRIVE	9792 SF
LOT 5	2285 SF
LOT 4	2298 SF
LOT 3	2559 SF
LOT 2	2462 SF
LOT 6	2702 SF
LOT 7	2301 SF
LOT 8	2191 SF
HOA DRAINAGE	4222 SF
HOA	2428 SF
HOA	1514 SF
LOT 1	2808 SF
HOA	374 SF

SITE PLAN GENERAL NOTES
1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.

DRAINAGE NOTES
1. GLEN HILL WAY AS-BUILT FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES
1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

LIFE SAFETY GENERAL NOTES
1. EACH UNIT TO BE SEPARATED BY A CONTINUOUS ONE HOUR FIRE BARRIER.
2. BUILDINGS SHALL BE EQUIPPED WITH AN NFPA13D FIRE SPRINKLER SYSTEMS.

Site Data Summary Table	
General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT

STUDIO, LLC

www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

PD Amendment Plan

Rockwall Townhomes

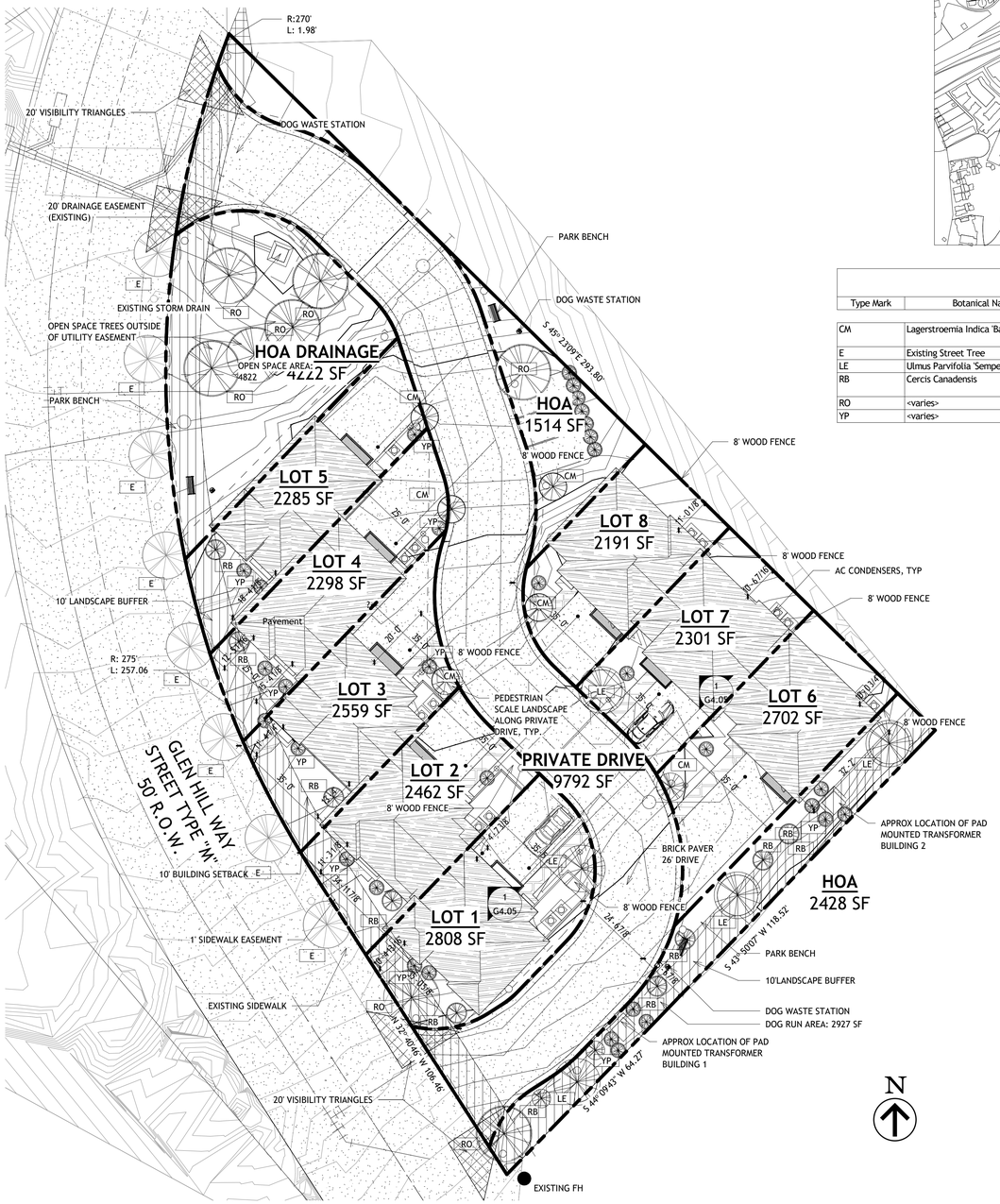
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared March 4, 2025

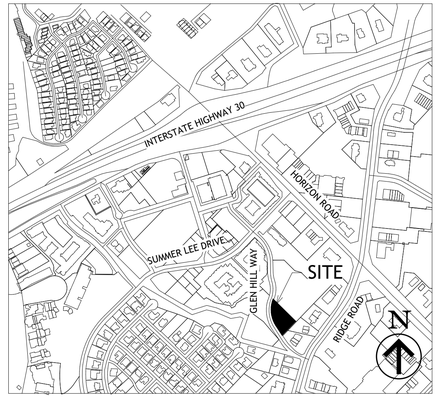
© Greenlight Studio, LLC

City of Rockwall Case Number: _____



1 Conceptual Landscape Plan
1" = 20'-0"

VICINITY MAP



Planting Schedule					
Type Mark	Botanical Name	Common Name	Size	Count	Comments
CM	Lagerstroemia Indica 'Basham Pink'	Crape Myrtle	30 Gal	6	Container Grown
E	Existing Street Tree	Existing	Existing	8	Existing
LE	Ulmus Parvifolia 'Sempervirens'	Lacebark Elm	4" Cal.	5	Nursery Grown
RB	Cercis Canadensis	Texas Red Bud	30 Gal	11	Container Grown
RO	<varies>	<varies>	<varies>	8	<varies>
YP	<varies>	<varies>	<varies>	33	<varies>

LANDSCAPE PLAN NOTES

1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TOT HE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS AND WILL MEET THE REQUIREMENTS OF UDC.
2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY EDGING.
4. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH IN HEIGHT AS DETERMINED BY THE CITY.
5. 1LL LANDSCAPE BUFFERS AND PUBLIC RIGHT OF WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS (I.E. SOD - HYDRO MULCH SHALL BE PROHIBITED IN THESE AREAS) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER, AND STORM LINES.

Site Data Summary Table	
General Site Data	
Zoning	PD-32 Residential Subdistrict
Existing Use	Vacant
Proposed Land Use	Single Family Attached (Townhomes)
Lot Area Combined (SF)	37,935
Lot Area Combined (Acrage)	0.87
Building Footprint Area (Approximate)	9,363
Area Covered by Canopy	0
Single Family Attached Units	8
Unit Density Per Acre	9.2
Building 1 Area	16,506
Building 2 Area	10,521
Total Building Area	27,027
Maximum Building Height (# Stories)	3
Maximum Building Height (Feet)	50' to Roof Ridge
Lot Coverage	25%
Floor Area Ratio	5/7
Parking	
Required Parking 2 Per unit	16
Parking Provided	
Uncovered Surface Spaces (Guest)	3
Garage Spaces	16
Tandem (Driveway) Spaces	16
Total Parking Provided	35
Accessible Parking Required	N/A
Accessible Parking Provided	0
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	4,822
Other Landscape area within the lot	10,672
Total Landscape Area	15,494
Impervious Area	
Building Area	9,363
Sidewalks, Pavement, and other Impervious Flatwork	9,896
Other Impervious Area (Decorative Stamped Concrete)	3,182
Total Impervious Area	22,441
Total Landscape Area, Impervious Area, Permeable Area	37,935
Total Area for Outdoor Storage	None

0' 10' 20' 40' 80'

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Zapa Investments, LLC
201 W Kaufman St.
Richardson, Texas 75081
v: 972.682.1435

Concept Landscape Plan

Rockwall Townhomes

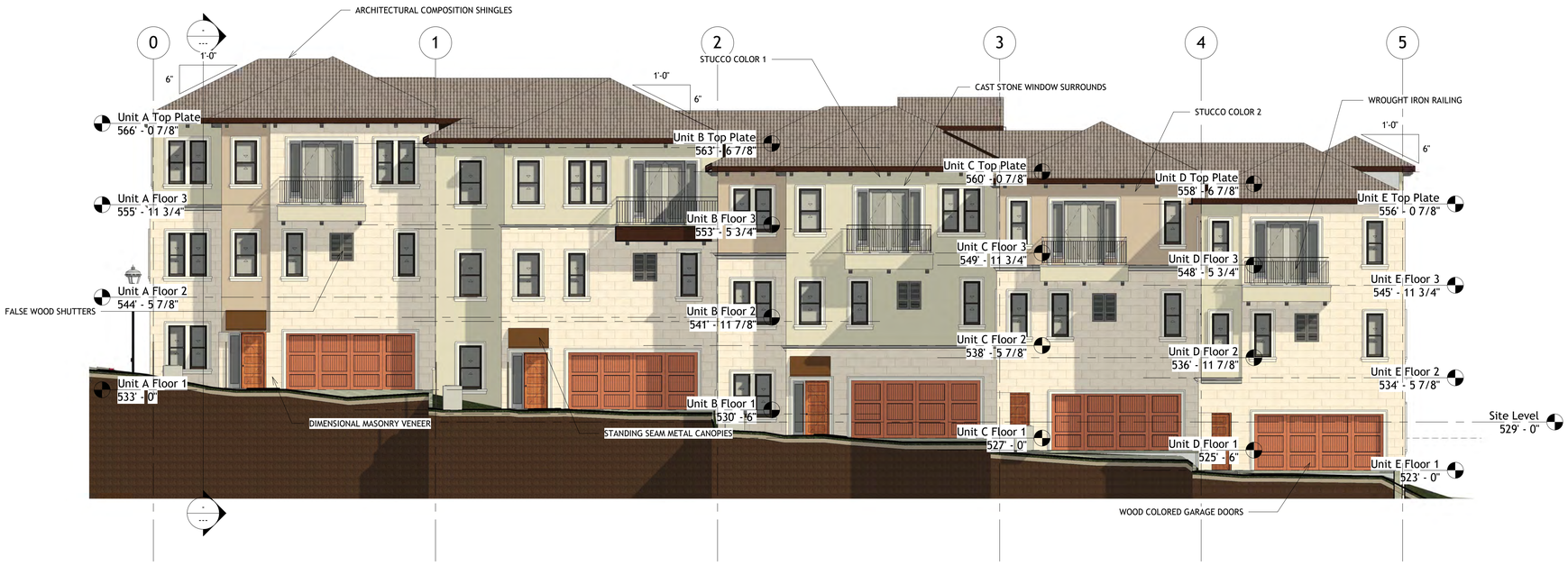
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

Prepared March 4, 2025

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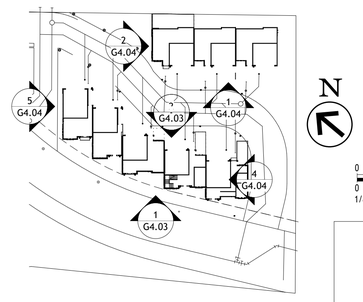
City of Rockwall Case Number: _____



2 Building 1 Facade - East
1/8" = 1'-0"



1 Building 1 Facade - West
1/8" = 1'-0"



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Color Elevations

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
E. Teal Survey Abstract A207

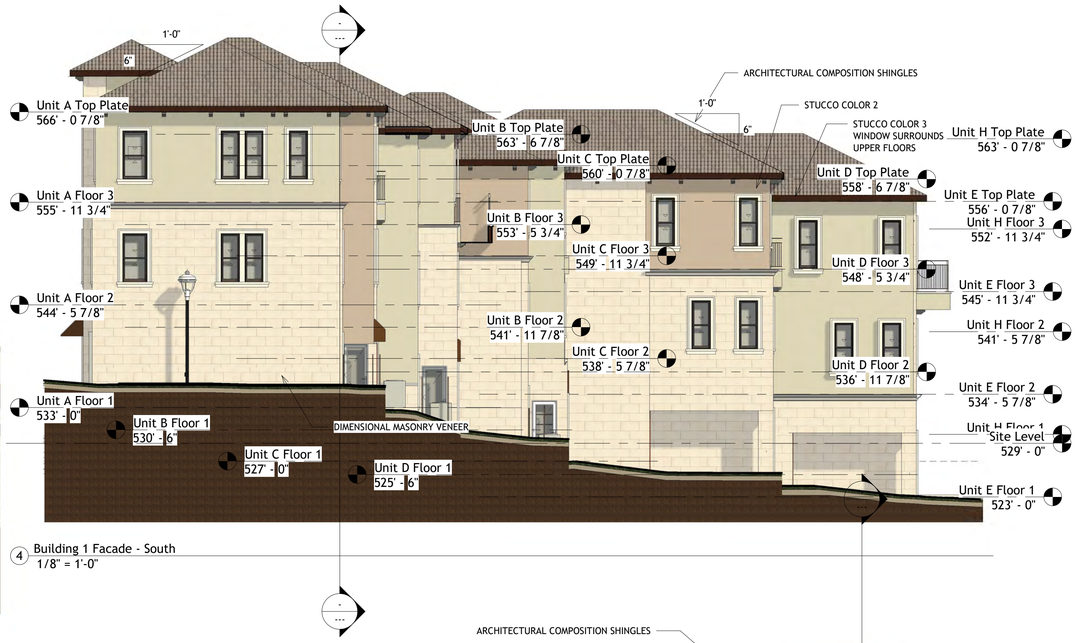
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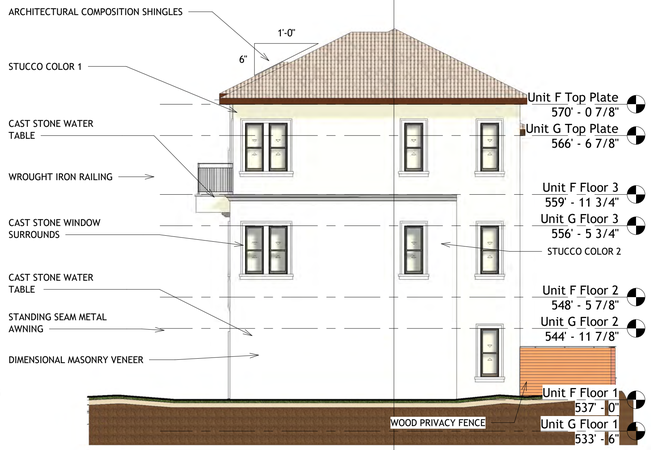
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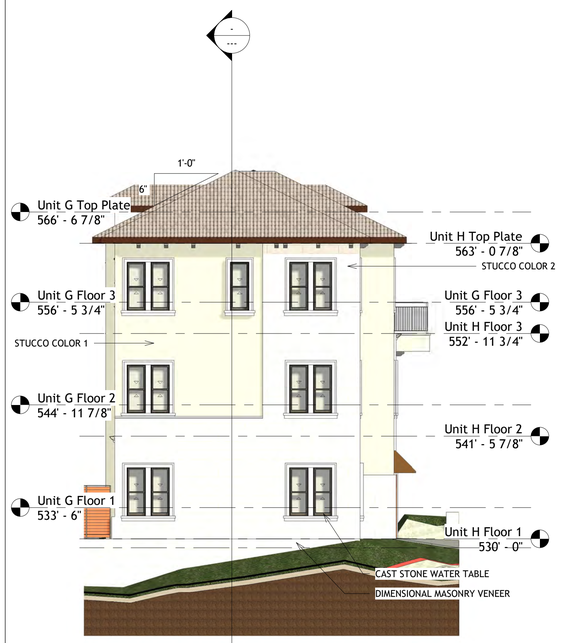
5 Building 1 Facade - North
1/8" = 1'-0"



4 Building 1 Facade - South
1/8" = 1'-0"



3 Building 2 Facade - South
1/8" = 1'-0"



2 Building 2 Facade - North
1/8" = 1'-0"



1 Building 2 Facade - West
1/8" = 1'-0"

0 4' 8' 16'
0 2'
1/8" = 1'-0"

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Color Elevations

Rockwall Townhomes

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OVERALL VIEW



VIEW ALONG GLEN HILL WAY



INTERIOR ACCESS DRIVE

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Suite 104
Richardson, Texas 75080
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Color Renderings

Rockwall Townhomes

Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

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VIEW FROM GLEN HILL WAY



INTERIOR ACCESS DRIVE

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Color Renderings

Rockwall Townhomes

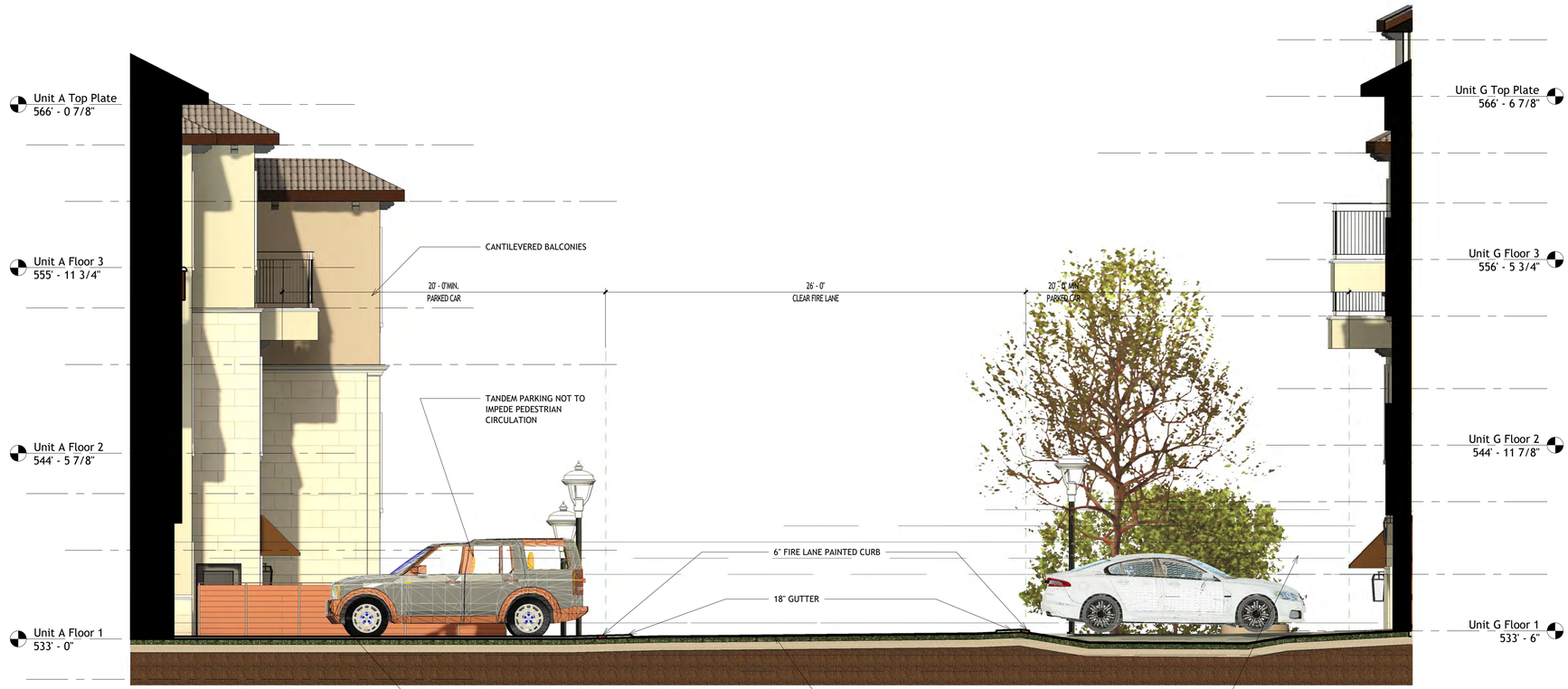
Glen Hill Way
Lot 3 Block A Harbor Hills Addition
Rockwall, Texas

City of Rockwall, Texas
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1 Drive Aisle Section
1/4" = 1'-0"

0 2' 4' 8'
0 2"
1/4" = 1'-0"

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Drive Aisle Section

Rockwall Townhomes

Glen Hill Way
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Rockwall, Texas

City of Rockwall, Texas
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EXHIBIT 'E-9':
Residential Sub-District

RESIDENTIAL SUB-DISTRICT

The *Residential Sub-District* is reserved for zero lot line single-family residential housing. A lower volume of traffic in this area of the Harbor District make this *Sub-District* ideal for single family use. Key characteristics of this *Sub-District* include adjacency to open space and steep slopes that offer views of the surrounding area. Existing slopes within this *Sub-District* are in the six (6) percent to 16% range. This *Sub-District* is predominately vegetated by massing of existing trees that should be preserved when possible.

BUILDING PLACEMENT

BUILD-TO-LINE (DISTANCE FROM ROW LINE)	
Street Type M	*10'*

BUILDING FORM	
Street Type N	*5'*
Side	*8'*
Zero Lot Line	*0'*

NOTE: A minimum of 50% of the boundary with the Open Space *Sub-District* along *Street Type G* must be a public street (*i.e. Street Type M*).

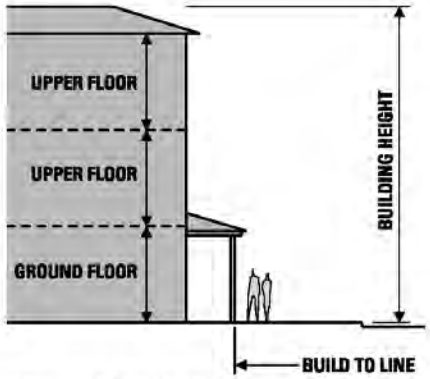
BUILDING FORM	
Street Type M Min. Façade Built to BTL	*65%*
Maximum Lot Coverage	*61%*
Minimum Lot Size	*30' x 90'*

USE	
Ground Floor	Residential
Upper Floors	Residential

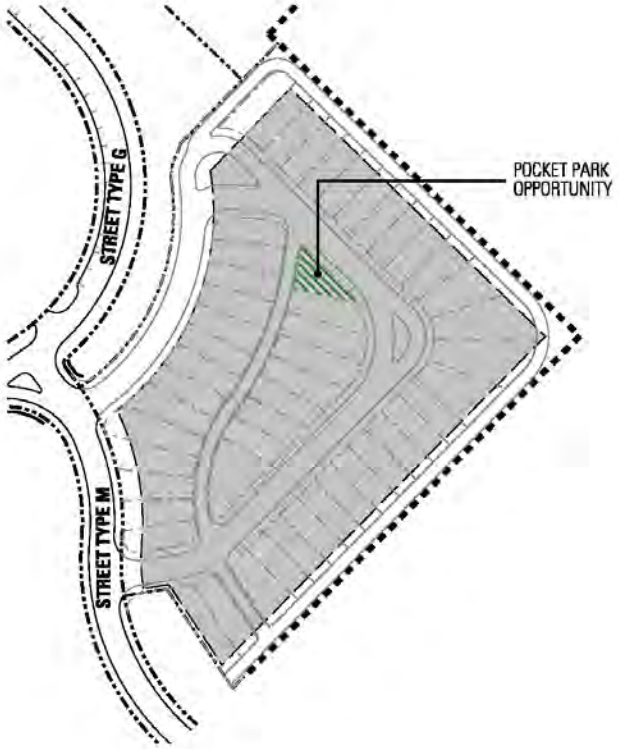
HEIGHT	*STORIES*	*HEIGHT*
Maximum Building Height	3	36'

ENCROACHMENTS	
Front	*5'*

NOTE: Steps, stoops, and roof overhangs may encroach over the BTL as shown in the table above.



3 Story S.F. Residential



RESIDENTIAL SUB-DISTRICT

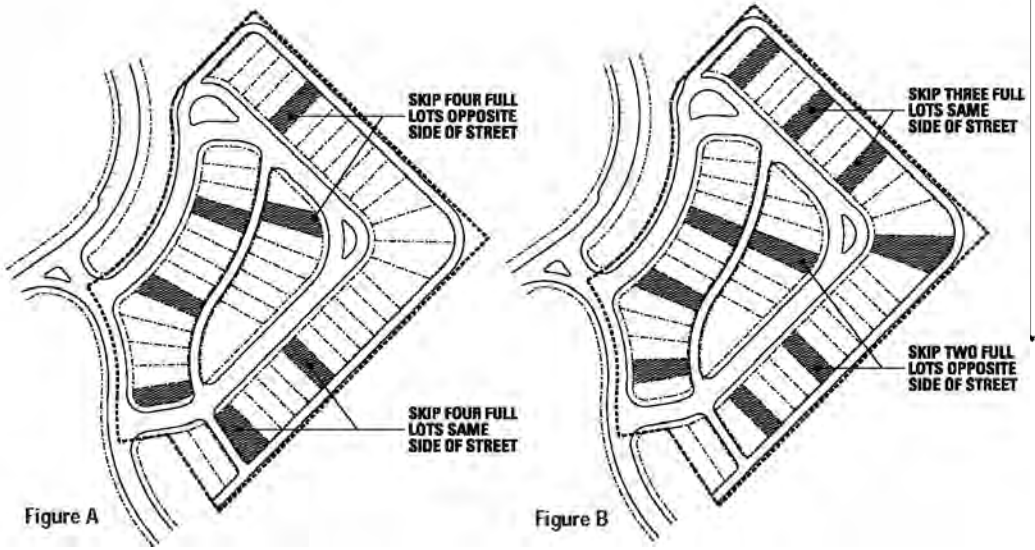
FLOOR PLAN/ELEVATION REPETITION

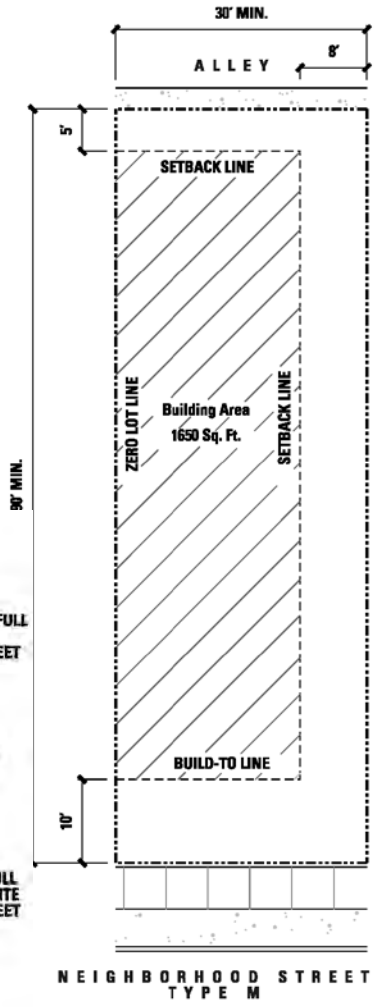
To avoid repetition and a monotonous look to the *Sub-District* environment, the following guidelines apply regarding the repetition of floor plans and elevations:

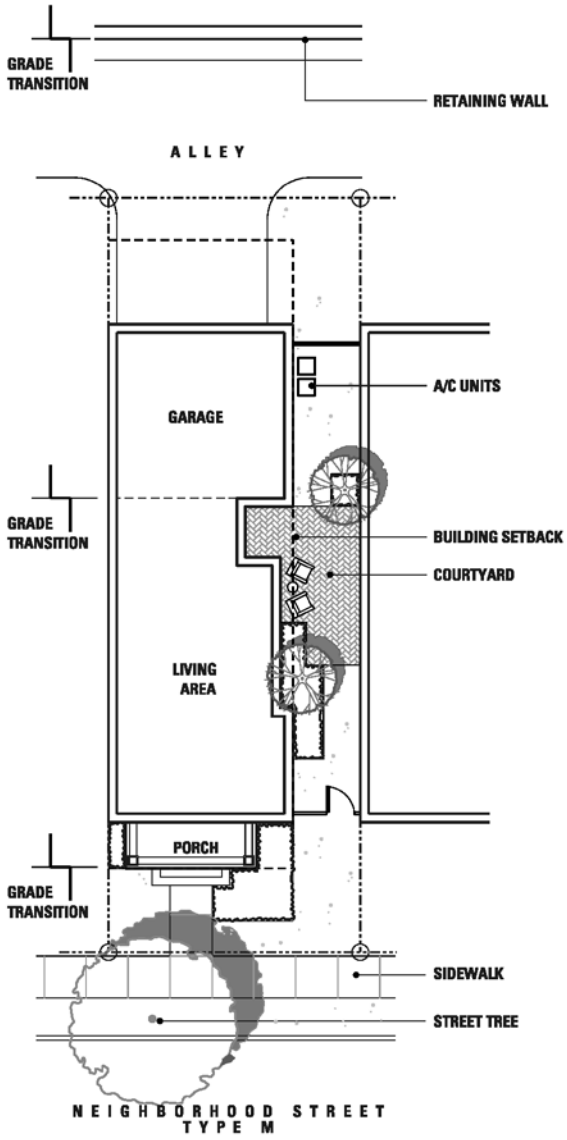
CASE 1
When building a house having the same floor plan and the same elevation, whether on the same or opposite side of the street, four (4) full lots must be skipped. Different paint color must be used. *See Figure A.*

CASE 2
When building a house having the same floor plan and a different elevation on the same side of the street, three (3) full lots must be skipped. Different paint color must be used. *See Figure B.*

CASE 3
When building a house having the same floor plan and a different elevation on the opposite side of the street, two (2) full lots must be skipped. Different paint color must be used. *See Figure B.*







RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

SITE LAYOUT, GRADING AND DRAINAGE

(1) Runoff onto adjacent properties is prohibited.
(2) Finished floor elevations shall be set in order to provide positive drainage away from all buildings.
(3) Create smooth slope transitions, blending with natural grades, with maximum slopes in lawn areas being 4:1.
(4) Do not run drainage swales from planting areas across paved areas.

LANDSCAPE STRUCTURES

(1) Basketball goals, play structures, swing sets and similar elements may only be located in side or rear yards.
(2) All vertical construction including garages, gazebos, arbors, barbeques and fireplaces must comply with front, side and rear setbacks.
(3) Use materials, forms, styles and colors which match or are complementary to the architectural style and detailing of the house.

POOLS AND WATER FEATURES

(1) Swimming pools, spas and water features must comply with front, side and rear setbacks. Above grade pools or spas are not permitted.
(2) Fencing or design solutions which provide enclosures in accordance with local ordinances and regulations must be provided.
(3) Mechanical equipment for pools and spas must be located so as to not be visible from adjacent properties or the street. Locate or enclose equipment to minimize noise intrusion.

LIGHTING, UTILITIES AND SERVICE

(1) Exterior ornamental and accent lighting may be used in moderation to complement landscape and architectural features. Light fixtures shall have appropriate light cutoff shields to prevent unwanted glare to neighboring properties and streets.
(2) Post mounted light fixtures and bollard lighting are not permitted. Pathway lighting may be used, limited to 18-inches in height.
(3) Colored, fluorescent and neon lighting is prohibited. Obtrusive HID security lighting fixtures are prohibited.
(4) Exposed exterior floodlights or wall packs are not permitted.
(5) All site utilities shall be underground. Transformers, meters and other utility equipment shall be screened by planting or by architectural means. Avoid clipped hedges around utility boxes.

IRRIGATION DESIGN

(1) Irrigation is required for all home sites and shall be an automatic, underground system with rain and freeze sensors.
(2) Design irrigation systems to separately circuit irrigation zones for plant materials having different watering requirements, such as lawns and shrubs.
(3) Prevent overspray onto streets, pedestrian walks, driveways and buildings.

DRIVEWAYS

(1) Driveways shall be paved with concrete, pavers, or integrally colored concrete with charcoal grey color. Chemical staining enhancements are not permitted. Driveways may not be painted with an opaque coating.

GARAGES

(1) Garages must be rear loaded from an alley.
(2) All garages must hold a minimum of one and a maximum of two cars. Guest parking spaces shall be on street.

BUILDING MASSING

(1) The house footprint shall be composed of squares and rectangles placed at right angles to one another. The geometry of each of these shapes shall be uninterrupted by adjacent shapes.
(2) All building footprints shall be at right angles to the property lines. Compose house forms to create exterior space.
(3) Massing may be either symmetrical or asymmetrical. The dominant architectural mass shall be located near the center of the composition.

ROOFS

(1) The individual shapes which compose the house footprint shall each be roofed by a symmetrical gable, hip, or a simple roof form.
(2) The geometry of each roof form shall be uninterrupted by adjacent roof forms. Valleys are discouraged, except for dormers.

WALL MATERIALS

(1) Exterior wall materials shall be any of the following:
    A. Fiber cement board siding and shingles, primed and painted, "Hardie" type boards. Siding shall be installed horizontally only, lapped clap board style with narrow lap exposures preferred over wide exposures.
    B. Portland cement stucco with integral color
    C. Brick masonry
    D. Stone masonry
    E. Cast stone masonry
    F. Fireplace masses and chimneys shall be clad in noncombustible materials to match exterior house materials.
    G. Aluminum, masonite, and vinyl siding are not permitted.
(2) Exterior wall materials may change at a vertical line which delineates a change in building form, or along horizontal lines.

EXTERIOR FINISHES

(1) All wood and composite surfaces shall be finished with paint, applied over an appropriate primer. Opaque and semi-opaque stain may be used.

TRIM

(1) All trim, where used, shall be cement fiber board, cedar, or quality wood products. Trim shall be a minimum ¾-inch thick with flat surfaces. Built up assemblies, shaped profiles, and ornamental embellishments are to be avoided.

RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

DOORS

(1) All exterior doors shall be wood or metal, hinged, of rail and stile construction, with one (1) to six (6) panels. Dormers above doors are encouraged. Panels shall be glazed or flat wood (not raised panels). Doors shall be painted.
(2) Exterior doors shall be swing type, of solid wood or wood veneer, and shall be painted, or clad in pre-finished metal.

SCREEN DOORS

(1) Screen doors are allowed. Screen doors shall be of wood rail and stile construction, with one (1) to six (6) panels. All panels shall be screened. Screen doors shall be painted.
(2) Storm doors are not permitted at the front door but are allowed at side and rear doors.

GARAGE DOORS

(1) Garage doors shall be overhead roll-up construction with horizontal insulated metal panels.
(2) Garages may have maximum 18-foot wide doors.

EXTERIOR DOOR HARDWARE

(1) Oversize or overly ornamented door hardware or escutcheon trim plates are not permitted on the front door.

WINDOWS

(1) Windows shall be casements, awnings, or double or single hung. Each window shall be glazed by a single panel of insulated glass, or may be divided into no more than four (4) panels. Fake mullions are discouraged.
(2) Windows may be of wood, thermally broken aluminum or aluminum-clad wood construction. Vinyl or vinyl-clad construction is not permitted.
(3) All operable windows shall be equipped with insect screens.
(4) Bay windows shall be glazed a minimum of 80% of their width.

EXTERIOR WINDOW SHUTTERS

(1) Window shutters are permitted provided they are proportioned to fully cover the windows they would protect. Shutters may be wood or synthetic.

AWNINGS

(1) Window awnings are not permitted, with the exception of shutter awnings.

GLAZING

(1) Window and door glazing shall be clear, insulated, double-pane, low-emissivity glass. Applied window films are not permitted.

ROOFS

(1) Roofs may be covered in composite asphalt shingles. Composition shingles must be minimum 25-year dimensional, laminated type. Flat, three (3) tab shingles will not be permitted. An example of approved roof shingle type is Tamko "Heritage 30." Standing seam metal roofing and other metal roof types may be used.
(2) All roof penetrations, other than chimneys, shall be grouped as far from frontages as possible, shall not be visible from the street and shall be painted as needed to match roof. Skylights shall not be visible from the street.
(3) All soffit venting shall be 2-inch continuous venting or perforated "Hardisoffit" panels. No box vents shall be used. No vinyl material may be used.
(4) Dormers shall be appropriately proportioned, hip or gable, with a minimum 6:12 pitch. They shall be glazed a minimum of 90% of their face and must be open to the interior roof area beyond.
(5) Roof ventilation dormers are permitted only on the side and rear elevations and must be vented a minimum of 90% of their face.
(6) Dormers shall have minimum overhangs and eaves. Stucco or "Hardi" Siding or Panels are recommended in dormer gables.
(7) All exposed metal flashing shall be unpainted galvalume, paint-grip or galvanized steel.
(8) Roof attic vents shall be continuous ridge vents such as "Cool Ridge." Powered attic vents are not allowed. Turbine vents may be allowed by variance, but must not be visible from the street.
(9) Satellite dishes and roof antennae shall not be visible from the street.

CHIMNEYS

(1) All chimneys must be fitted with a galvanized metal chimney cap with a 'roof' that is the same size and shape as the chimney it covers. The roof form may be flat or hipped.
(2) The chimney cap must include metal mesh, screen or grid to prevent animals from entering the chimney.
(3) Acceptable finishes are natural 'paint-grip' galvanized or painted galvanized.

RAIN GUTTERS

(1) Rain gutters and downspouts may be of any profile compatible with the style of the house and roof. Gutters and downspouts shall be located in a way as to not draw attention to themselves.
(2) Gutters and downspouts shall be unpainted galvalume, "paint-grip" steel or zinc finishes, although prefinished metal finishes may be permitted.
(3) Downspouts shall terminate at splash blocks, gravel, brick or concrete.

PAINT

(1) All exterior finish coat paint shall be acrylic latex or latex enamel.

RESIDENTIAL SUB-DISTRICT

ARCHITECTURAL GUIDELINES

PORCH CONSTRUCTION

(1) Porch columns shall be wood posts, minimum six (6) inch by six (6) inch, painted and free of ornamentation.
(2) Porches shall have wood railings. Railing details must be included with plan submissions for approval.
(3) Porch floors shall be concrete, stone or brick. Porch construction shall be concrete slab foundation, built as part of the house.
(4) Porches and covered balconies may be screened at the rear of the homes only.

ELEMENTS NOT PERMITTED

The following list of elements are not permitted in the development:

- ☑ Window A/C Units
- ☑ Exterior Fluorescent Lighting
- ☑ Solar Powered Landscape Lighting
- ☑ Soffit/Cornice Lighting Visible from a Public ROW
- ☑ Skylights Visible from a Public ROW
- ☑ Antennas or Satellite Dishes Greater Than 18-inch Diameter
- ☑ Decorative Flags - Properly Displayed American Flags are Allowed
- ☑ Concrete Statuary Visible from Public ROW
- ☑ Plastic Furniture or Artificial Plants Visible from a Public ROW
- ☑ Asphalt or Gravel Drives



ARCHITECTURAL DETAIL CHARACTER



RESIDENTIAL STREET EDGE CONDITION

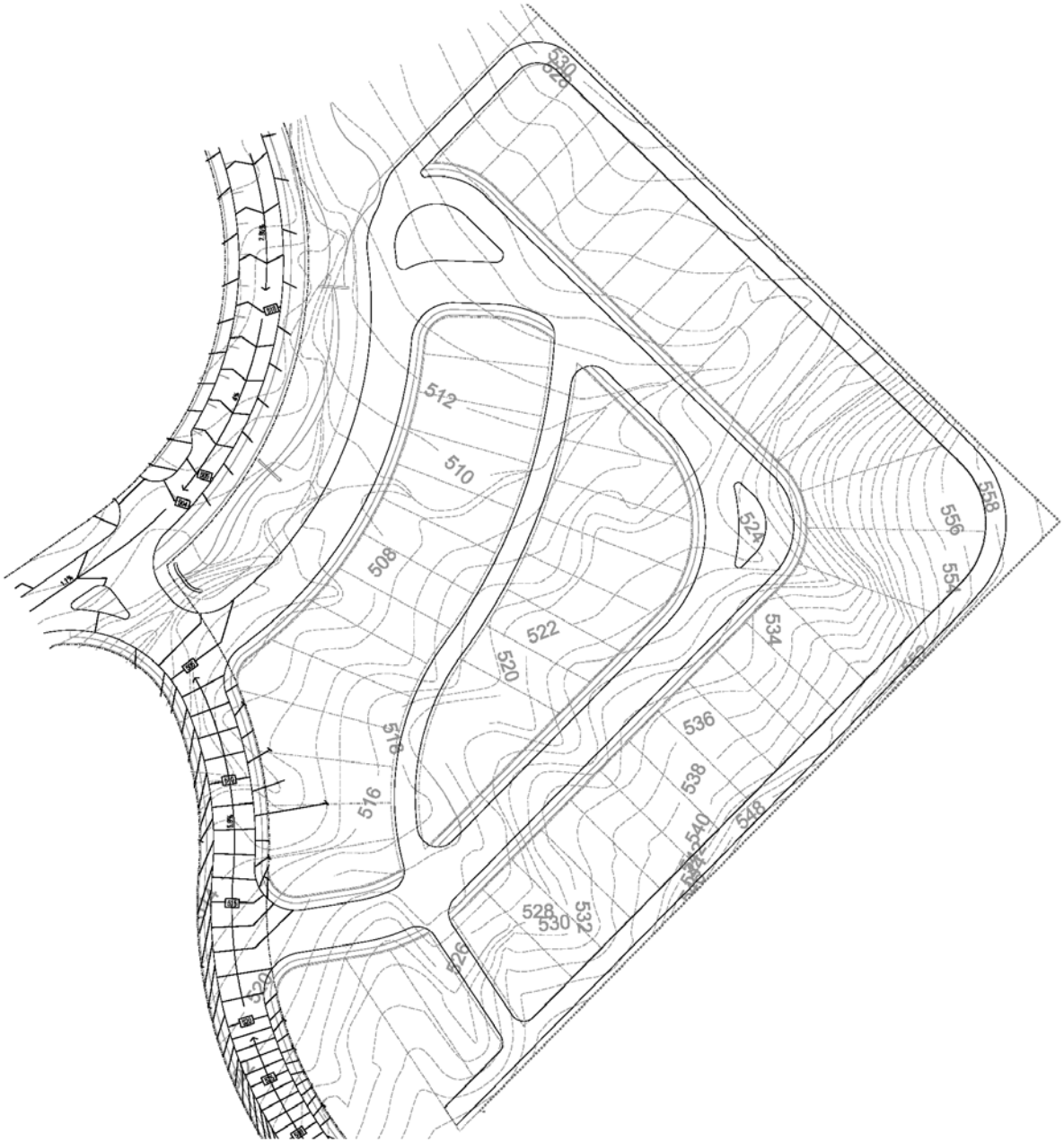


RESIDENTIAL STREET CHARACTER



RESIDENTIAL STREET EDGE CONDITION

EXHIBIT 'E-9':
Residential Sub-District



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [*ORDINANCE NO. 17-22*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR EIGHT (8) TOWNHOMES ON A 0.871-ACRE PARCEL OF LAND IDENTIFIED AS LOT 3, BLOCK A, HARBOR HILLS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tyler Adams of Greenlight Studio on behalf of Matt Zahm of ZAPA Investments, LLC for the approval of a *PD Development Plan* for eight (8) townhomes to be situated within the *Residential Subdistrict*, on a 0.871-acre parcel of land identified as Lot 3, Block A, Harbor Hills Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted 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 32 (PD-32) [*Ordinance No. 17-22*] 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 Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,

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

DRAFT 08.14.2025

SECTION 4. That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:

(1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.

(3) The proposed townhome development shall not contain more than eight (8) townhomes.

(4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [*as amended*].

(5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [*as amended*] and with the requirements approved in this ordinance.

SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF APRIL, 2025.

_____

Trace Johannesen, *Mayor*

DRAFT ORDINANCE 03.17.2025

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

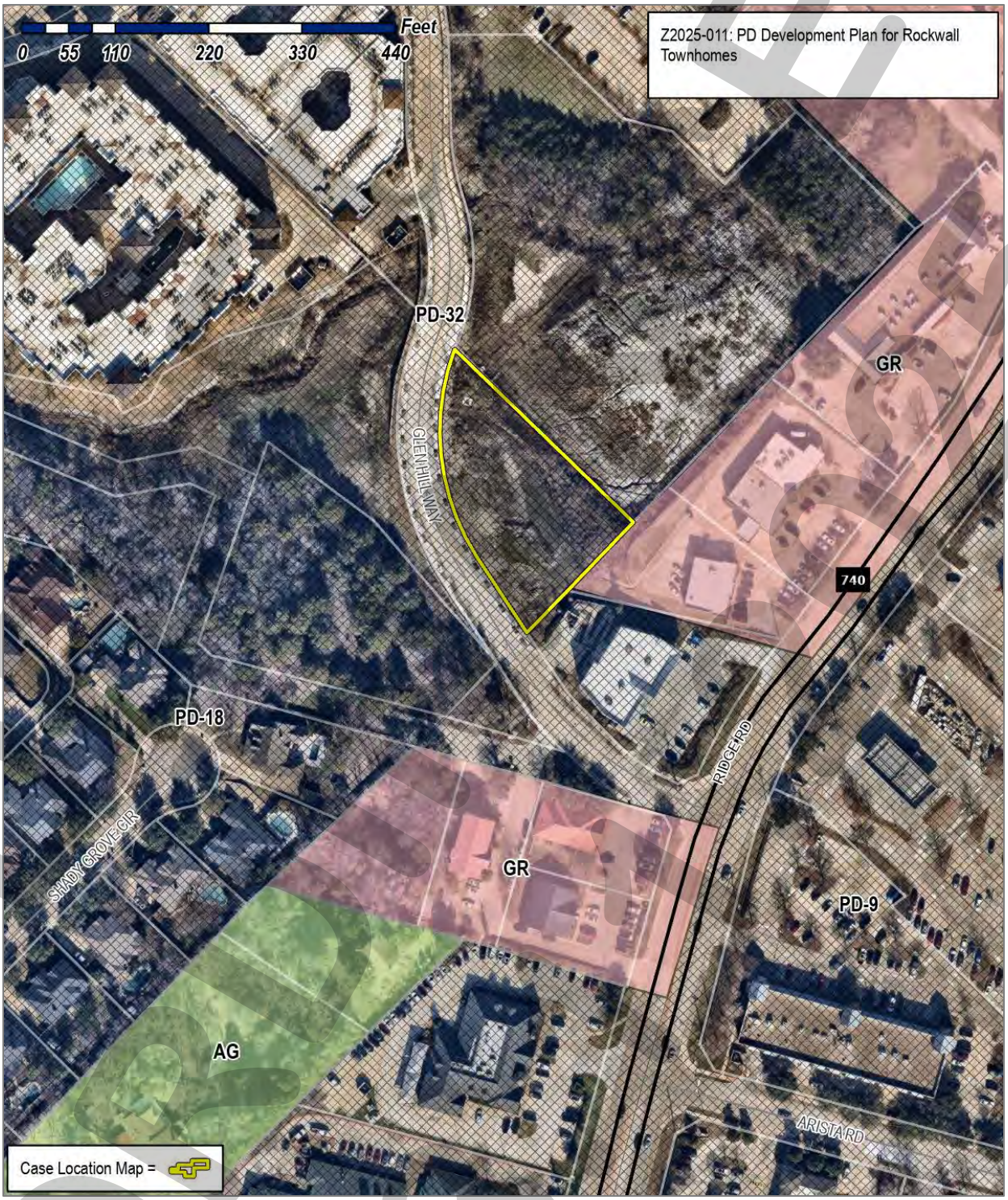
1st Reading: *March 17, 2025*

2nd Reading: *April 7, 2025*

DRAFT ORDINANCE 03.11.2025

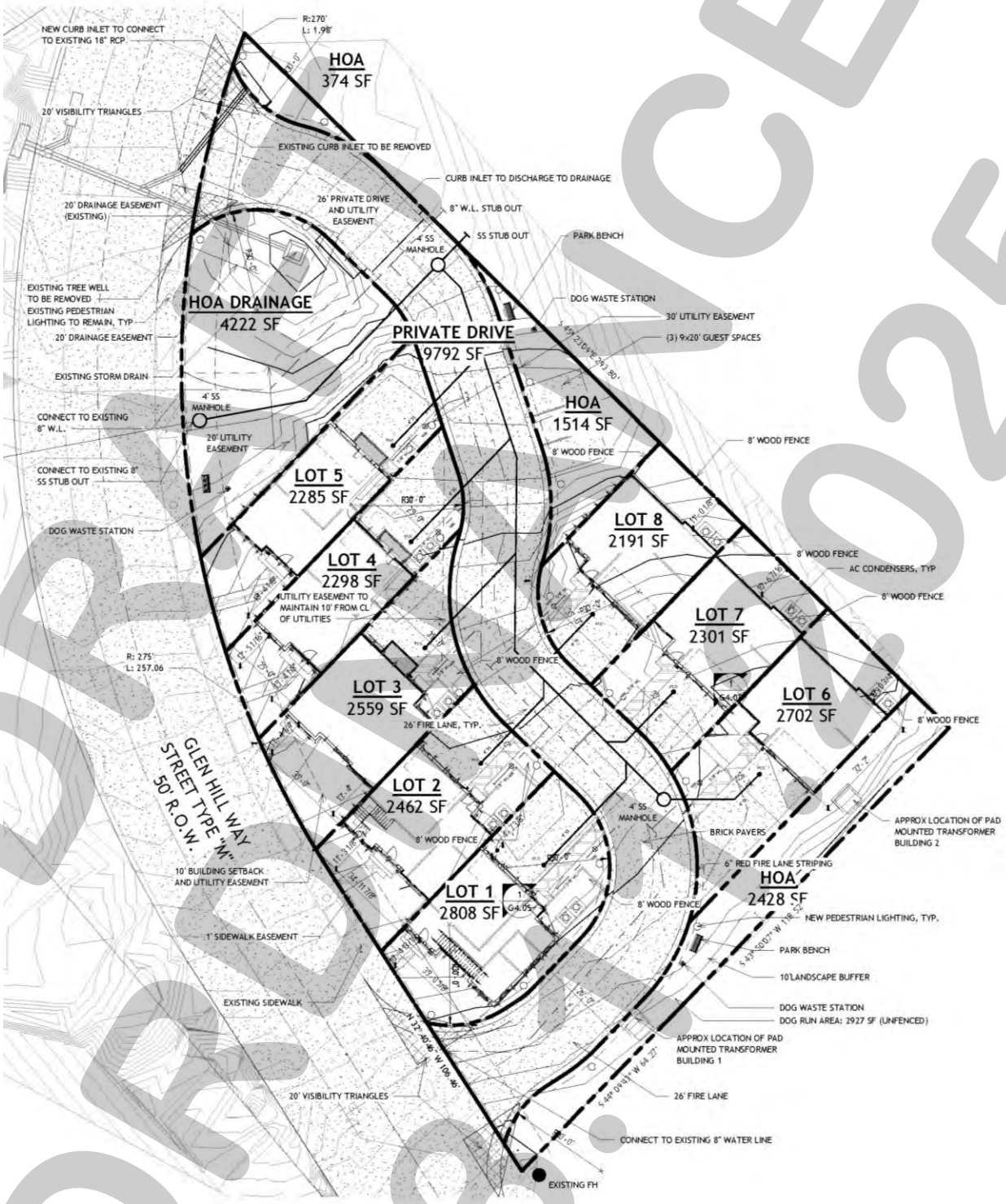
Exhibit 'A':
Location Map

Legal Description: Lot 3, Block A, Harbor Hills Addition



DRAFT 03/07/25

Exhibit 'B':
Concept Plan



DRAFT
ORDINANCE
03.03.2025

Exhibit 'C':
Conceptual Building Elevations



DRAFT
03.17.2025

Exhibit 'C':
Conceptual Building Elevations



DRAFT
ORIGINAL
03.17.2025

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Henry Lee, *Senior Planner*
DATE:	March 11, 2025
SUBJECT:	SP2025-007; *Amended Site Plan for 1407 S. Goliad Street*

The applicant, Abed Ajak of Ajak Realty LLC, is requesting the approval of an *Amended Site Plan* for the purpose of updating the existing building elevations. The subject property is a 0.48-acre tract of land (*i.e. Tract 34 of the J. T. Lewis Survey, Abstract 255*), zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1407 & 1409 S. Goliad Street. According to the Rockwall Central Appraisal District (RCAD) the 4,539 SF building was constructed in 1970. The current building elevations were approved by City Council on September 6, 2011 [*Case No. MIS2011-008*]. In January 2025, the Building Inspections Department engaged the applicant as they began remodeling the exterior of the building without a building permit. Staff informed the applicant that any exterior changes to the building would require the approval of an Amended Site Plan given the subject property is within the SH-205 Overlay (SH-205 OV) District. This prompted the applicant to submit an Amended Site Plan request on February 14, 2025, and in accordance with the Article 11, *Development Applications and Review Procedures*, of the UDC, the applicant was required to pay a $1,000.00 non-compliant structure fee in addition to the Amended Site Plan application fee.

The original building elevations submit on February 25, 2025 indicated that [*1*] the parapet would be raised, [*2*] the parapet would be extended, and [*3*] stacked stone would be added to the front façade up to the canopy height. Due to inconsistencies in the building elevations and the building renderings the ARB approved a motion to recommend tabling this case, which the Planning and Zoning Commission granted by a vote of 5-0, with Commissioners Thompson and Deckard absent. The applicant has since submitted new building elevations and building renderings that are consistent with each other. Based on the new elevations the applicant is requesting to [*1*] to increase the parapet height, [*2*] extend the parapet, and [*3*] add a four (4) foot wainscot of stacked stone on the front and side façades.

According to Subsection 04.01(A), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), parapet systems must be "…enclosed on all sides…" and "…shall be finished on the interior side using the same materials as the exterior facing wall…" In this case, the proposed parapet extends across the front façade (*i.e. west façade*) and half-way down the side façades (*i.e. the north and south façades*). The applicant has indicated to staff that the increased height and expansion of the parapet is to "… maintain a consistent aesthetic …" and allow for greater screening of the roof top units (*i.e. RTUs*). In addition, the applicant indicated that they are requesting to paint the back of the parapet due to cost and the lack of visibility of this portion of the building. In summary the applicant is requesting approval of an Amended Site Plan with variances to the [*1*] parapet system and [*2*] parapet materials. According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing to plant five (5) gallon evergreen shrubs in front of the parking spaces that face onto S. Goliad Street. Staff should also point out that while the proposed improvements are not necessarily in conformance with the *General Overlay District Standards*, they do bring a legally non-conforming building closer to complying with the design criteria of the UDC, and this in itself can be considered a compensatory measure. Requests for exceptions and variances to the *General Commercial District Standards* and *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *March 11, 2025* Planning and Zoning Commission meeting.

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	1407 + 1409 S. Goliad				
SUBDIVISION	Losland Industrial Park	LOT	2A	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	N/A	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	ABED AJAK/AJAK Realty	☐ APPLICANT	ABED AJAK/AJAK REALTY LLC.
CONTACT PERSON	ABED AJAK "AJ"	CONTACT PERSON	ABED AJAK "AJ"
ADDRESS	4002 Broadway Blvd	ADDRESS	4002 Broadway Blvd.
CITY, STATE & ZIP	Garland TX 75126	CITY, STATE & ZIP	Garland TX 75126
PHONE	469-396-5298	PHONE	469-396-5298
E-MAIL	abedajak@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kristi Roberts [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 $ 100 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* February, 2025. *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."*

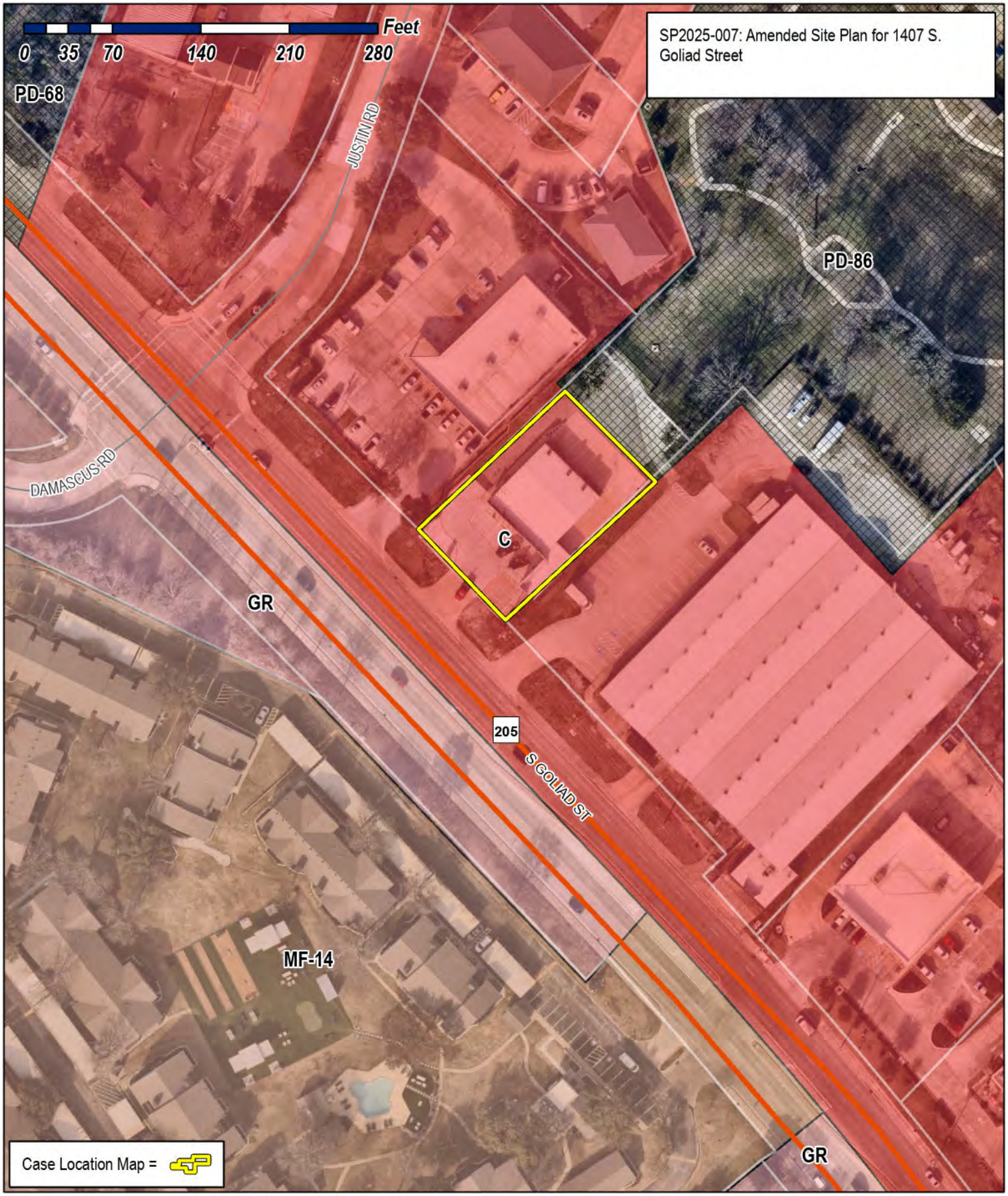
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* February, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WILLIAM R RAY
Notary ID #134568289
My Commission Expires
September 21, 2027

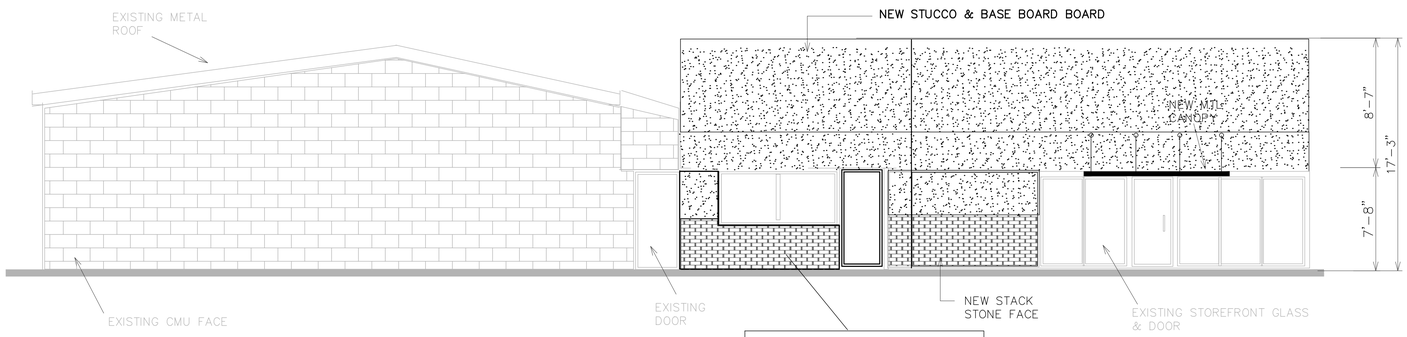
MY COMMISSION EXPIRES 9-21-27



City of Rockwall

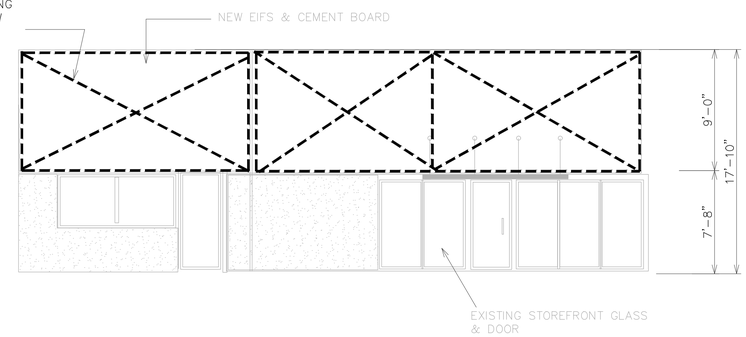
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



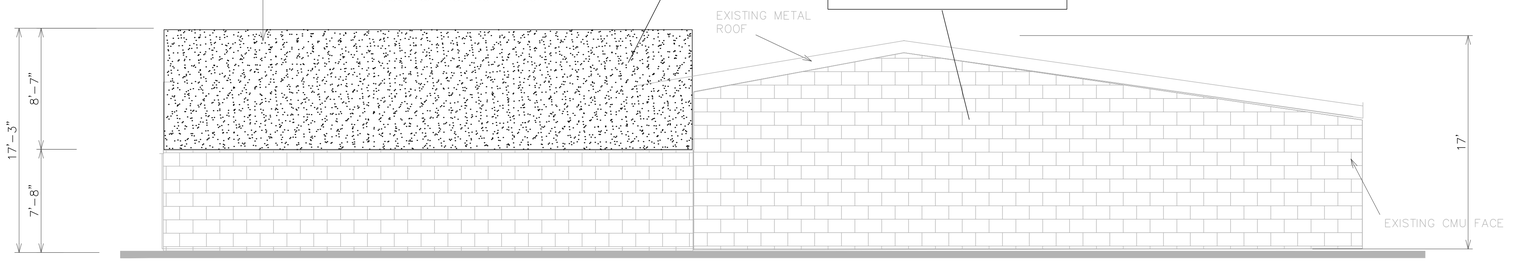
NORTH ELEVATION PROPOSED

SCALE: 3/16"=1'



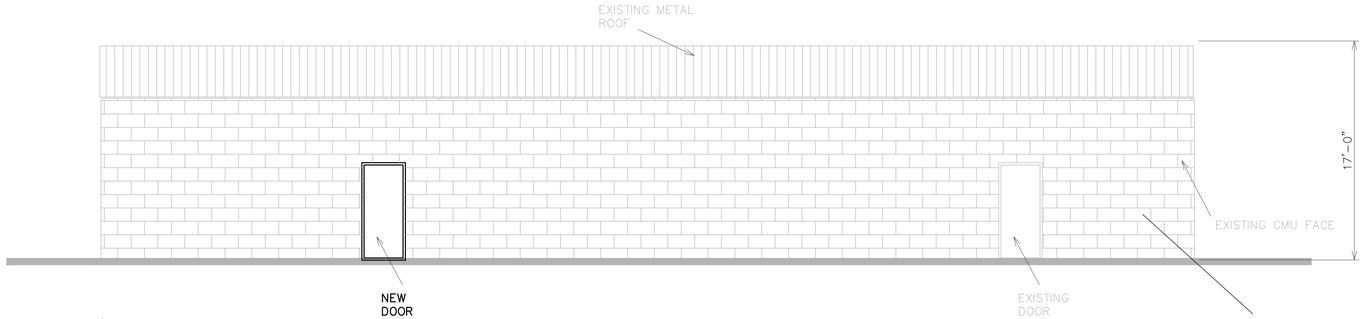
TYPICAL PARAPET BRACING DIAGRAM

SCALE: 3/16"=1'



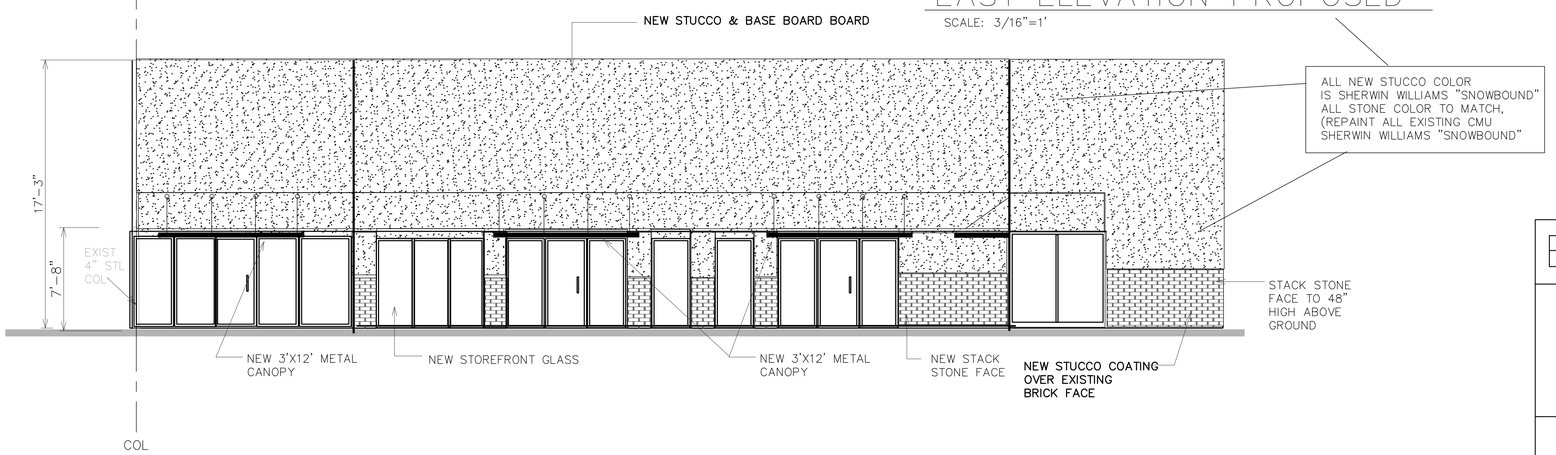
SOUTH ELEVATION PROPOSED

SCALE: 3/16"=1'



EAST ELEVATION PROPOSED

SCALE: 3/16"=1'



WEST ELEVATION PROPOSED

SCALE: 3/16"=1'

SURFACE AREA CALCULATIONS

NORTH ELEVATION SURFACE AREAS (S.F.)
TOTAL ELEVATION AREA: 1,473 S.F.

STUCCO AREA:	327
STONE AREA:	273
CMU AREA:	615
GLASS AREA:	258

SOUTH ELEVATION SURFACE AREAS (S.F.)
TOTAL ELEVATION AREA: 1,244 S.F.

STUCCO AREA:	351
CMU AREA:	893

EAST ELEVATION SURFACE AREAS (S.F.)
TOTAL ELEVATION AREA: 920 S.F.

CMU AREA:	920

WEST ELEVATION SURFACE AREAS (S.F.)
TOTAL ELEVATION AREA: 1,471 S.F.

STUCCO AREA:	1,035
STONE AREA:	170
GLASS AREA:	334

TOTAL BUILDING SURFACE AREA: 5,125 S.F.

STUCCO TOTAL:	1,953 S.F.	(38.1%)
CMU TOTAL:	2,205 S.F.	(43.0%)
STONE TOTAL:	375 S.F.	(7.3%)
GLASS TOTAL:	592 S.F.	(11.6%)

ELEVATIONS PROPOSED

SCALE: 3/16"=1'

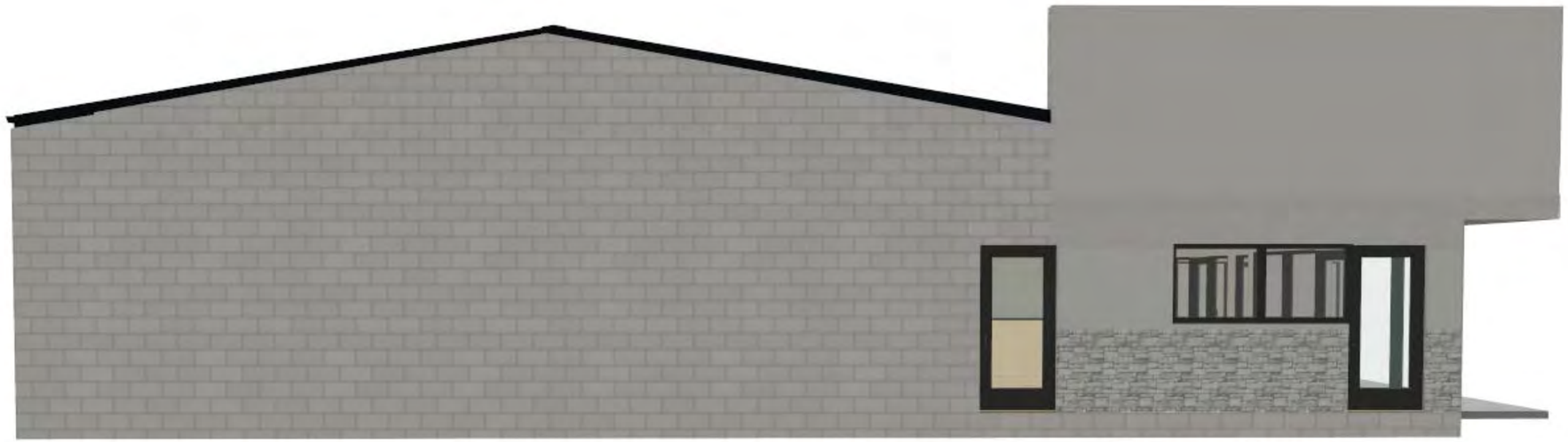
RENOVATION
1407 S GOLIAD ST
ROCKWALL, TX 75087

CONTRACTORS PERMITTING SERVICES
362 W FORK #3115 IRVING, TX 75039
PHONE: 214-874-1524

SHEET
A-4

DATE:10-17-24







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

TO:	Planning and Zoning Commission
FROM:	Bethany Ross, *Planner*
DATE:	March 11, 2025
SUBJECT:	SP2025-008; *Amended Site Plan for 401 W. Rusk Street*

The applicant, Nicholas Grinnan on behalf of Jeff Grinnan, is requesting the approval of an amended site plan for a 13,200 SF *Office Building* for the purpose of remodeling the exterior of the existing building. The remodel includes adding parapets, a brick face exterior, and several architectural elements. The subject property is located at 401 W. Rusk Street, is zoned Downtown (DT) District, and situated within the SH-66 Overlay (SH-66 OV) District.

Specifically, the applicant is proposing to add a red thin width brick to the entrances of the building. The applicant is also proposing to add two (2) awnings to the front of the building, and two (2) awnings to the backside of the building. This addition will also include a parapet extending up at the entrances of the building. In lieu of finishing the backside of the parapet in the proposed red thin width brick, the applicant has agreed to paint the backside of the parapet a complimentary color to the proposed brick exterior.

As part of the review for this case, staff has indicated to the applicant that the Photometric Plan will need to be changed to meet the lighting and photometric standards of the Unified Development Code (UDC), and this can be considered a condition of approval for this case. The applicant's proposed scope of work is mostly in compliance with the Unified Development Code (UDC) -- *meeting both the general requirements set forth by the UDC and the SH-66 Overlay District (SH-66 OV)* --; however, staff has identified one (1) exception and one (1) waiver to the requirements of the UDC. These are as follows:

(1) <u>*Roof Design Standards*</u>. Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall. This will require the approval of an exception by the Planning and Zoning Commission [*Subsection 04.01. (A)(1); Article 05, UDC*].

(2) <u>*Exterior Building Color.*</u> The dominant color of all buildings (*including above grade parking structures*) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited. In this case the applicant is proposing the color iron ore -- *which is considered to be a darker gray as opposed to a warm gray* -- on over 80% of the building's facades. This will require the approval of a minor waiver by the Planning and Zoning Commission. [*Subsection 04.07(C)(2)(a); Article 05, UDC*]

According to Subsection 09.01, *Exceptions to the General Standards*, "…an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In this case, the applicant has proposed additional landscaping around the building, and is bringing the legal non-conforming building closer into compliance with the architectural requirements of the Downtown (DT) District. To request an exception, the UDC goes on to require that a minimum of two (2) compensatory measures be provided for each exception requested. The purpose of the compensatory measures is to try to directly off-set the impact of requested exception. In response to this requirement, the applicant is proposing to [*1*] upgrade the existing building's materials to bring it better into conformance with the Downtown (DT) District and SH-66 Overlay (SH-66 OV) District requirements by providing 20.00% masonry (*i.e. the building previously was 100.00% EFIS*), and [*2*] is adding landscaping around the exterior of the building. Based on the scale of the proposed project, these compensatory measures do appear to off-set the requested exception to the roof design standards and the minor waiver to the Downtown (DT) District color requirements; however, the approval of an exception and minor waiver is a discretionary decision for the Planning and Zoning Commission. Should the

Planning and Zoning Commission have any questions concerning this request, staff will be available at the *March 11, 2025* Planning and Zoning Commission meeting.

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	401 W. Rusk, Rockwall, TX 75087				
SUBDIVISION		LOT	18778	BLOCK	8
GENERAL LOCATION	LOWE & ALLEN, BLOCK 8, ACRES .904				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	DT		CURRENT USE	Office	
PROPOSED ZONING	DT		PROPOSED USE	Office	
ACREAGE	0.9040	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		☒ APPLICANT	
CONTACT PERSON	Jeff Grinnan	CONTACT PERSON	Nicholas Grinnan
ADDRESS	102 S. Goliad	ADDRESS	102 S. Goliad
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	214-202-5333	PHONE	214-500-1668
E-MAIL	jgrinnan@ridgepcre.com	E-MAIL	ngrinnan@ridgepcre.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Grinnan [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 $ 100.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 TH DAY OF FEBRUARY, 2025. 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."

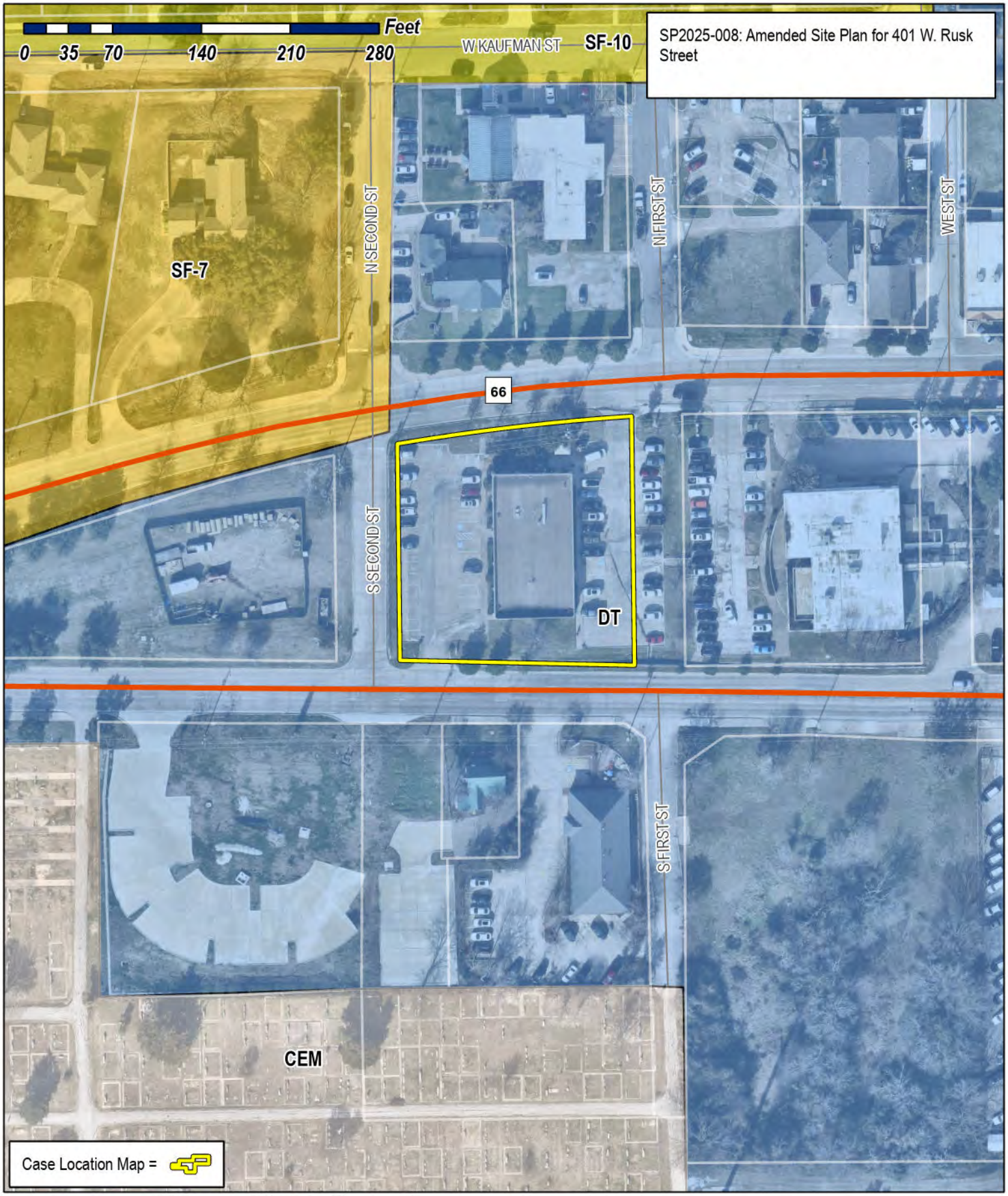
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* February, 2025

OWNER'S SIGNATURE R Y

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kathryn D English

KATHRYN D. ENGLISH
Notary Public, State of Texas
Comm. Expires 06-02-2028
Notary ID 6276665

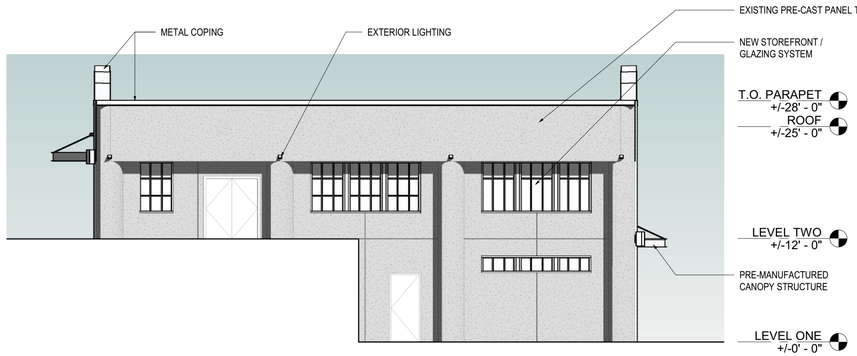
MY COMMISSION EXPIRES



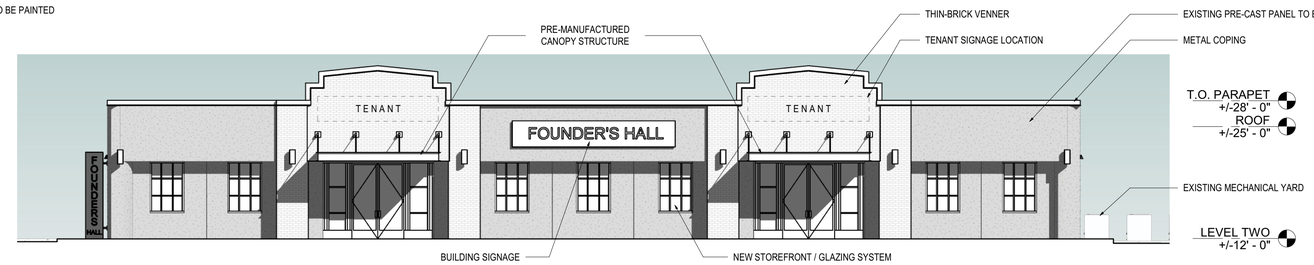
City of Rockwall

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

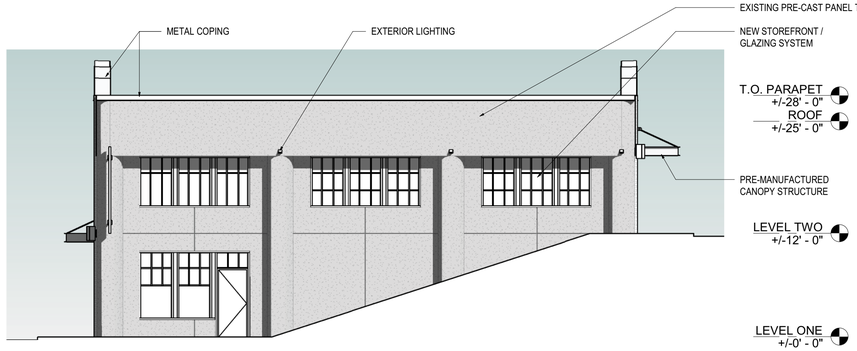
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



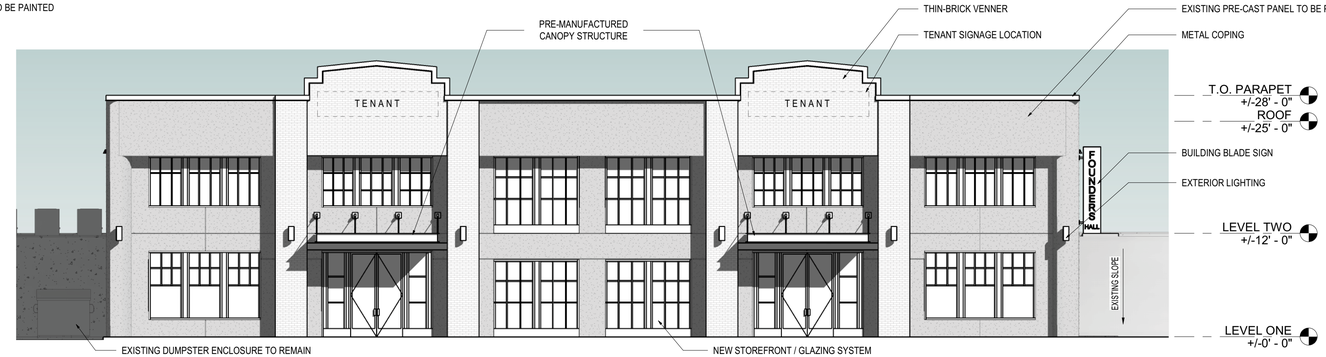
04 PR - BUILDING ELEVATION - NORTH
1/8" = 1'-0"



02 PR - BUILDING ELEVATION - EAST
1/8" = 1'-0"



03 PR - BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



01 PR - BUILDING ELEVATION - WEST
1/8" = 1'-0"

Case Number **SP2025-008**

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____ , _____ .

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

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning & Zoning

BUILDING ELEVATIONS

CONCEPTUAL DESIGN

FOUNDER'S HALL
401 W. RUSK ST, ROCKWALL, TX

MARCH 03, 2025

PARISH LINE



Case Number **SP2025-008**

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

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning & Zoning

WEST ELEVATION

CONCEPTUAL RENDERING



Case Number **SP2025-008**

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

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning & Zoning

BIRD'S EYE

CONCEPTUAL RENDERING



Case Number **SP2025-008**

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

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning & Zoning

EAST ELEVATION

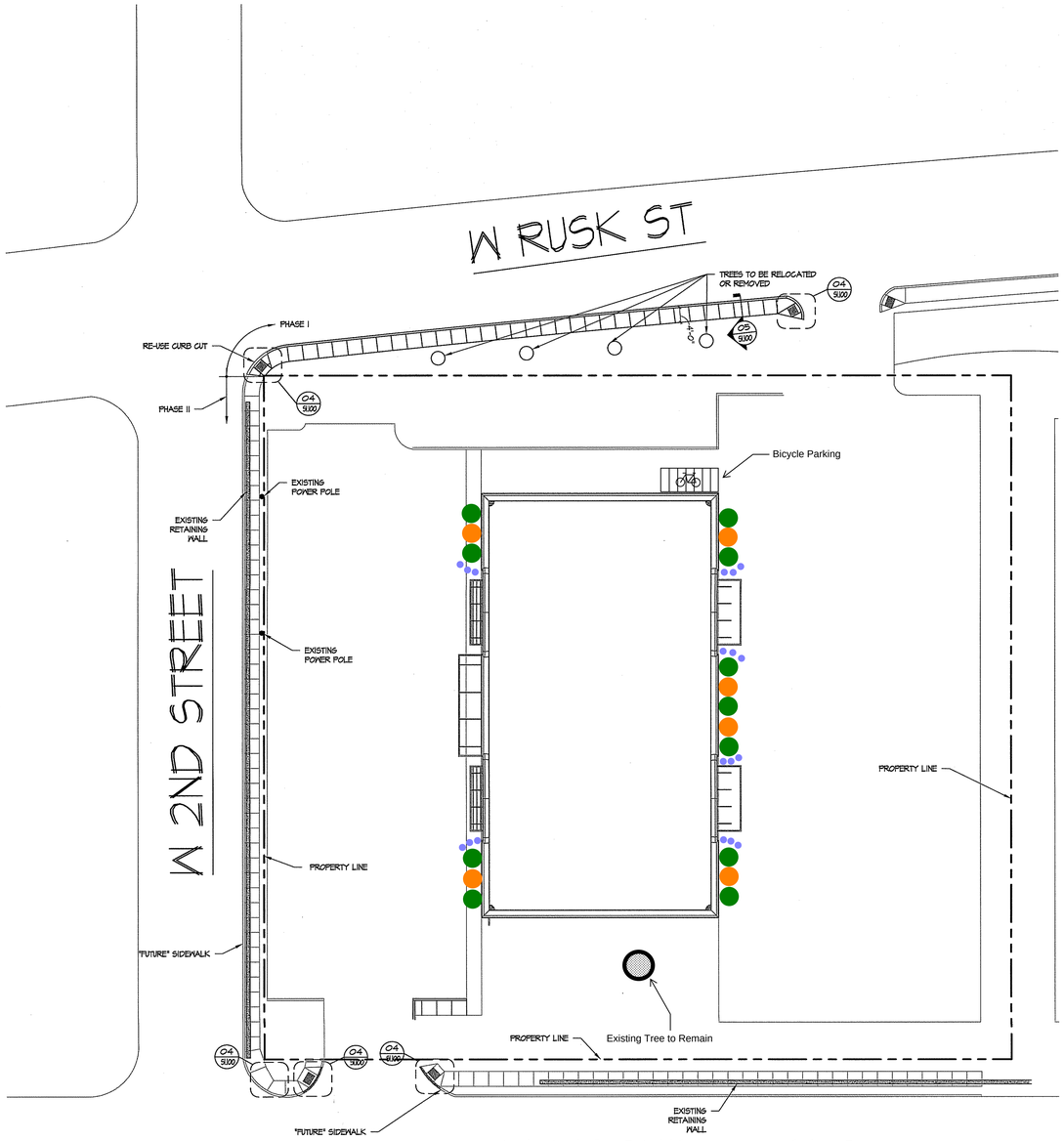
CONCEPTUAL RENDERING

FOUNDER'S HALL

401 W. RUSK ST, ROCKWALL, TX

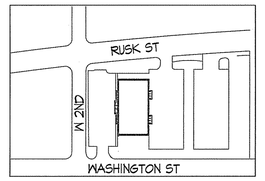
MARCH 03, 2025

PARLSHNE



01 SITE & SURVEY PLAN
SCALE: 1/16"=1'-0"

Texas Sage	3 gallon	
Dwarf Yaupon Holly	3 gallon	
Mexican Feather Grass	1 gallon	



SITE PLAN

Case Number **SP2025-008**

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

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning & Zoning

RIDGE POINTE commercial real estate
102 S. GOLIAD, SUITE 200
ROCKWALL, TX 75087
T: 972.961.8532
CONTACT: DAVID ENGLISH
DENGLISH@RIDGEPCRE.COM

PARISH LINE
300 E. DAVIS STREET
MCKINNEY, TEXAS 75069
T: 318.282.4243

ISSUES

A	12.20.2024	ISSUE FOR PERMIT

REVISION

12.20.2024

FOUNDER'S HALL - EXTERIOR UPGRADES
401 W. RUSK ST.
ROCKWALL, TX 75087

SHEET NAME
SITE PLAN

JOB 24.018
DATE 12.20.2024

L1.100

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Manufacturer	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	6	D1	Single	Performance iN Lighting	QWMAX-B-40-C/I-40K-UNV	0.900	4080	40	240
	6	D2	Single	Performance iN Lighting	QWMAX-B-18-C/I-40K-UNV	0.900	1836	15	90
	7	F	Single	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR4B-W	0.900	4205	37.7	263.9
	1	S1	Single	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-740-U-T3	0.900	15749	112	112
	1	S2	Single	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2B-740-U-5WQ	0.900	20332	151	151

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
1st Floor Calc	Illuminance	Fc	1.23	7.6	0.0	N.A.	N.A.
2nd Floor_Calc	Illuminance	Fc	1.28	21.6	0.0	N.A.	N.A.
Ramp_Calc	Illuminance	Fc	3.05	9.1	0.2	15.25	45.50

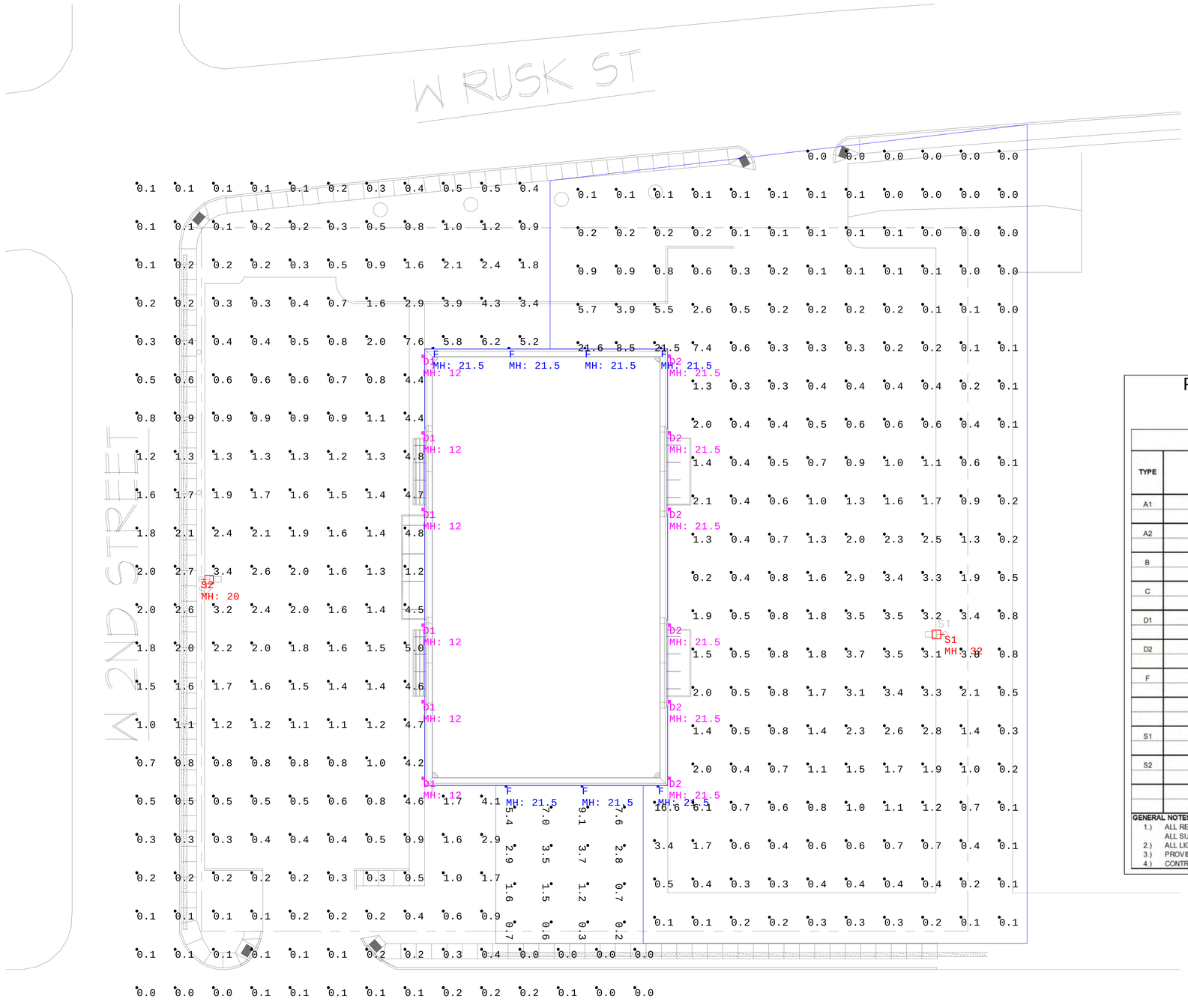
NOTES:
1. Fixtures Type D2 mounted at 9.5' above 2nd level finished floor.
2. Fixtures Type S1 mounted at 20' above 2nd level finished floor.
3. Calc grid at finished floor level.

GENERAL NOTES

-THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.

-THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SALES, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.

-CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SALES CANNOT GUARANTY THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



PHOTOMETRIC PLAN
SCALE: 1" = 12'-0"

Per Lighting Schedule on E3.101, light poles are 20'.

LIGHTING SCHEDULE

TYPE	DESCRIPTION	VOLTAGE	LAMP TYPE	FIXTURE MOUNTING	FIXTURE MANUFACTURER/ CAT. #
A1	RECESSED DOWNLIGHT	120	25W	RECESSED	HALO
	WITH EMERGENCY PER PLAN		LED		HCDJBLS1525940 HCD6TRCBF
A2	RECESSED DOWNLIGHT	120	10W	RECESSED	HALO
	WITH EMERGENCY PER PLAN		LED		HCDJBLS1510940 HCD6TRCBF
B	CANOPY DOWNLIGHT	120	15W	RECESSED	HALO
	WITH EMERGENCY PER PLAN		LED		HC615D010(REM7 PER PLAN) HM60525840 61MDCBF
C	ENTRY SCONCE	120	12W	SURFACE	BASELITE
			LED		BE1-41-X-X-41-12WLED-4K-LDM120-FRT3-X-41
D1	DECORATIVE SCONCE	120	40W	SURFACE	PERFORMANCE IN LIGHTING
			LED		QWMAX-B-40-C/I-XX-4K-UNV-0-10V
D2	DECORATIVE SCONCE	120	18W	SURFACE	PERFORMANCE IN LIGHTING
			LED		QWMAX-B-18-C/I-XX-4K-UNV-0-10V
F	WALL PACK	120	38W	SURFACE	LUMARK
	WITH EMERGENCY PER PLAN		LED		XTOR4BWBK
S1	POLE MOUNTED PARKING LIGHT	120	113W	POLE	LUMARK
			LED	20'	PRV-P-PA2A-740-U-T3-XX
S2	POLE MOUNTED PARKING LIGHT	120	151W	POLE	LUMARK
			LED	20'	PRV-P-PA2B-740-U-T5-XX

GENERAL NOTES
1.) ALL REQUESTS FOR SUBSITUTIONS/ALTERNATES MUST BE SUBMITTED TO ENGINEER 7 DAYS PRIOR TO BID FOR APPROVAL.
ALL SUBMISSION SHALL INCLUDE DETAILED CUT SHEETS AND PERFORMANCE DATA FOR CONSIDERATION.
2.) ALL LIGHTING TO BE LED OR PROVIDED WITH LED EQUIVALENT LAMPING
3.) PROVIDE WATTAGE REDUCTION LABEL AS REQUIRED TO MATCH LED LAMPING.
4.) CONTRACTOR TO PROVIDE BATTERY PACKS OR CENTRAL INVERTERS FOR ALL EMERGENCY FIXTURES.

Case Number **SP2025-008**

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

_____
Planning & Zoning Commission, Chairman

_____
Director of Planning & Zoning

TEXAS LIGHTING SOLUTIONS

TEXAS LIGHTING SOLUTIONS
14760 TRINITY BLVD., SUITE 150
FORT WORTH, TEXAS 76155
TEL: 817-267-9300
TLS CONSULTANT: JORGE LOPEZ
CLIENT: V3 ENGINEERING

NO.	REVISION	DATE
1	REV 1	1/21/25

SCALE: **1" = 12' - 0"**
SHEET SIZE 30" X 42"

JOB NAME:
FOUNDERS HALL SITE

JOB LOCATION:
ROCKWALL, TX

DRAWINGS AND DESIGNS USED TO CONSTRUCT, INCLUDING THE OVERALL "LOOK AND FEEL" OF SUCH WORKS, AND THE ARRANGEMENT AND COMPOSITION OF FIXTURES AND ELEMENTS IN THE DESIGN ARE THE PROPERTY OF TEXAS LIGHTING SALES AND ARE NOT TO BE REPRODUCED OR USED WITHOUT ANY WRITTEN PERMISSION FROM TEXAS LIGHTING SALES.

RIDGE POINTE
commercial real estate

Nicholas Grinnan
102 S. Goliad, #200
Rockwall, Texas 75087
ngrinnan@ridgepcre.com
214-500-1668
March 4, 2025

Planning and Zoning Commission
385 S. Goliad
Rockwall, Texas 75087

Subject: 401 W. Rusk Variance & Minor Waiver Request

Dear Commissioners,

I am requesting variances and/or minor waivers for items & Reviewer Comments regarding 401 W. Rusk Project Comments dated 02/21/2025. We desire to beautify the existing structure that fits into the downtown aesthetic rather than leave it how it stands today. We believe our renderings reflect our intent to do just that. Our proposals are as follows:

1. M.5.1: Point of clarification. No Roof Top Units will be on the building.
2. M5.2: Updated 03/04/25 renderings show this.
3. M.5.3: Request to paint the back side of rooftop parapet caps SW 7069 Iron Ore to match the rest of the paint on the building. Updated 03/04/25 renderings show this.
4. M.5.4: SW 7069 Iron Ore has been selected by our architecture team as the best match to our selected brick (Acme, Pine Hall – Alleyway). We believe the building looks best in this color as well and hope that you agree. See the 03/04/25 renderings for design aesthetic.
5. M5.5: Because this is a split-level structure, adhering to this requirement would entail wrapping the entire building in brick. We wanted to move away from the current building design by adding parapet caps at the entrances to make the structure appear taller and more grand. Carrying the brick band vertically at these locations rather than horizontally as the intent of this requirement indicates would be detrimental to the goal of this design.
6. M5.6: The two operating storefront faces of this building (East & West) do not face the surrounding roads (North & South sides). Placing brick on the road-facing sides does not make sense and detracts from the aesthetics of the building. The view of the North & South walls from the surrounding roads will be impeded by existing trees. See the 03/04/25 renderings for design aesthetic.
7. M5.7: Bicycle parking has been added on the submitted site landscape plan.
8. M6.1: The intent of adding site light poles to each parking area is to increase the safety and comfortability of our tenants and patrons. Due to the size and existing layout of this lot, any light pole placed at the far end of the parking lot (the area receiving little light from the building)

would affect the 0.2 FC requirement at the property line noted here. If we need to remove the lighting to fit the requirement then we certainly will.

9. M.6.2: Light Poles are already 20' per the Lighting Schedule shown on E3.101. This schedule was placed on the updated photometric plan in this submission.
10. I.7: Included in this letter.
11. M.8: Included in this letter.
12. Reviewer Comments:
    a. Building 02/20/25, Craig Foshee: The existing dumpster enclosure (North wall facing West) will be painted to match the building.
    b. Parks 02/18/25, Travis Sales: Landscape Plan included with submission now showing gallon sizes.

The proposed adjustments align with community interests, enhance the building, and maintain property integrity. We are adding landscaping around the property and creating a great looking building from an existing eyesore so that the first thing one sees when entering the Downtown District from the lake is a beautiful structure. I respectfully ask for your consideration and approval for all measures listed in this letter. Thank you for your time and effort to review.

Sincerely,



Nicholas Grinnan