AGENDA

ROCKWALL CITY COUNCIL MEETING

Monday, July 21, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

II. Executive Session

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

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

2. Discussion regarding possible sale/purchase/lease of real property in the vicinity of Harry Myers Park and in the vicinity of Lake Rockwall Estates, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)

3. Discussion regarding City Manager *Agreement for Professional Services & Employment,* pursuant to Section 551.074 (Personnel Matters).

III. Adjourn Executive Session

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

V. Invocation and Pledge of Allegiance - Councilmember Campbell

VI. Appointment Items

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

VII. Open Forum

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

VIII. Take Any Action as a Result of Executive Session

IX. Consent Agenda

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

1. Consider approval of the minutes from the July 7, 2025 city council meeting, and take any action necessary.

2. Consider approval of an **ordinance** to prohibit parking along Kyle Drive between Yellow Jacket Lane and the IH-30 service road between the hours of 7:30 a.m. and 4:30 p.m. while school is in session, and take any action necessary. **(2nd reading)**

3. Consider approval of an **ordinance** amending the Code of Ordinances in Chapter 36, Article IV., Division 2., Section 36-77 to modify the composition of the art review team (ART) commission from seven regular members down to five, and take any action necessary. **(1st reading)**

4. Consider authorizing the City Manager to execute a grounds maintenance services contract with SLM Landscaping for a period of one-year with three one-year renewal options with a 2025-2026 projected cost in the amount of $161,060.00 to be funded by the Parks Operations budget, and take any action necessary.

5. **P2025-021** - Consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a *Preliminary Plat* for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tracts 25-7 & 25-8 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [*SH-205*], and take any action necessary.

6. Consider authorizing the City Manager to execute a contract with Birkhoff, Hendricks & Carter L.L.P. for engineering services for the Eastside Ground Storage Reservoir #3 in an amount of $433,290.00 to be funded by 2024 Water / Sewer Bonds, and take any action necessary.

X. Public Hearing Items

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

1. **Z2025-030** - Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 50 (PD-50) [*Ordinance No. 25-19*] to incorporate an additional 2.57-acre tract 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, and [*2*] Single-Family 7 (SF-7) District, and [*3*] Single-Family 10 (SF-10) 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 **(1st Reading)**.

2. **Z2025-029** - Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture/Urban Design on behalf of Darlene Singleton of the Rockwall Community Playhouse for the approval of an **ordinance** for a *Zoning Change* from Single-Family 7 (SF-7) District to a Planned Development District for Single-Family 7 (SF-7) District land uses for a 1.0061-acre tract of land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street, and take any action necessary **(1st Reading)**.

3. **Z2025-031** - Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Building* that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary **(1st Reading)**.

4. **Z2025-032** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** for a *Zoning Change* amending Planned Development District 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37*] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, and take any action necessary **(1st Reading)**.

5. **Z2025-033** - Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary **(1st Reading)**.

6. **Z2025-034** - Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, and take any action necessary **(1st Reading)**.

7. **Z2025-035** - Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Daycare Facility* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary **(1st Reading)**.

8. **Z2025-036** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary **(1st Reading)**.

9. **Z2025-037** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary **(1st Reading)**.

10. **Z2025-038** - Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary **(1st Reading)**.

11. **Z2025-040** - Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of an **ordinance** for a *Zoning Change* from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary **(1st Reading)**.

12. **Z2025-041** - Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and take any action necessary **(1st Reading)**.

13. **Z2025-042** - Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary **(1st Reading)**.

XI. Action Items

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

1. **SP2025-023** - Discuss and consider a request by Frank A. Polma, PE of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of an *Alternative Tree Mitigation Settlement Agreement* in conjunction with a site plan for a *Soccer Complex* and *Parking Lot Expansion* for an existing *Corporate Campus* (*i.e. Rayburn Electric Cooperative*) being an 18.00-acre tract of land identified as a portion of Lots 2, & 3, Block A, REC Campus Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 Overlay (SH-205 OV) District, zoned Planned Development District 44 (PD-44) for Heavy Commercial (HC) District and Commercial (C) District land uses, generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

2. Discuss and consider Resolution 05-06 (adopted Jan. 18, 2005) pertaining to the city's Tree Transplanting Day, and take any action necessary.

XII. Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 18th day of July at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

Kristy Teague, City Secretary. Date Removed

MINUTES

ROCKWALL CITY COUNCIL MEETING

Monday, July 7, 2025 - 5:00 PM

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

I. Call Public Meeting to Order

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

II. Executive Session

1. Discussion regarding legislation related to purchase of property inside city limits by Public Finance Corporation from other jurisdictions, pursuant to Section §551.071 (Consultation with Attorney)

2. Discussion regarding legal options to develop an ordinance related to rental home property owner regulations, pursuant to Section 551.071 (Consultation with Attorney).

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

4. Discussion regarding wholesale water purchase contract between cities of Rockwall and Heath and update and legal advice RE: *City of Heath v. North Texas Municipal Water District and City of Rockwall*, pursuant to Section §551.071 (Consultation with Attorney).

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

III. Adjourn Executive Session

Council adjourned from its pre-public meeting Executive Session at 5:57 p.m. Council then reconvened into Executive Session after the conclusion of the public meeting agenda. See end of minutes for details regarding the post-public meeting Executive Session and subsequent actions taken.

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

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

V. Invocation and Pledge of Allegiance - Mayor McCallum

Mayor McCallum delivered the invocation and led the Pledge of Allegiance.

VI. Proclamations / Awards / Recognitions

1. Parks and Recreation Month Proclamation

Mayor McCallum called forth Parks Director, Travis Sales, along with other members from the city's Parks & Recreation Department. The mayor commented that the 4th of July parade and fireworks show this past weekend were spectacular. He thanked Travis and his staff for the phenomenal job they did carrying out these events. He then read and presented this proclamation.

Mr. Sales then called forth a couple of the city's volunteers who help with butterfly gardens throughout the city. He indicated one of the volunteers, Julie Simpson, is moving to Scotland. He then presented a recognition plaque to Mrs. Simpson, thanking her for her assistance in designing, planning, and sustaining the city's butterfly gardens. Mary Carter, resident who heads up the city's Butterfly Brigade volunteers also said a few words, sincerely thanking Mrs. Simpson for all of her knowledge and work over the last nine years in the city's butterfly gardens.

VII. Open Forum

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

Nancy Dankson
2790 Beacon Hill
Rockwall, TX 75087

Ms. Dankson came forth and shared code enforcement-related concerns about her neighbor's property, which is located at 2800 Beacon Hill. She shared the belief that her home was recently notably devalued due to her neighbor and the condition of the neighbor's home. She shared that these issues are ones she has been dealing with since 2019. She went on to give a timeline of the varying concerns about the next-door neighbor's property and how the various issues negatively impact her and her property. She indicated that, in the last two years, the home has been occupied for perhaps four months by an older gentleman who no longer lives there.

Ross Ramsay
2235 Ridge Road
Rockwall, TX

Mr. Ramsay came forth and shared positive comments, indicating that Ryan Miller oversees the very best Planning Dept. Amy Williams oversees the best Public Works Department, and Jeffrey Widmer runs the best Code Enforcement Department.

Bob Wacker
309 Featherstone Drive
Rockwall, TX

Mr. Wacker encouraged the City to have the Rockwall High School band participate and play music in the annual 4th of July parade. Mrs. Smith, City Manager, echoed Mr. Wacker's desires, indicating she has tried for many years to get them to participate.

Mr. Wacker also spoke briefly about the city's Comprehensive Plan Advisory Committee, outlining what he believes the committee's tasks should be once it starts back up again. He also gave suggestions for how the varying densities might be (re)defined. Mayor McCallum shared that the Council will be discussing committee appointments tonight. His goal is to get this committee back up and running and present and have adopted (by Council) changes by the end of this year.

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Moeller moved to authorize the Mayor to execute a Memorandum of Understanding (MOU) with the City of Heath upon the dismissal of Heath's appeal of the North Texas Municipal Water District's (NTMWD) lawsuit and to authorize the City Manager to negotiate a water purchase agreement with the City of Heath based on the terms of the MOU. Councilmember Lewis seconded the motion. Mayor McCallum shared that both he and Mrs. Smith have been working on these issues for a while now. These issues date back to when Kevin Fowler was mayor, which was two mayors ago. Mayor McCallum expressed that he looks forward to a partnership with the City of Heath, sharing that hopefully this will never happen again. The motion then passed by a vote of 6 ayes with 1 absence (Campbell).

IX. Consent Agenda

1. Consider approval of the minutes from the June 16, 2025 city council meeting, and take any action necessary.

2. **Z2025-023** - Consider a request by Kyle Peterson on behalf of Dean and Cathy Barrett for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for two (2) *Detached Covered Porches* on a 0.1653-acre parcel of land identified as Lot 9, Block A, Breezy Hill, Phase IX Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, addressed as 3326 Royal Ridge Drive, and take any action necessary **(2nd Reading)**.

3. **Z2025-024** - Consider a request by Anthony Winkler of Texas Wedge on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on an 7.847-acre parcel of land identified as Lot 11, Block B, Fit Sport Life Addition, Rockwall County, Texas, zoned Commercial (C) District, generally located at the terminus of Fit Sport Life Boulevard, and take any action necessary **(2nd Reading)**.

4. **Z2025-025** - Consider a request by Felipe Zanotti on behalf of Ryan Moorman of R. D. Moorman, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Wholesale Showroom Facility on a 1.2220-acre parcel of land identified as Lot 26 of the Rainbow Acres Addition, Rockwall County, Texas, zoned Commercial (C) District, addressed as 263 Ranch Trail, and take any action necessary (**2nd Reading**).

5. **Z2025-026** - Consider a request by Elijah Tekurio for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Detached Garage* on a 0.7702-acre parcel of land identified as Lot 23,

Block A, Stoney Hollow Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2743 Stoney Hollow Lane, and take any action necessary **(2nd Reading)**.

6. **Z2025-027** - Consider a request by Grayson Hughes of Sutherland King Consulting, LLC on behalf of Felix Tan of Ridgeview Church for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Church/House of Worship* (*i.e. Ridgeview Church*) for the expansion of an existing *Church* on a 7.052-acre parcel of land identified as Lot 28 of the Skyview Country Estates No. 3 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 1362 FM-552, and take any action necessary **(2nd Reading)**.

7. **Z2025-028** - Consider a request by Hailee Handy on behalf of John Liu for the approval of an **ordinance** for a *Zoning Change* to amend Planned Development District 37 (PD-37) being a ~7.10-acre tract of land identified as Lots 1 & 2 of the Dirkwood Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 37 (PD-37) [*Ordinance No.'s 92-44 & 99-44*] for Single-Family 16 (SF-16) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3077 N. Goliad Street [*SH-205*], and take any action necessary **(2nd Reading)**.

8. Consider approval of an **ordinance** to prohibit parking along Kyle Drive between Yellow Jacket Lane and the IH-30 service road between the hours of 7:30 a.m. and 4:30 p.m. while school is in session, and take any action necessary. **(1st reading)**

9. Consider authorizing the City Manager to execute an interlocal agreement with North Central Texas Emergency Communications District (NCT9-1-1) for regional 9-1-1 dispatch services, and take any action necessary.

10. Consider approving contract addendums for concrete and asphalt pavement repairs and maintenance and authorizing the City Manager to execute associated purchase orders to multiple vendors for a total increase of $1,155,000 to be funded by the Streets & Drainage Operating Budget, and take any action necessary.

11. Consider approval of a resolution suspending Oncor Electric Delivery Company LLC's application to change rates within the City of Rockwall; approving cooperation with the Steering Committee of Cities Served by Oncor to negotiate with Oncor on the City's behalf, and take any action necessary.

12. Consider approval of the construction contract for the W. Boydstun and Forest Trace Reconstruction Project and authorize the City Manager to execute a construction contract with Maya Underground Contractors, in the amount of $6,002,446.00, to be funded by 2024 Street Bonds (approved by voters in 2018) and 2024 Water and Sewer Bonds, and take any action necessary.

13. Consider approval of the material testing contract for W. Boydstun Ave. and Forest Trace Reconstruction Project and authorize the City Manager to execute a contract with Alliance Geotechnical Group, in the amount not to exceed $285,120.00, to be funded by the 2018 Street Bonds, and take any action necessary.

14. **Consider authorizing the city manager to execute a contract with Custard Construction Services for roof replacement at Fire Stations 2 & 3 in the amount of $120,850, and to amend the FY 25 Internal Operations Department operating budget in the same amount with $85,046 in TX Municipal League (insurance) funding and $35,804 from General Fund Reserves, and take any action necessary.**

Mayor McCallum pulled item #10 for separate consideration. Mayor Pro Tem Moeller pulled item #8, and Councilmember Henson pulled item #2. Councilmember Lewis then moved to approve the Consent Agenda, minus item #s 2, 8 , and 10 (approval of items 1, 3, 4, 5, 6, 7, 9, 11, 12, 13 and 14). Councilmember Thomas seconded the motion. Ordinance captions were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-34
SPECIFIC USE PERMIT NO. S-365

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 23-47* 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 FOR *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* AND A *STRUCTURE EXCEEDING 60-FEET IN HEIGHT IN A COMMERCIAL (C) DISTRICT* FOR A *GOLF DRIVING RANGE* ON A 7.847-ACRE PARCEL OF LAND IDENTIFIED AS LOT 11, BLOCK B, FIT SPORT LIFE 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.

CITY OF ROCKWALL
ORDINANCE NO. 25-35
SPECIFIC USE PERMIT NO. S-366

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 A *WHOLESALE SHOWROOM FACILITY* ON A 1.2220-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 26 OF THE RAINBOW ACRES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 25-36
SPECIFIC USE PERMIT NO. S-367

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-*

***02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE* ON A 0.7702-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 23, BLOCK A, STONEY HOLLOW ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

CITY OF ROCKWALL
ORDINANCE NO. 25-37
SPECIFIC USE PERMIT NO. S-368

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, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *CHURCH/HOUSE OF WORSHIP* AND A BUILDING THAT EXCEEDS 25,000 SF IN A GENERAL RETAIL (GR) DISTRICT ON A 7.052-ACRE PARCEL OF LAND IDENTIFIED LOT 28 OF THE SKYVIEW COUNTRY ESTATES NO.3 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.

CITY OF ROCKWALL
ORDINANCE NO. 25-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 37 (PD-37) [*ORDINANCE NO. 92-44 & 99-44*] 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 37 (PD-37) BEING A ~7.10-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1 & 2 OF THE DIRKWOOD ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion to approve the items passed by a vote of 6 ayes with 1 absence (Campbell).

Regarding Consent Agenda item #2, Councilmember Henson shared that he ran for city council on the platform of decreasing development density. He spoke about variations in how 'low density' is defined, showing some photographs of residential homes on various sized lots. He indicated that the definition of 'low density' currently in the city's Comprehensive Plan is associated with the photograph he showed up on the big screen. He expressed the belief that it is not representative of what is truly 'low density,' and he'd like for this to be kept in mind when reviewing the city's Comprehensive Plan. Mayor McCallum agreed, indicating this is a large reason he personally has championed revisiting the city's existing Comp

Plan. The mayor went on to move to approve Consent Agenda item #2 (Z2025-023). Councilmember Thomas encouraged the applicant to be sure he goes through the proper process with his HOA, and he then seconded the motion. The ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-33
SPECIFIC USE PERMIT NO. S-364

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 74 (PD-74) [*ORDINANCE NO. 17-60*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR TWO (2) DETACHED COVERED PORCHES ON A 0.1653-ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK A, BREEZY HILL PHASE IX 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.

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

Regarding Consent Agenda item #8, Mayor Pro Tem Moeller shared that Assistant City Manager Joey Boyd, Director of Administrative Services, David Sweet, and he recently met with the RHS school principal, Mr. Steinberger to discuss several topics of concern pertaining to this potential parking ban along Kyle Drive. He went on to generally express the belief that the concerns have been adequately addressed and to stress this is not being done to penalize anyone, but – rather –to enhance safety. Mayor Pro Tem Moeller went on to make a motion to approve the ordinance prohibiting parking along Kyle Drive when school is in session. Councilmember Henson seconded the motion, and the ordinance caption was read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 25-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-505, *PROHIBITED IN SPECIFIC PLACES*, OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE NO PARKING ON THE WEST SIDE OF KYLE DRIVE FROM 8:30 AM TO 4:30 PM WHILE ROCKWALL HIGH SCHOOL IS IN SESSION AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed by a vote of 6 ayes with 1 absence (Campbell).

Mayor McCallum went on to share photographs he recently took along Lofland Road, which has asphalt that has been repaired within the last year. He shares that the sides of the roadway, although they were repaired, remain in poor driving condition. So drivers are still driving in the middle of the roadway because they do not want to drive on the broken areas out to the sides of the roadway.

Ms. Williams, the city's Public Works Director spoke, sharing that the work done on this particular roadway was micro surfaced, which is sort of like a temporary Band-Aid that is only meant to last a couple of years. The best way to address these concerns is to either (1) remove and replace (like what will be done on Kaufman and Rusk), or (2) concrete it. Mayor McCallum went on to make a motion to approve Consent Agenda item #10. Mayor Pro Tem Moeller seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

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

1. Building Inspections Department Monthly Report

2. Fire Department Monthly Report

3. Parks & Recreation Department Monthly Report

4. Police Department Monthly Report

5. Roadway Projects Update

6. Sales Tax Historical Comparison

7. Water Consumption Historical Statistics

At the request of Mayor McCallum, Public Works Director, Amy Williams, provided a detailed briefing to Council on the "Roadway Projects Update" that was included in the informational meeting packet. Mayor McCallum informed the public that anyone who is interested in reviewing this roadway update in detail may go to the city's website, pull up this evening's meeting packet, and read the report.

Mrs. Smith shared that this past Friday's July 4th festivities were great, despite the rain all day long. The Parks & Rec. staff did a phenomenal job, as always.

Mayor McCallum asked Mr. Sales, Parks Director, for an update on the new Icy Hot Shaq basketball court that will open one week from today in the Southside neighborhood. Mr. Sales indicated that staff is trying to finish up painting; however, rain has interrupted these efforts. They will get this finished soon, though. Also, staff is assembling items that Icy Hot has sent in advance for the event.

Following the close of the public meeting agenda, at 6:45 p.m. Mayor McCallum indicated that Council will reconvene in Executive Session to further address the following:

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

He then recessed the meeting, calling for a brief break before going back into Executive Session (at 6:48 p.m.

Council came out of Executive Session, and the mayor reconvened the public meeting at 7:28 p.m.

Mayor McCallum made a motion to appoint the following to serve on the city's Comprehensive Plan Advisory Committee (CPAC):

- **Dale Cherry**
- **Jim White**
- **Grant English**
- **Leslie Wilson**
- **Johnny Lyons**
- **John Hohenshelt**
- **Bob Wacker**
- **Greg Hollon (alternate member) and**
- **Kevin Fowler (alternate member)**

Councilmember Lewis seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

Mayor McCallum moved to appoint Doug Roth to replace John Womble on the city's Planning & Zoning Commission (with a term to run from Aug. 1, 2025 through Aug. of 2028). It was noted Mr. Womble is 'terming out' on the P&Z Commission. Councilmember Henson seconded the motion, which passed by a vote of 6 ayes with 1 absence (Campbell).

XI. Adjournment

Mayor McCallum adjourned the meeting at 7:30 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 21st DAY OF JULY, 2025.

_____
TIM McCALLUM, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

CITY OF ROCKWALL

ORDINANCE NO. 25-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-505, *PROHIBITED IN SPECIFIC PLACES*, OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE NO PARKING ON THE WEST SIDE OF KYLE DRIVE FROM 8:30 AM TO 4:30 PM WHILE ROCKWALL HIGH SCHOOL IS IN SESSION AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall, Texas, a *Home Rule City*, by State Law and the City's Charter is permitted to establish ordinances to protect the health, safety and general welfare of its residents; and,

WHEREAS, the City has exclusive control and power over the streets, alleys, and public grounds and highways of the City pursuant to Transportation Code §311.001, as it may be amended; and,

WHEREAS, because of the traffic and parking along Kyle Drive that creates a safety concern, the City Council of the City of Rockwall, Texas has directed staff to prepare an ordinance establishing prohibited parking limits on Kyle Drive during specific hours while Rockwall High School is in session;

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

SECTION 1. Findings. That the recitals are hereby found to be true and correct and are hereby incorporated as part of this Ordinance.

SECTION 2. That the Section 26-505, *Prohibited in Specified Places*, of Article VII, *Stopping, Standing or Parking*, of Chapter 26, *Motor Vehicles and Traffic*, of the Code of Ordinances be hereby amended to henceforth to read in its entirety as follows:

SECTION 26-505: Prohibited in specified places

(a) An operator may not stop, stand, or park a vehicle:

(1) On the roadway side of a vehicle stopped or parked at the edge or curb of a street;
(2) On a sidewalk;
(3) In an intersection;
(4) On a crosswalk;
(5) Between a safety zone and the adjacent curb or within 30 feet of a place on the curb immediately opposite the ends of a safety zone, unless the governing body of a municipality designates a different length by signs or markings:
(6) Alongside or opposite a street excavation or obstruction if stopping, standing or parking the vehicle would obstruct traffic;
(7) On a bridge or other elevated structure on a highway or in a highway tunnel;
(8) On a railroad track;
(9) Where an official sign prohibits stopping;
(10) On Clark Street, between Williams and E. Boydstun, or Fannin Street, between Washington and E. Boydstun, except within the parking niches outside the main roadway lanes;
(11) On either side of Summer Lee Drive from FM 740 (Ridge Road) west to the western right-of-way line of Bourbon Street Circle; or
(12) On either side of Springer Road, Corporate Crossing, Discovery Boulevard, Data Drive, Capital Boulevard, Research Circle, Observation Trail, Science Place, Technology Way, and Innovation Drive.

(13) On either side of South Lakeshore Drive from State Highway 66/West Rusk to the intersection of South Lakeshore Drive and Summit Ridge Drive, except within the parking niches outside the main roadway lanes;
(14) On either side of Summit Ridge Drive from the Farm to Market 740/Ridge Road to the intersection of South Lakeshore Drive and Summit Ridge Drive, except within the parking niches outside the main roadway lanes;
(15) N. Goliad Street *[SH-205]* from FM-552 to the John King Boulevard, and Shenandoah Lane from All Angels Hill Lane to its eastern terminus of Shenandoah Lane; or
(16) On the west side of Kyle Drive between Yellow Jacket Lane and I-30 Frontage from 8:30 AM to 4:30 PM, Monday through Friday while Rockwall High School is in session.

(b) All emergency vehicles shall be exempt from the restrictions set forth in subsection (a) of this section. Emergency vehicles shall include ambulances, fire trucks and equipment, paramedic vehicles, police vehicles and all governmental vehicles used for necessary governmental purposes.

(c) Any vehicle actively used for construction or repair work in the Rockwall Technology Park shall be exempt from the restrictions set forth in subsection (a) of this section.

(d) The City Manager or his designee shall provide for appropriate notice and signage for the parking restrictions as contained in this section. The City Manager or his designee shall also be authorized to issue citations and perform other enforcement provisions in accordance with this chapter.

(e) No person shall move a vehicle not lawfully under his control into any such prohibited area or away from a curb such a distance as is unlawful.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict;

SECTION 4. That the Code of the City of Rockwall, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance;

SECTION 5. That should any section, paragraph, sentence, clause, phrase or word of this ordinance be declared unconstitutional or invalid for any purpose by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, and to this end the provisions of this ordinance are declared to be severable;

SECTION 6. That this ordinance shall take effect immediately from and after its publication of the caption of said ordinance as the law in such cases provides and upon the installation of signs prohibiting parking during the hours and days outlined in the ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 21st DAY OF JULY, 2025.

_____
Tim McCallum, Mayor

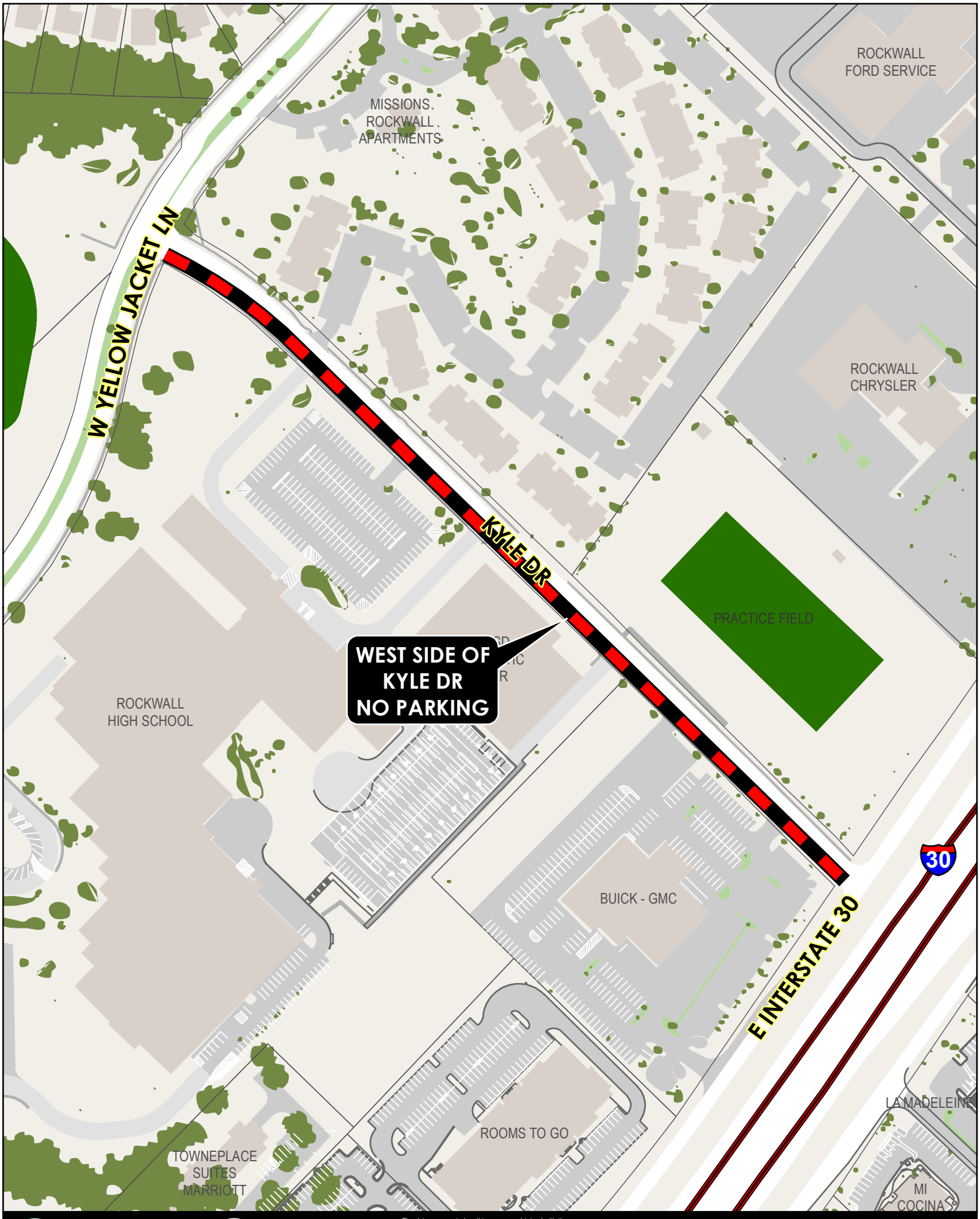
ATTEST:

_____
Kristy Teague, City Secretary

1st Reading: 07/07/2025
2nd Reading: 07/21/2025

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney



City of Rockwall

0 50 100 Feet

Date: 6/26/2025

The data represented on this map was obtained with the best methods available. Data is supplied from various sources and accuracy may be out of the City of Rockwall's control. The verification of accuracy and / or content lies entirely with the end user. The City of Rockwall does not guarantee the accuracy of contained information. All Information is provided 'As Is' with no warranty being made, either expressed or implied.

EXHIBIT A KYLE DRIVE - NO PARKING ZONE

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and Council Members**

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

DATE: **July 18, 2025**

SUBJECT: **Ordinance Reducing Number of ART Commission Members**

Council is asked to consider modifying the composition of the Commission to reduce the number of members from seven down to five. The city attorney has drafted the attached ordinance, which makes this modification.

It should be noted that two vacant seats currently exist on the ART Commission, so reducing the number of members from 7 down to 5 will not pose any complications with existing board members who are currently serving.

CITY OF ROCKWALL

ORDINANCE NO. 25-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL IN CHAPTER 36 STREETS, SIDEWALKS AND PUBLIC PLACES; ARTICLE IV, DIVISION 2. ART REVIEW TEAM (ART) COMMISSION TO AMEND ITS COMPOSITION FROM SEVEN (7) MEMBERS TO FIVE (5) MEMBERS; PROVIDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS PASSED WAS OPEN TO THE PUBLIC; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas ("City") adopted Ordinance 06-17 on June 5, 2006, originally establishing the Art Review Team (ART) Commission; and,

WHEREAS, the City Council has determined that the ordinance amendments set forth herein are necessary and appropriate.

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

Section 1. Findings of Fact. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact;

Section 2. Amendments. The municipal code of ordinances shall hereafter be amended at Chapter 36 "Streets, Sidewalks and Public Places," Article IV. Art in Public Places Master Plan, Division 2. Art Review Team (ART) Commission, Section 36-77 "Established," which shall hereafter read as follows:

Sec 36-77 Established.

(a) *Composition; appointment of members; term; compensation.* There is hereby created a commission known as the Art Review Team (ART) commission. The commission shall be organized as follows:

(1) The art review team (ART) commission shall consist of ~~seven~~ five members, who shall all be "interested citizens" appointed by the city council. All team members should possess knowledge of, or have an interest in contemporary, visual art, artistic principles and art media.

a. The art review team (ART) commission shall consist of ~~seven~~ five regular members appointed by a majority of the city council. A staff liaison will be appointed by the city manager.
b. In the case of a vacancy of the commission, the city council, by a majority vote, may appoint a replacement member to the commission. Any person appointed shall serve until the expiration of the term of office of the vacated position.
c. Each member of the commission shall be a resident citizen and qualified voter of the city.

d. Upon the initial appointment of the commission by the city council, members shall draw lots for three two-year terms and two one-year terms of service. Thereafter, the term of office of members of the commission shall be for two years. Members may be removed, as determined by the city council.
e. Members shall serve without compensation.

Section 3. Remaining Provisions Unchanged. The remainder of the existing Chapter 36 "Streets, Sidewalks and Public Places," Article IV. Art in Public Places Master Plan, Division 2. Art Review Team (ART) Commission, remains unchanged and shall remain in full force and effect, save and except as amended by this Ordinance;

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act;

Section 5. Effective Date. This Ordinance shall take effect immediately from and after its passage, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Mary Smith, City Manager**

FROM: **Travis E. Sales, Director Parks, Recreation and Animal Services**

DATE: **July 21, 2025**

SUBJECT: **Grounds Maintenance Services Contract Termination and Award**

The current small landscape maintenance services contract provides for mowing, weed eating, trimming and debris removal at City facilities, parks, street medians, ROW and thoroughfares. Maintenance includes but is not limited to all trees, shrubs, ground cover, beds, turf, mulch and application of some herbicides and insecticides. These contracts provide for an annual extension at end of the initial contract period for up to three consecutive years should the scope of work and contracted bid conditions remain the same; and both parties agree to the extension.

Staff has determined that it is in the best interest of the City to renew these contracts, but 2025 required a re-bid as all renewals have been utilized and was awarded to Yellowstone Landscape.

Small Contract

The small service contract was awarded to Yellowstone Landscape in March 2025 at $145,700.02. We have had quality and completion problems since the day they started and have been trying to work through them. Yellowstone notified the City of Rockwall with a 30-day written termination agreement per the contract due to underbidding the contract and losing money.

Yellowstone Landscape: $145,700.02 (terminated contract effective August 1, 2025)
Green World Care: $159,741.30 (disqualified)
SRH Landscape: $161,540.00 (2nd Best value) (cannot honor their bid)
SLM Landscaping: $161,060.00 (3rd Best value)
Chief Landscaping: $242,670.00

Bids were advertised per purchasing procedures and bids were opened on Wednesday, March 13, 2025 at 2:00pm. The best value bid was submitted by Yellowstone in the amount of $145,700.02. Best value scoring matrix was utilized that averages all scoring sheets from the three panel members that scored the bids under the supervision of Misty Farris.

Now that Yellowstone Landscape has terminated the contract effective August 1, 2025, the second overall best value bid was SRH Landscape which was the contractor during 2021-2024 cannot honor the bid provided at this time. SLM Landscaping is an excellent contractor and will

require minimal training saving funds due to already holding the large mowing contract for the City of Rockwall. The overage in the new contract amount will be absorbed by reducing mowing cycles due to weather in summer, extra funds for new sites and extended mowing season during the budget year that were calculated during the 2024-2025 budget process to cover unexpected expenses.

Staff asks City Council to consider authorizing the City Manager to execute this contract with SLM Landscape Landscaping for a period of one-year with three one-year renewal options for the new 2025-2026 projected cost.

SCORE SHEET

CITY OF ROCKWALL

EVALUATION TEAM SCORING SUMMARY

Project Name: SMALL GROUNDS MAINTENANCE 3/13/2025

CRITERIA	MAX	VENDORS				
		Yellowstone Landscape	Green World Care	SLM Landscaping	SRH Landscapes	Chief Landscaping
Price		$145,700.02	Incomplete Bid	$161,060.00	$161,540.00	$242,670.00
Price Score	**50**	50	N/A	45.23	45.1	30.02
Equipment Stock / Age	**20**	18.33	N/A	18	19.67	18.33
Operational Plan	**15**	12	N/A	12.33	13.33	13.33
Work History / References	**15**	11	N/A	11	13	14
Total	**100**	91.33	0	86.56	91.1	75.68

YELLOWSTONE
LANDSCAPE

July 1st, 2025

City of Rockwall
Misty Farris Travis Sales
Purchasing Agent
City Hall, 385 S. Goliad
972-772-6415
mfarris@rockwall.com

Re: Cancellation of the Landscape Maintenance Contract

This letter serves as the required 30-day written notice of cancellation of the landscape contract between Yellowstone Landscaping and City of Rockwall.

Please feel free to contact me if you have any questions.

You can reach me at (254) 977-4109

Sincerely,

Corporate Office • 1800 Preston Park Blvd. • Suite 200 • Plano, TX 75093 • (972) 943-2800 • Fax (214) 778-0500

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	James Martin; *Gardner Construction*
CASE NUMBER:	P2025-021; *Preliminary Plat for Lot 1, Block A, Goliad Street Addition*

SUMMARY

Consider a request by James Martin of Gardner Construction on behalf Khalid Motorwala of Tachtical Investment Group, LLC for the approval of a *Preliminary Plat* for Lot 1, Block A, Goliad Street Addition being a 4.998-acre tract of land identified as Tracts 25-7 & 25-8 of the J. Strickland Survey, Abstract No. 187, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 4156 N. Goliad Street [*SH-205*], and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 4.998-acre tract of land for the purpose of consolidating two (2) tracts of land (*i.e. Tracts 25-7 & 25-8 of the J. Strickland Survey, Abstract No. 187*) into one (1) parcel of land (*i.e. Lot 1, Block A, Goliad Street Addition*). The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. right-of-way, utilities, and drainage*) for the future development of the subject property.

☑ *Requirements*. The proposed *Preliminary Plat* is subject to the requirements of Chapter 38, *Subdivisions*, of the City's Municipal Code of Ordinances, the City's *Standards of Design and Construction Manual*, and *Exhibit 'A'*, *Subdivision Regulations for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall*, of the *Interlocal Agreement* between Rockwall County and the City of Rockwall.

☑ *Conformance to the Rockwall County Interlocal Agreement*. With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of *Exhibit 'A'* of the *Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall*.

☑ *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 City Council chooses to approve the *Preliminary Plat* for the *Lot 1, Block A, Goliad Street Addition* 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) The applicant shall have the city approved plat mylar signed by the Rockwall County Judge prior to staff accepting the plat for filing purposes; and,

(3) 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.

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the preliminary plat by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	4156 North Goliad St, Rockwall, Texas 75087				
SUBDIVISION	Goliad Street Addition	LOT	1	BLOCK	1
GENERAL LOCATION	East side of N. Goliad St and South of John King Blvd. The site is directly adjacent to the Rockwall Hills Equestrian Center.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	ETJ	CURRENT USE	Vacant Land
PROPOSED ZONING	N/A - to remain in ETJ	PROPOSED USE	Flex Business Park / Office / Warehouse
ACREAGE	4.998	LOTS [CURRENT]	2
		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	Tachtical Investment Group LLC	☒ APPLICANT	Gardner Construction
CONTACT PERSON	Khalid Motorwala	CONTACT PERSON	James Martin
ADDRESS	2224 Courtland Dr	ADDRESS	15950 State Hwy 205
CITY, STATE & ZIP	Frisco, Texas 75034	CITY, STATE & ZIP	Terrell, Texas 75160
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James Martin [*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 $ 400.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF June, 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."

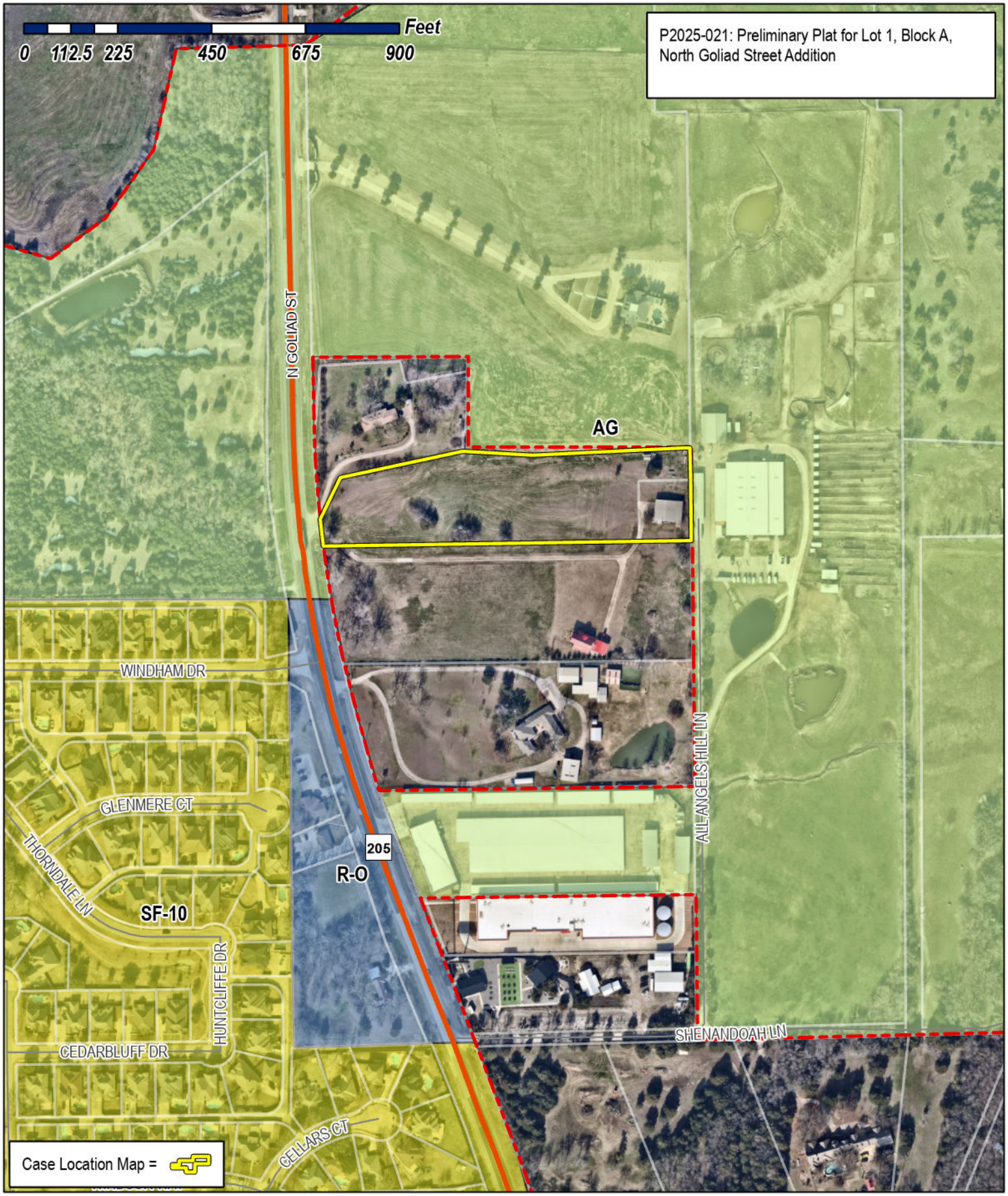
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June, 2025

OWNER'S SIGNATURE [signature]

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

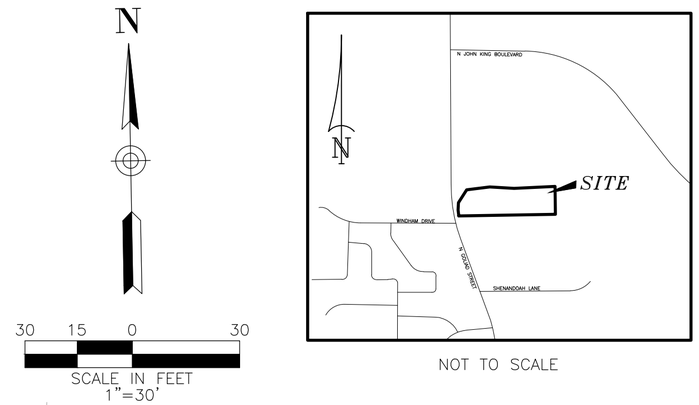
HEATHER HALE
Notary Public, State of Texas
Comm. Expires 10-05-2027
Notary ID 134591048

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.



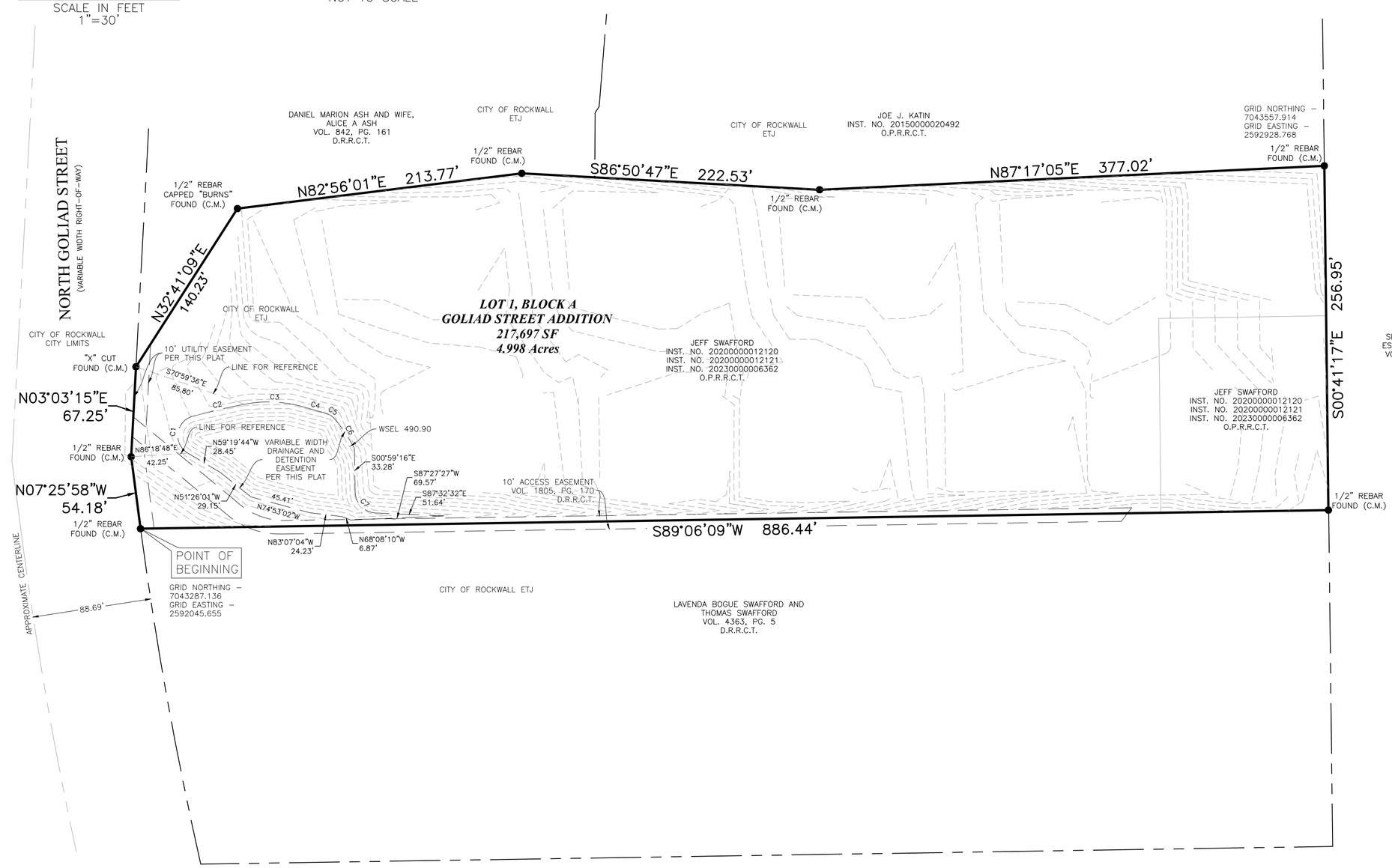
NOT TO SCALE

GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000146135.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of the Subdivision Ordinance of the CIty of Rockwall and Chapter 212, Municipal Regulations of Subdivision and Property Development, of the Texas Local Government Code and shall be subject to the City of Rockwall withholding utilities and building permits.
3. The purpose of this plat is to create one recorded lot out of a tract of land.
4. The property owner shall be responsible for maintaining, repairing and replacing and shall bear sole liability of all systems within the drainage and detention easements.

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48397C0030L, dated September 26, 2008. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	35.26'	15.07'	134°05'34"	N07°43'03"E	27.75'
C2	39.85'	523.62'	004°21'39"	N76°56'40"E	39.84'
C3	44.59'	93.53'	027°19'01"	S87°13'00"E	44.17'
C4	16.30'	480.79'	001°56'34"	S74°31'47"E	16.30'
C5	8.81'	14.41'	035°01'24"	S57°59'22"E	8.67'
C6	26.29'	116.17'	012°58'07"	S33°59'36"E	26.24'
C7	22.75'	16.02'	081°24'15"	S43°50'03"E	20.89'

PRELIMINARY PLAT
LOT 1, BLOCK A GOLIAD STREET ADDITION

BEING
1 LOT
4.998-ACRES OR 217,697 SF
SITUATED IN THE J. STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

CITY CASE NO: P2025-021

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting

Date: 2025.06.11
Project No.: TR-337-25

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Jeff Swafford is the owner of a 4.998 acre tract of land within the Joseph Strickland Survey, Abstract Number 187, Rockwall County, Texas and being all of a tract of land described to Jeff Swafford by deed recorded in Instrument Number 202000012120, Instrument Number 20200000012121, Official Public Records, Rockwall County, Texas and being corrected in Instrument Number 2023000006362, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the northwest corner of a tract of land described to Lavenda Bogue Swafford and Thomas Swafford by deed recorded in Volume 4363, Page 5, Deed Records, Rockwall County, Texas and lying on the east right-of-way line of North Goliad Street (Variable Width right-of-way);

THENCE North 07 degrees 25 minutes 58 seconds West, with the east right-of-way line of said North Goliad Street, a distance of 54.18 feet to a 1/2 inch rebar found for corner;

THENCE North 03 degrees 03 minutes 15 seconds East, with the east right-of-way line of said North Goliad Street, a distance of 67.25 feet to an "X" Cut found for the southwestern most corner of a tract of land described to Daniel Marion Ash and Wife, Alice A Ash by deed recorded in Volume 842, Page 161, Deed Records, Rockwall County, Texas;

THENCE North 32 degrees 41 minutes 09 seconds East, departing the east right-of-way line of said North Goliad Street, with the south line of said Ash tract, a distance of 140.23 feet to a 1/2 inch rebar capped "BURNS" found for corner;

THENCE North 82 degrees 56 minutes 01 seconds East, with a south line of said Ash tract, a distance of 213.77 feet to a 1/2 inch rebar found for corner;

THENCE South 86 degrees 50 minutes 47 seconds East, with the south line of said Ash tract, continuing with the south line of a tract of land described to Joe J. Katin by deed recorded in Instrument Number 20150000020492, Official Public Records, Rockwall County, Texas, a total distance of 222.53 feet to a 1/2 inch rebar found for corner;

THENCE North 87 degrees 17 minutes 05 seconds East, with the south line of said Katin tract, a distance of 377.02 feet to a 1/2 inch rebar found for the southeast corner of said Katin tract, same being a point on the west line of a tract of land described to Shennendoah Real Estate Partners, LP by deed recorded in Volume 3351, Page 114, Deed Records, Rockwall County, Texas;

THENCE South 00 degrees 41 minutes 17 seconds East, with a west line of said Shennendoah tract, a distance of 256.95 feet to a 1/2 inch rebar found for the northeast corner of said Lavenda and Thomas tract;

THENCE South 89 degrees 06 minutes 09 seconds West, departing the west line of said Shennendoah tract, with the north line of said Lavenda and Thomas tract, a distance of 886.44 feet to THE POINT OF BEGINNING and containing 217,697 square feet or 4.998 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT we Jeff Swafford do hereby adopt this plat designating the hereinabove described property as Goliad Street Addition, an addition to the City of Rockwall, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to the platting ordinances, rules, regulations and resolutions of the City of Rockwall, Texas.

We further understand the following:

1. No building 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, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishgment of grade of streets or improvements.
4. The developer/property owner and subdivision engineer shall bear total responsiblity for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facitlities and maintenance to provided 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 the addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with required base and paving, curb and gutter, water and sewer, drainage structures, storm structures and storm sewers all according to the specifications of the City of Rockwall.

Witness, my hand at _____, _____, This _____ day of _____, 20_____.

_____
Signature – Jeff Swafford Representative

_____
Printed Name

_____
Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared_____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____day of _____ 20_____.

_____
Notary Public in and for the State of Texas

General Items:
- This property is currently not located within the City of Rockwall, but is within the City's ETJ. If you plan on subdividing the property or re-platting, you would then be required to meet all of the City's engineering regulations.
- Must meet City's 2023 Standards of Design and Construction Manual
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:
- Existing flow patterns must be maintained.
- Detention must be provided for the entire site. Detention is based on property zoning, not use of specific area. Stormwater cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water spectator and then into the storm system.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- The site is located within the Mt. Zion water district, but must meet all of City of Rockwall's fire flow requirements, if annexed into the City. Must have a letter from Mt. Zion stating that they can serve with required fire flows and pressure.
- For Rockwall to serve water or sewer, site must be annexed into the City. To serve water, site must be annexed into the City, and removed from Mt. Zion's CCN.
- There is an existing 8" City water main located along SH 205 approximately 600± feet south of the property line. If you want to opt out of the Mt. Zion water district we will need a letter of approval from them.
- A 12" water line must be installed along the SH 205 roadway frontage to match the City master water plan. Easements must be dedicated.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is currently no existing City sewer available for this site. All proposed septic systems will need to be reviewed and permitted through Rockwall County.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Roadway Paving Items:
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within SH 205.
- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be minimum 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Fire lane (if needed) to end in a fire department approved turn around.
- Driveway Culverts (If needed) must be engineer designed, 18" minimum, and reinforced concrete pipe.

Landscaping:
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

_____
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____ _____, 202__

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

Approved:

I hereby certify that the above and foregoing subdivision plat of an addition to Rockwall County, Texas was approved by the City Council of the CIty of Rockwall on the ____ day of _____, 20__ in accordance with the requirements of the interlocal cooperation agreement for subdivision regulations in the Extraterritorial Jurisdiction (ETJ) of the City entered into by the City of Rockwall and Rockwall County.

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 the one hundred eighty (180) days from said date of final approval.

_____
Mayor, City of Rockwall

_____
City Secretary

_____
City Engineer

_____
Rockwall County Judge Date

ENGINEER
Civil Point Engineering
5900 South Lake Forest Drive, Suite 300
McKinney, Texas 75070

OWNER/DEVELOPER
Jeff Swafford
4078 N. Goliad Street
Rockwall, Texas 75087

TRAVERSE LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting

Date: 2025.06.11 Project No.: TR-337-25

PRELIMINARY PLAT

LOT 1, BLOCK A GOLIAD STREET ADDITION

1 LOT
BEING 4.998 ACRES OR 217,712 SF
SITUATED IN THE JOSEPH STRICKLAND SURVEY
ABSTRACT NUMBER 187
CITY OF ROCKWALL ETJ,
ROCKWALL COUNTY, TEXAS
JUNE 2025

CITY CASE NO: P2025-021

MT ZION WATER SUPPLY CORPORATION

PO Box 2034
5763 SH 205 South
Rockwall, Texas 75087
469.377.1399

June 27, 2025

RE: 4156 North Goliad
Rockwall, Texas

Mt. Zion WSC looks forward to serving the above project. We have the water capacity and facilities to serve this address with two meters. If you have any questions, please contact our office.

Sincerely,

Steve Rinner

Steve Rinner
President

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **July 21, 2025**

SUBJECT: **Engineering Contract for the Eastside Ground Storage Reservoir (GSR) #3**

The Eastside Pump Station site is located on the southeast corner of IH-30 and TL Townsend Drive. Currently, the site includes two existing ground storage reservoirs (GSRs). GSR #1 has a capacity of 1 million gallons (MG) and GSR #2 has a capacity of 3 MG.

North Texas Municipal Water District (NTMWD) has begun construction on an additional water line to provide additional water to the City of Rockwall. This construction is projected to be completed by the summer of 2026. An additional GSR is required by NTMWD and Texas Commission of Environmental Quality (TCEQ) to receive and distribute this additional water. For adequate water storage and distribution for the City of Rockwall and its customers, an additional GSR is required to provide storage at Eastside Pump Station site.

The additional GSR will also ensure the City's water distribution system has adequate reserves to continue normal distribution system operations during an interruption of the water supply from NTMWD, accommodate for the variations in water demand throughout the day, and provide redundancy to allow one of the other GSRs to be taken out of service for maintenance or rehabilitation.

Staff requests the City Council consider authorizing the City Manager to execute a contract with Birkhoff, Hendricks & Carter, L.L.P. for engineering services for the *Eastside Ground Storage Reservoir #3* in the amount of $433,290.00 to be paid from the *Water Fund*.

8STATE OF TEXAS ♦

♦

COUNTY OF ROCKWALL ♦

PROFESSIONAL ENGINEERING SERVICES CONTRACT

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

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

PROFESSIONAL ENGINEERING SERVICES for the Eastside Ground Storage Reservoir No. 3 project.

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

1. Scope of Work

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

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

2. Compensation & Term of Agreement

Cost for such services will be an amount not to exceed Four Hundred Thirty-Three Thousand Two Hundred Ninety dollars and zero cents ($433,290.00) and billed in accordance with the payment schedule provided in Attachment "B". Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

The term of this Agreement shall commence upon execution of this agreement and follow the schedule described in Attachment "C". In the event of termination, Engineer will assist the CITY in arranging a smooth transition process. However, Engineer's obligation to provide services to the CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

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

4. Engineer's Standard of Care

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

Engineer will seek written CITY approval to accept any contract or perform any services for any person, entity, or business working on this project. CITY may waive this potential conflict, but such waiver is at CITY's sole discretion and its decision shall be final.

5. Ownership of Documents

As part of the total compensation which CITY has agreed to pay Engineer for the professional services to be rendered under this Contract, Engineer agrees that hard copies of all finished and unfinished documents, data, studies, surveys, drawings, specifications, field notes, maps, models, photographs, preliminary reports, reports, bid packet/construction contract documents/advertisement for bids incorporating any CITY standard provisions provided by Engineer, will remain the property of the CITY. Engineer will furnish CITY with paper and electronic copies, to the extent they are available, of all of the foregoing to facilitate coordination, however, ownership of the underlying work product shall remain the intellectual property of the Engineer. Engineer shall have the right to use such work products for Engineer's purposes. However, such documents are not intended to be suitable for reuse by CITY or others on extension of the Project or on any other project. Any reuse without the express written consent of the Engineer will be at reuser's sole risk and without liability or legal exposure to the Engineer, and CITY to the extent allowed by law, shall hold harmless the Engineer from all claims, damages, losses, expenses, and costs, including attorneys' fees arising out of or resulting from the reuse of said documents without the Engineer's consent. The granting of such consent will entitle the Engineer to further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

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

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

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

$2,000,000 General aggregate limit

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

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

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

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

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

7. INDEMNIFICATION

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

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

8. Addresses for Notices and Communications

CITY
Amy Williams, P.E.
Director of Public Works/City Engineer
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

ENGINEER
Derek B. Chaney, P.E., R.P.L.S.
Partner
Birkhoff, Hendricks & Carter, L.L.P.
11910 Greenville Ave., #600
Dallas, Texas 75243

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

9. Successors and Assigns

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

10. Termination for Convenience of the Parties

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

11. Changes

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

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

13. Reports and Information

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

14. Entire Agreement

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

15. Waiver

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

16. Severability

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

17. Survival

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

18. Governing Powers and Law

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

19. Attorney's Fees

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

20. State or Federal Laws

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

21. Legal Compliance

Contractor shall comply with all federal, state and local laws, codes, regulations, ordinances and permits applicable to performance of the Work, including but not limited to all wage and

employment laws, and the Immigration Reform and Control Act of 1986, as amended, and Contractor shall maintain and require that its subcontractors maintain any and all licenses required for performance of the Work. Contractor hereby agrees that the following terms, conditions, verifications, certifications, and representations apply to and are incorporated into this Agreement for all purposes:

A. With respect to providing Services hereunder, Contractor shall comply with any applicable Equal Employment Opportunity and/or Affirmative Action ordinances, rules, or regulations during the term of this Agreement.

B. Pursuant to Texas Local Government Code Chapter 176, Contractor shall submit a signed Texas Ethics Commission ("TEC") Conflict of Interest Questionnaire ("CIQ") at the time Contractor submits this signed Agreement to City of Rockwall City. TEC Form CIQ and information related to same may be obtained from TEC website by visiting https://www.ethics.state.tx.us/forms/conflict/. If Contractor certifies that there are no Conflicts of Interest, Contractor shall indicate so by writing the name of Contractor's firm and "No Conflicts" on the TEC Form CIQ.

C. As required by Chapter 2271, Texas Government Code, Contractor hereby verifies that Contractor, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. The term "boycott Israel" in this paragraph has the meaning assigned to such term in Section 808.001 of the Texas Government Code, as amended.

D. Pursuant to Chapter 2252, Texas Government Code, Contractor represents and certifies that, at the time of execution of this Agreement, neither Contractor, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, is engaged in business with Iran, Sudan, or any terrorist organization, and is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code.

E. As required by Chapter 2274, Texas Government Code, Contractor hereby verifies that Contractor, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. The term "boycott energy companies" in this paragraph has the meaning assigned to such term in Section 809.001 of the Texas Government Code, as amended.

F. As required by Chapter 2274, Texas Government Code, Contractor hereby verifies that Contractor, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade

association during the term of this Agreement. The term "discriminate against a firearm entity or trade association" in this paragraph has the meaning assigned to such term in Section 224.001(3) of the Texas Government Code, as amended.

G. Pursuant to Chapter 2274, Texas Government Code, in the event that the Work includes direct or remote access to or control of critical infrastructure, Contractor represents and certifies that Contractor, including a wholly owned subsidiary, majority owned subsidiary, parent company, or affiliate of same, is not owned by or the majority of stock or other ownership interest of Contractor is not held or controlled by (i) individuals who are citizens of China, Iran, North Korea, Russia, or any country designated as a threat to critical infrastructure by the governor under Section 2274.0103 of the Texas Government Code ("Designated Country"), (ii) a company or entity, including a governmental entity, that is owned or controlled by citizens of or directly controlled by a Designated Country; or (iii) headquartered in a Designated Country. The term "critical infrastructure" in this paragraph has the meaning assigned to such term in Section 2274.0101 of the Texas Government Code, as amended.

EXECUTED in triplicate originals on this 17th day of July 2025.

BIRKHOFF, HENDRICKS & CARTER, LLP
A Texas Limited Liability Partnership
TBPELS Engineering Firm No. 526
TBPELS Surveying Firm No. 100318-00

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

EXECUTED in triplicate originals on this ____ day of _____ 2025.

ATTEST:

City of Rockwall, Texas

_____
Mary Smith
City Manager

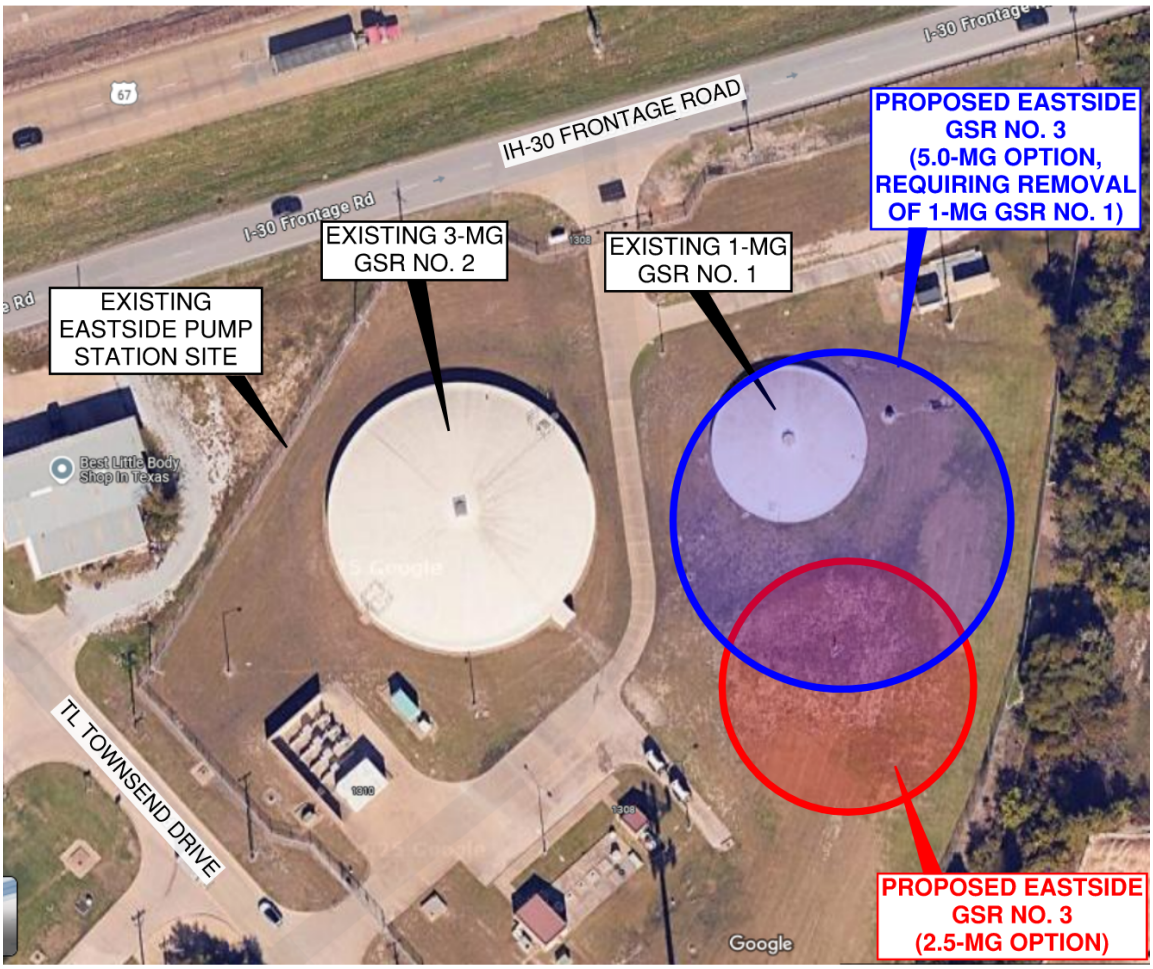
ATTACHMENT "A"

Scope of Services

Eastside Ground Storage Reservoir No. 3

PROJECT DESCRIPTION:

The City of Rockwall (City) desires to engage the services of Birkhoff, Hendricks and Carter, LLP (Consultant) to provide engineering services for the proposed Eastside Ground Storage Reservoir (GSR) No. 3. The City's Eastside Pump Station site currently includes two existing GSR's. GSR No. 1 has a capacity of 1 million gallons (MG), and GSR No. 2 has a capacity of 3 MG. The proposed Eastside GSR No. 3 is envisioned to provide adequate storage capacity for the Eastside Pump Station through fully developed land use conditions. As such, the scope includes a preliminary engineering analysis to assess the feasibility, and potential benefits and drawbacks associated with constructing a 2.5-MG tank versus a larger 5.0-MG tank. A final determination on the proposed GSR capacity will be made during the preliminary engineering phase. A project location map is provided below.



Location Map – Eastside GSR No. 3

PROJECT DESCRIPTION (CONTINUED):

Preparation of plans and specifications for an AWWA D110, Type III, Prestressed Concrete Ground Storage Reservoir (size to be determined) with a 28.5-foot side water depth (i.e., head range) to match the existing GSR's on the site, and will be based on the following items:

(a) Specifications based on the following standards:

- ▹ American Water Works Association (AWWA)
- ▹ American Nation Standards Institute (ANSI)
- ▹ American Society of Testing Materials (ASTM)
- ▹ National Sanitation Foundation (NSF)
- ▹ American Concrete Institute (ACI)

(b) Tank Accessories to include the following:

- ▹ Pipe Connections
- ▹ Over Flow & Drain Piping
- ▹ Electrical System
- ▹ Tank Ladders w/Ladder Gate
- ▹ Butterfly Valves
- ▹ Roof Hatch
- ▹ Vent
- ▹ Level Monitoring via SCADA
- ▹ Roof Intrusion Alarm
- ▹ Tank Mixer

BASIC SERVICES (LUMP SUM)

1. PRELIMINARY ENGINEERING

1.1. Prepare an agenda and attend a kickoff meeting at City Hall to provide an overview of the project and discuss potential layouts as envisioned for the proposed GSR No. 3.

1.2. Coordination with City and North Texas Municipal Water District (NTMWD) staff to request relevant as-built construction record drawings and other available information for the existing Eastside Pump Station and NTMWD Delivery Point No. 2.

1.3. Coordinate with the City to schedule and conduct a site visit to observe existing conditions.

1.4. Conduct a conceptual analysis to evaluate the feasibility and estimated cost for construction of two size options. The tank sizes anticipated to be considered are 2.5-MG and 5-MG. The general layout for each tank size is expected to be based on the following parameters:

- Proposed 2.5-MG GSR: Tank to be positioned within the available footprint between the existing GSR No. 1, and the Eastside 700 Service Area Pump Station.
- Proposed 5-MG GSR: Requires removal of Existing GSR No. 1 to expand the available footprint on the site as necessary to allow for placement of the larger tank size.

The conceptual analysis will include the following for the two tank sizes:

a) Develop conceptual site layouts with input from the City, and from a reputable contractor specializing in prestressed concrete ground storage reservoirs.

b) Develop conceptual alignments for proposed suction and supply lines, including

connections to existing piping.

c) Evaluate potential conflicts with existing utilities, structures, and other improvements (e.g., fencing, drainage, etc.), and develop conceptual plans to remedy.

d) Run an extended period simulation (EPS) model to verify proposed supply and suction piping and to assess the hydraulic system response under both the existing and buildout (e.g., Master Plan) condition models.

e) Evaluate potential impacts on need, timing, and sizing of future system improvements (e.g., pump stations, water lines, etc.).

f) Formulate engineer's opinion of probable construction cost (EOPCC).

g) Prepare written summary of findings, and recommendations, and provide to the City in digital format.

h) If requested, attend a meeting virtually or in-person at City Hall to discuss and review the findings and recommendations with City staff.

i) With input from the City, make a final determination on the proposed tank size.

1.5. Prepare preliminary existing site plan based on as-built record drawing information, and field survey data collected. The site plan will include previously constructed facilities.

1.6. Prepare preliminary proposed site plan, including the location of proposed Ground Storage Reservoir No. 3, refinement of preliminary alignment of proposed suction line and supply line loops.

1.7. Prepare preliminary drainage and paving plans.

1.8. Prepare preliminary demolition and removal plan, if necessary.

1.9. Prepare preliminary site grading plan.

1.10. Prepare preliminary utility plan, including connections of supply and suction line piping to existing piping.

1.11. Update quantity take-off to reflect preliminary design and formulate preliminary engineer's opinion of probable construction cost.

1.12. Submit 30% complete preliminary engineering design submittal, including preliminary site plan, utility plan, grading plan, drainage plan, demolition plan (if required), and preliminary engineer's opinion of probable construction cost to the City for review.

1.13. Meet with the City staff at City Hall to discuss and review comments on preliminary plans.

2. FINAL DESIGN

2.1. Following the City's acceptance of the preliminary ground storage reservoir and piping layout, the ground storage reservoir layout will remain intact for the final design phase. No alterations to ground storage reservoir location will be made during the final design phase.

2.2. If required, the plans and specifications will include provisions for removal and disposal of the existing 1-MG Eastside Ground Storage Reservoir No. 1. Provisions to be provided for removal of the suction and discharge lines from the existing reservoir as required.

2.3. Revise preliminary plans incorporating comments from the City.

2.4. Provide Cover Sheet and City General Notes Sheet in plan set.

2.5. Prepare existing and proposed grading plans.

2.6. Provide supply and suction line plan and profile sheets.

2.7. Prepare tank elevation and section views.

2.8. Provide tank overflow, under-drain (if required by geotechnical analysis) and prepare drainage piping plan and profiles.

2.9. Prepare electrical site plan and details for tank level telemetry, SCADA connections, standby emergency generator to power pump station, water quality monitor and reservoir mixing system.

2.10. Prepare Erosion Control Plan.

2.11. Provide provisions for including a tank mixer in the plans and specifications.

2.12. Provide provisions establishing restoration of areas disturbed by construction activities within the existing pump station site.

2.13. Complete quantity take-off and formulate an Engineer's Opinion of Probable Construction Cost for the 60% complete design.

2.14. Submit the preliminary 60% complete plans, and engineer's opinion of probable construction cost to the City for review in PDF format.

2.15. Attend one review meeting (in-person or virtual) with the City staff to discuss 60% preliminary plan comments.

2.16. Revise preliminary plans incorporating 60% review comments from the City.

2.17. Incorporate standard details and project general notes into the plans and prepare additional details as required.

2.18. Design appurtenances such as special connections and details.

2.19. Prepare technical specifications.

2.20. Prepare pay item descriptions.

2.21. Prepare bid documents including bidding requirements, proposal, bid schedule, special conditions, technical specifications and construction plans.

2.22. Submit preliminary plans (90% complete), preliminary specifications, and engineer's opinion of probable construction cost to the City for review in PDF format.

2.23. Attend one review meeting (in-person or virtual) with the City staff to discuss their comments on the 90% preliminary plan and specifications.

2.24. Revise final plans and specifications, incorporating 90% review comments from the City.

2.25. Complete quantity take-off and prepare opinion of probable construction cost based on final plans.

2.26. Submit final plans, bidding documents, specifications and engineer's opinion of probable construction cost to the City in PDF format.

2.27. Submit Plans to the TCEQ for review, if required.

3. BIDDING PHASE

3.1. Furnish the City with one 11-inch x 17-inch set of final construction plans, and one set of final Bidding Documents and Specifications for use during the bidding phase. Documents will also be provided to the City in electronic PDF format.

3.2. The City will handle all notices to publish in the newspaper. The Engineer will upload to Civcastusa.com (online service) non-modifiable copies of the Engineer's sealed, signed and dated plan sheets and specifications. In the event that the electronic copies are modified, the original file at Birkhoff, Hendricks & Carter, LLP's office will govern in all cases.

3.3. The Engineer will prepare addenda to answer questions by bidders of the plans and specifications. The Engineer will provide the City with sealed, signed and dated addenda. The Engineer will upload the addenda to Civcastusa.com (online service) to respond to all questions. Questions must be submitted by potential bidders a minimum of 48-hours prior to the bid opening. All addenda shall be posted a minimum of 24-hours before the bid opening.

3.4. Attend Pre-Bid meeting at City Hall, if requested by City.

3.5. Attend the bid opening at City Hall.

3.6. Complete tabulation of bids; checking for mathematical errors and unbalanced bids. (Bid documents to be provided to Consultant by the City). Provide bid tabulations to the City in pdf format.

3.7. Obtain qualifications package from the low bidder, including experience records, and reference. Check references of apparent low bidder. Formulate opinion from information received and provide the City with a letter of recommendation for award of a construction contract.

3.8. Once a construction contract is awarded by the City Council and contract documents are executed, the Consultant will return the bid bonds to the bidders. The Consultant will return the original bid packages to the City at the pre-construction conference.

3.9. Conform the plans and specifications to the addenda or addendums as required.

3.10. Prepare five sets of contract documents and facilitate the execution of contract documents between the Contractor and the City.

ADDITIONAL SERVICES (HOURLY)

4. CONSTRUCTION PHASE

4.1. Attend the Pre-construction conference with the City at City offices. City to provide agenda and attendance sheet.

4.2. Furnish 2-sets of (22-inch x 34-inch) and 8-sets of (11-inch x 17-inch) conformed plans and specifications to be provided to the City and the contactor for their use during construction.

4.3. Provide written responses to requests for information or clarifications to the City or Contractor.

4.4. Attend up to twelve (12) coordination meetings with contractor, quality control personnel,

and City representative to discuss strategy, problem areas, progress, and required coordination as needed.

4.5. Review shop drawings and other submittal information which the Contractor submits. This review is for the benefit of the Owner and covers only general conformance with information given by the Contract Documents. The contractor is to review and stamp their approval on submittals prior to submitting to the Engineer. Review by the Engineer does not relieve the Contractor of any responsibilities, safety measures or the necessity to construct a complete and workable facility in accordance with the Contract Documents. Review of shop drawings will be completed by review of electronic PDF files provided by the Contractor.

4.6. Coordinate with the contractor and the City to respond to requests for information (RFI) as required.

4.7. Prepare template for monthly pay estimates and conduct review of monthly pay estimates as submitted by the contractor.

4.8. Prepare and Process routine Field Changes for this project as they pertain to the original scope of work.

4.9. Prepare and process routine Change Orders for this project as they pertain to the original scope of work.

4.10. Accompany the City during their final inspection of the project and prepare a punch list of observed deficiencies.

5. FIELD SURVEYING FOR ENGINEERING DESIGN

Perform necessary surveying operations for the complete design of the project as outlined in this Scope of Services. Surveying shall include the following:

5.1. Establish horizontal and vertical control using City criteria.

5.2. Tie right-of-way lines and corners, property lines and corners, trees six (6) inches in diameter and larger, fence lines, and other visible surface features.

5.3. Topographic information including cross sections of the existing ground features as needed for design.

5.4. Horizontal and vertical location of all existing facilities within the project limits including existing paving, driveways, sidewalks, buildings, and landscaping.

5.5. Tie existing visible franchise utilities and appurtenances, and public utilities such as water valves, fire hydrants, and manholes.

5.6. Tie underground utilities if exposed.

5.7. Stake locations of soil borings necessary for geotechnical evaluation.

5.8. Refresh coordinate control prior to construction, if needed.

6. GEOTECHNICAL EVALUATION FOR DESIGN

The geotechnical evaluation shall include the following:

6.1. Collection of three (3) soil borings at the location of proposed Ground Storage Reservoir.

6.2. Laboratory tests for classification purposes and strength characteristics.

A geotechnical report will be furnished by the geotechnical engineer, expected to be Henley-Johnston & Associates, as named in Exhibit "D", summarizing the results of the field and laboratory data. The report will contain analyses and recommendations. The data contained in the geotechnical report will be made available to contractors during the bidding process for informational purposes.

7. RECORD DRAWING PREPARATION

7.1. Utilizing on-site representative and Contractor construction record information, the consultant will prepare construction record drawings to reflect known deviations from the original design.

7.2. Provide record drawings to the City in PDF format.

EXCLUSIONS

The scope of services identified herein specifically excludes the following items, however, these items can be provided, if necessary, with a revision to scope of work and fees as agreed between CITY and ENGINEER in writing:

A. Improvements outside project limits.

B. Traffic Control Plans or Design.

C. Additional construction inspections and testing beyond those included in Additional Services.

D. Consulting services by others not included in the proposal.

E. Environmental impact statements and assessments.

F. Fees for permits or advertising.

G. Certification that work is in accordance with plans and specifications.

H. Environmental cleanup.

I. Flood plain reclamation plans.

J. Services in connection with condemnation hearings.

K. Phasing of Contractors work.

L. Designs for trench safety.

M. On-site safety precautions, programs and responsibility.

N. Design of Security System

O. Title searches

P. Review of Contractor Certificates of Insurance.

ATTACHMENT "B"

Payment Schedule

Compensation for Basic Services in Tasks 1-3 shall be on a lump sum basis and will be invoiced monthly based upon the overall percentage of services performed. The tabulation below establishes the not to exceed amount for each service task:

	Task	Fee Amount
	BASIC SERVICES	
1	Preliminary Engineering	$ 97,700.00
2	Final Design Phase	$ 178,300.00
3	Bidding Phase	$ 13,900.00
	Basic Services Subtotal:	**$ 289,900.00**
Compensation for additional services under Tasks 4-7 shall be on an hourly basis of salary cost times a multiplier of 2.45 for time expended on the task. Field survey crew shall be based on $195.00 per hour, inclusive of all equipment rentals and software licensing; plus, mileage charge at the IRS established rate. Expenses shall be at invoice cost times a multiplier of 1.15.		
	ADDITIONAL SERVICES	
4	Construction Administration Phase	$ 76,000.00
5	Survey for Engineering Design	$ 8,800.00
6	Geotechnical Evaluation	$ 11,200.00
7	Record Drawing Preparation	$ 8,000.00
	Additional Services Subtotal:	**$ 104,000.00**
	Total (Basic + Additional Services):	**$393,900.00**
	****ENGINEERING SERVICES CONTINGENCY (To be 10% of Services)**	**$ 39,390.00**
	*****(*** *This service is a miscellaneous amount to be used at the discretion of the City for additional Services outside of the scope of the contract. This item will be controlled by the City and will only be used if the City chooses. The Engineer has no right or guarantee to the use of this Contingency)*	
	Total Services	**$ 433,290.00**

The maximum fee amount for compensation established herein shall not be exceeded without written authorization from the City, based on an increased scope of services.

ATTACHMENT "C"

Project Schedule

Notice to Proceed (NTP) ..... July 2025

Complete Conceptual Analysis for Tank Sizing ..... September 2025

Submit Preliminary Site, Grading and Utility Plans ..... October 2025

Submit 60% Complete Plans ..... December 2025

Submit 90% Complete Plans and Specifications ..... February 2026

Submit Final Plans and Specifications ..... April 2026

Advertisement, Bidding and Contract Award ..... April-May 2026

Construction (12-months) ..... May 2026- 2027

ATTACHMENT "D"

Sub-Consultants

The Sub-Consultants anticipated for the work included in the scope of services for this project are as follows.

Geotechnical Evaluation:

Henley-Johnson and Associates, Inc.
James F. Phipps, P.E., President
235 Morgan Avenue Dallas, Texas 75203
Office: 214-941-3808 l, Cell: 214-536-0212
jphipps@hja-eng.com

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	Caroline Harklay, Dyron Durham, Sheli Hudson, and Mike Crawford
SUBJECT:	Z2025-030; *Amendment to Planned Development District 50 (PD-50)*

On June 13, 2025, the applicants -- *Caroline Harklay, Dyron Durham, Sheli Hudson, and Mike Crawford* -- submitted a request to amend Planned Development District 50 (PD-50) to incorporate a 2.57-acre tract of land into the existing 22.19-acre district. The subject property is located within the S. S. McCurry Survey, Abstract No. 146, and the B. F. Boydston Survey, Abstract No. 14, and is addressed as 924, 975, 923, and 925 N. Alamo Road. The 2.57-acre tract is currently zoned Single-Family 7 (SF-7) and Single-Family 10 (SF-10) Districts, and lies within the North Goliad Corridor Overlay (NGC OV) District. The applicants intend to allow the existing single-family homes on the tract to transition to Residential Office (RO) District land uses in accordance with the requirements of Planned Development District 50 (PD-50) in the future.

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property lies within both the *Downtown* and *North Lakeshore Districts*. The *Future Land Use Map* designates this area as *Medium Density Residential (MDR)*. 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…," and it highlights Planned Development District (PD-50) as "…a unique *Live/Work* corridor that supports small boutiques (*with a SUP*) and offices." The North Lakeshore District is characterized as a stable, developed area with medium density suburban housing, where major development changes are not anticipated.

The requested amendment would necessitate a change to the *Future Land Use Map*, reclassifying the properties from *Medium Density Residential (MDR*) to *Live/Work (LW*). The *Live/Work (LW*) designation is defined as a transitional area intended to maintain a small-town aesthetic and buffer residential neighborhoods from major roadways or more intense commercial uses. Although the proposal conflicts with the current *Future Land Use Map* designation, it may warrant consideration due to the adjacent *Live/Work (LW*) designation directly east of the property and the precedent set by the establishment of Planned Development District (PD-50); however, it is important for staff to note that Planned Development District 50 (PD-50) does not currently extend to properties that have structures that face directly onto Alamo Street and Alamo Street is currently considered a residential street. With this being said, the base zoning district for Planned Development District (PD-50) is Residential-Office (RO) District, which is the City's most restrictive non-residential classification. This zoning district limits the land uses to predominantly low-impact offices. Planned Development District (PD-50) does include some provisions for limited retail, restaurant, and banquet facilities, but only allows these land uses on a case-by-case basis through a Specific Use Permits (SUPs). In addition, Planned Development District 50 (PD-50) also has allowances for residential land uses and live/work arrangements (*i.e. where a property owner can both live and work in a single-family home*). Based on this, if the City Council chooses to approve this zoning change the actual permitted uses -- *while being less restrictive than the Single-Family 7 (SF-7) District* -- would remain limited and controlled compared to other non-residential zoning districts.

In accordance with Subsection 02.03(A), *Notice of Public Hearing*, of Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), staff mailed notifications to property owners and occupants within 500-feet of both the existing Planned Development District (PD-50) boundary and the proposed 2.57-acre addition. Additionally, all property owners and residents within the current Planned Development District (PD-50) boundary and all Homeowners' Associations (HOAs) within 1,500 feet (*i.e., Lakeview Summit, the Preserve, and Caruth Lakes HOAs*) were notified. Of the 406 notices mailed on June 18, 2025, staff has received one (1) notice in opposition of the applicant's request.

With all that being said, this request is a discretionary zoning decision for the City Council pending a recommendation from the Planning and Zoning Commission. On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 7-0. The City Council retains full authority to approve or deny the amendment based on conformance with broader policy goals of the City's plans, neighborhood compatibility, and community feedback. The City

Council is tasked with evaluating whether the proposed change furthers the public interest and supports the vision set forth in the Comprehensive Plan. If the request is approved, the City Council will effectively be amending the Future Land Use Map for these properties in the 2.57-acre subject property from a *Medium Density Residential* designation to a *Live/Work* designation. Should the City Council have any questions, staff will be available at the *July 21, 2025* City Council 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: 924 North Alamo Rd Rockwall, TX 75087
SUBDIVISION: LOT: BLOCK:
GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential A-1
CURRENT USE: Residential A-1
PROPOSED ZONING: PD50
PROPOSED USE: Residential A-1
ACREAGE: .2080
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
☒	Caroline Harklau	Caroline Harklau
CONTACT PERSON		
ADDRESS	312 Dartbrook	312 Dartbrook
CITY, STATE & ZIP	Rockwall, TX 75087	Rockwall, Texas 75087
PHONE	[redacted]	[redacted]
E-MAIL	[redacted]	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, 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 9th *DAY OF* June, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EMMA RODRIGUEZ
Notary ID # 134942678
My Commission Expires
06/12/2028

MY COMMISSION EXPIRES

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: 975 N. Alamo Rd. Rockwall, Tx 75087

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential A-1
CURRENT USE: Residential A-1
PROPOSED ZONING: PD50
PROPOSED USE: Residential A-1
ACREAGE: .885
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	Strategic Management Services	☑ APPLICANT	
CONTACT PERSON	Dyron Durham	CONTACT PERSON	Dyron Durham
ADDRESS	14124 Edgecrest Dr	ADDRESS	14124 Edgecrest Dr.
CITY, STATE & ZIP	Dallas, Tx 75254	CITY, STATE & ZIP	Dallas, Tx 75254
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dyron Durham [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 5th DAY OF JUNE, 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 AND COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

PAULA MCDONNELL-WOMBLE
My Notary ID # 10559040
Expires June 24, 2028

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF JUNE, 2025.

OWNER'S SIGNATURE Dyron Durham

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Paula McDonnell-Womble

MY COMMISSION EXPIRES 06-24-28

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: 923 N ALAMO RD, Rockwall, Tx 75087

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION: A0124 JHB JONES, TRACT 34, ACRES .50

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential A1 — CURRENT USE: Residential A1

PROPOSED ZONING: PD 50 — PROPOSED USE: Residential A1

ACREAGE: .50 — 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	SHELI HUDSON	☑ APPLICANT	SAME
CONTACT PERSON	SHELI HUDSON	CONTACT PERSON	SAME
ADDRESS	923 N ALAMO RD	ADDRESS	SAME
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	SAME
PHONE	[redacted]	PHONE	SAME
E-MAIL	[redacted]	E-MAIL	SAME

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shali Hudson [*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 5th DAY OF June, 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 5TH DAY OF JUNE, 20 25.

OWNER'S SIGNATURE [signature]

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

DONNA LYNN CASTLE
Notary Public, State of Texas
Comm. Expires 07-01-2026
Notary ID 128316151

MY COMMISSION EXPIRES

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

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

ZONING APPLICATION FEES:
- ☒ ZONING CHANGE ($200.00 + $15.00 ACRE)
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE)
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE)

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

NOTES:
1. IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
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: 925 N. Alamo Rd. Rockwall, Tx 75087

SUBDIVISION: LOT: BLOCK:

GENERAL LOCATION:

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential A1
PROPOSED ZONING: PD 50
ACREAGE: .50
LOTS [CURRENT]:

CURRENT USE: Residential A1
PROPOSED USE: Residential A1
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: Mike Crawford
CONTACT PERSON: Mike Crawford
ADDRESS: 925 N. Alamo Rd
CITY, STATE & ZIP: Rockwall, Tx 75087
PHONE: [redacted]
E-MAIL: [redacted]

☑ APPLICANT: Mike Crawford
CONTACT PERSON: Mike Crawford
ADDRESS:
CITY, STATE & ZIP: Rockwall, Tx 75087
PHONE: [redacted]
E-MAIL: [redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIKE CRAWFORD [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 5th DAY OF JUNE, 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."

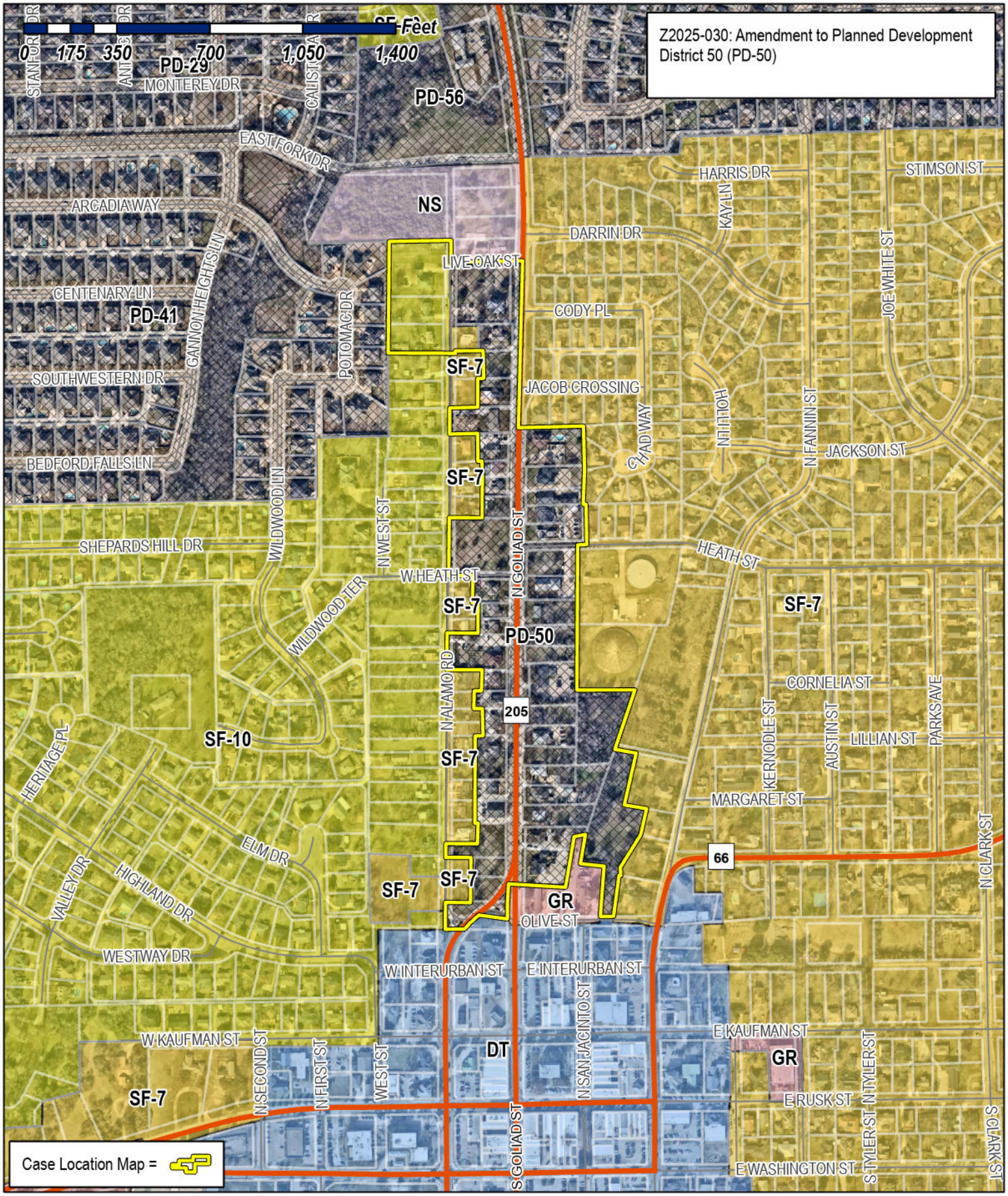
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF JUNE, 2025

OWNER'S SIGNATURE Mike Crawford

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Paula McConnell-Womble

PAULA MCCONNELL-WOMBLE
My Notary ID # 10559040
Expires June 24, 2028

MY COMMISSION EXPIRES 06-24-28



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

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

City of Rockwall

Planning & Zoning Department
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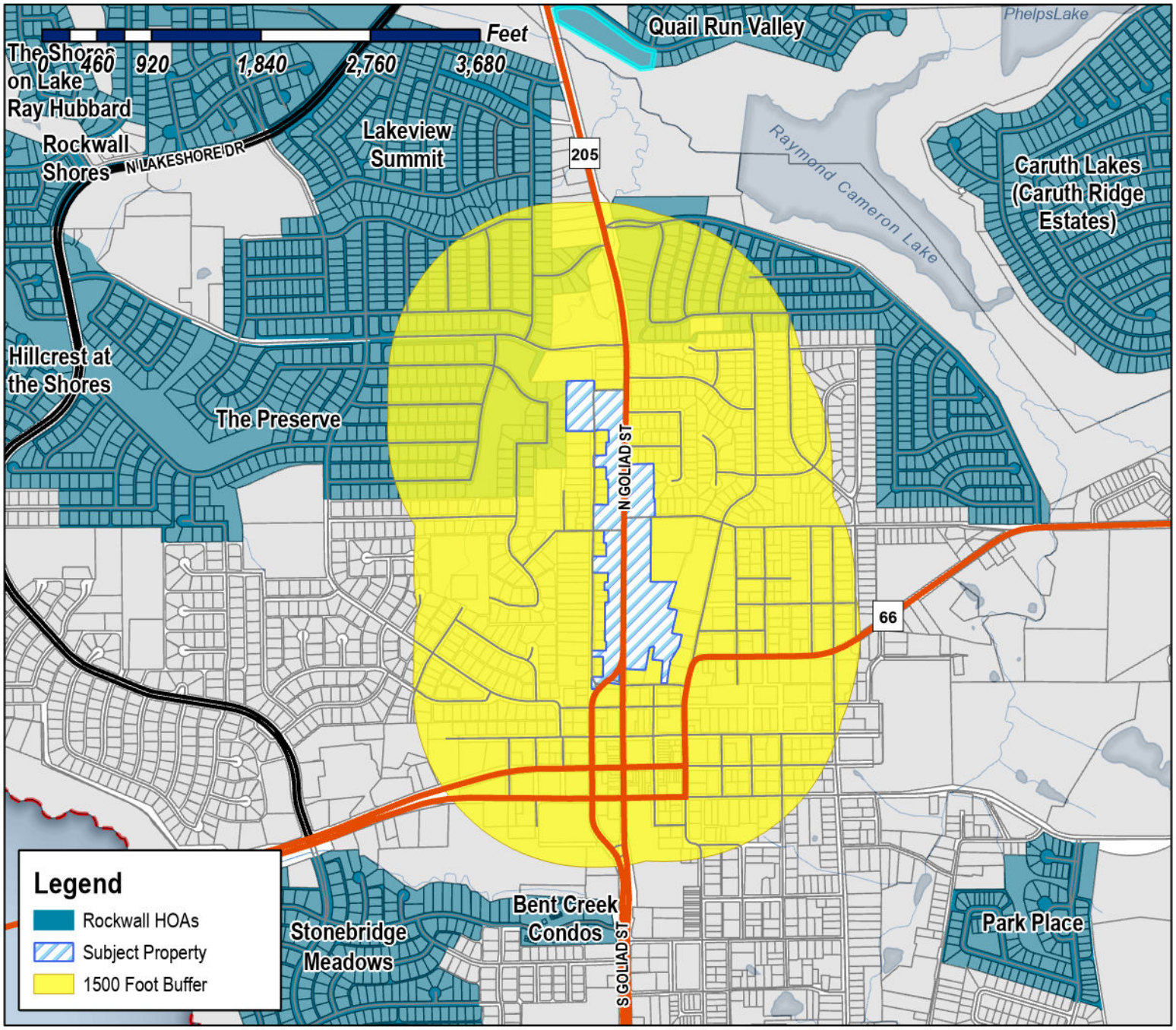
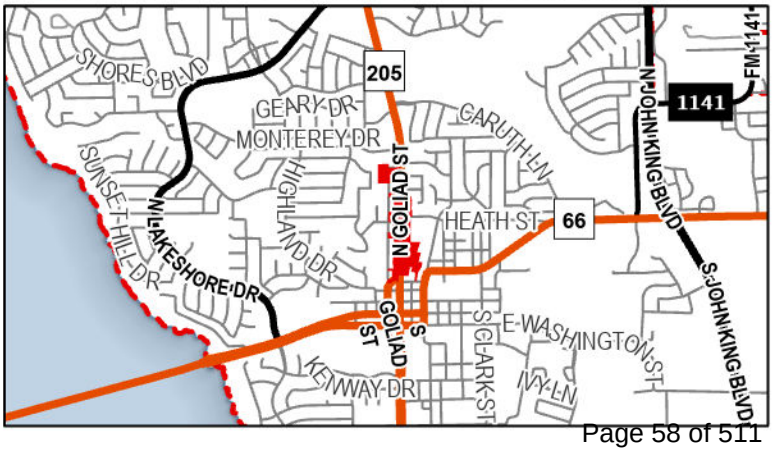


Case Number: Z2025-030
Case Name: Amendment to Planned Development District 50(PD-50)
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 923,924,925 & 975 N. Alamo

Date Saved: 6/9/2025
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 [Z2025-030]
Date:	Friday, June 20, 2025 10:37:47 AM
Attachments:	Public Notice (06.16.2025).pdf HOA Map (06.10.2025).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

Z2025-030: Amendment to PD-50
Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-19] to incorporate an additional 2.57-acre tract 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, and [2] Single-Family 7 (SF-7) District, and [3] Single-Family 10 (SF-10) 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.

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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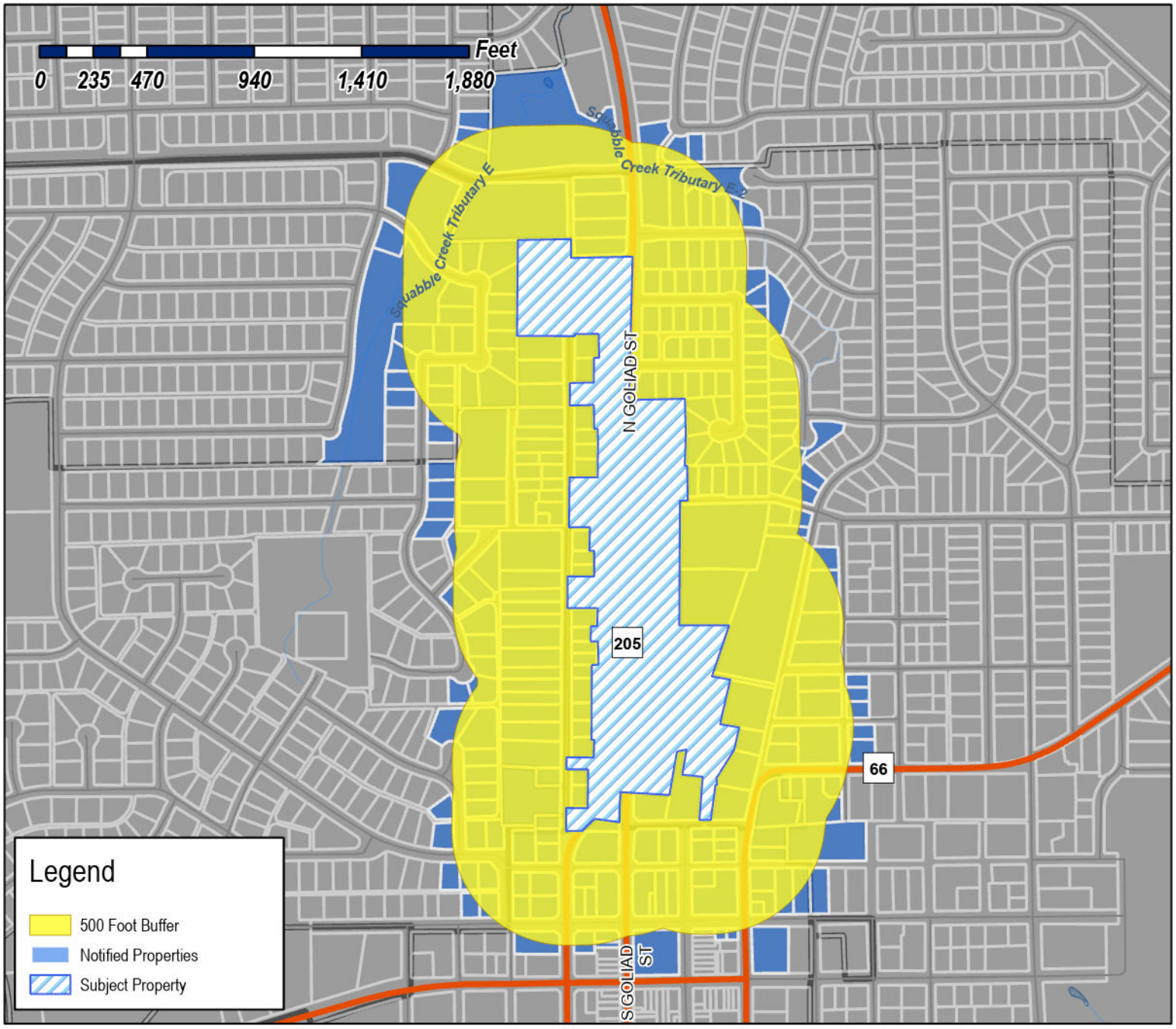
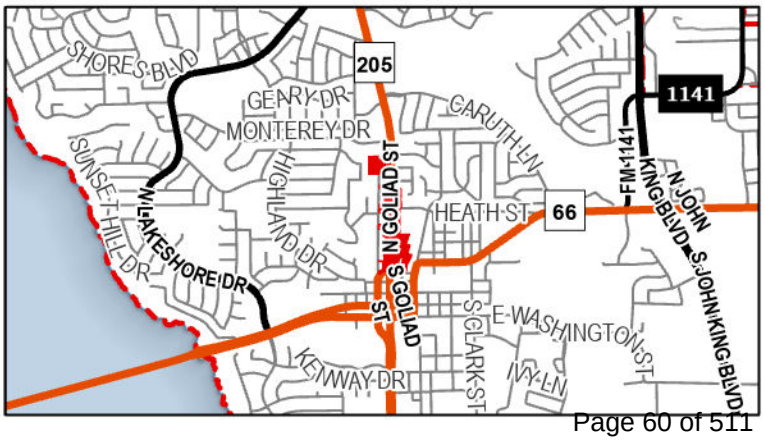


Case Number: Z2025-030
Case Name: Amendment to Planned Development District 50(PD-50)
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 923,924,925 & 975 N. Alamo

Date Saved: 6/9/2025
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

JARED LANDON CAIN 2005 TRUST
1150 CRESTCOVE DR
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

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

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

PELLERIN DAVID P & JODY J
1260 CALISTOGA DRIVE
ROCKWALL, TX 75087

HARRIS CYNTHIA ANN
1266 CALISTOGA DR
ROCKWALL, TX 75087

FORBIS WILLIAM RUSSELL III & LYNN
1272 CALISTOGA DR
ROCKWALL, TX 75087

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

STRATEGIC MANAGEMNET SERVICES LLC
14124 EDGECREST DR
DALLAS, TX 75254

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

RESIDENT
196 JACOB CROSSING
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 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 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

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

RESIDENT
301 HIGHLAND DR
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

BOLER RICKY D JR AND
NANCY L GUTIERREZ
334 COOPER COURT
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 Marron Rd Ste 103-144
Oceanside, CA 92056

RESIDENT
348 COOPER CT
ROCKWALL, TX 75087

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

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

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 AND ALISON N
601 N Fannin St
Rockwall, TX 75087

RESIDENT
602 WILDWOOD LN
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

SANDERSON SCOTT FREDERICK AND CELESTIAL DAWN
718 WILDWOOD LANE
ROCKWALL, TX 75087

PHILIPS SHIBU & LEJI
734 Wildwood Ln
Rockwall, TX 75087

HENDRICKSON PAUL A AND PATRICIA A
747 WILDWOOD LANE
ROCKWALL, TX 75087

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

MCDONALD JR EDWARD & KAYLA
752 WILDWOOD LN
ROCKWALL, TX 75087

BRUCE LIVING TRUST
DANA GLENN BRUCE & JEANNE L BRUCE-TRUSTEES
757 AVALON DR
HEATH, TX 75032

CRAWFORD HAROLD E JR
763 WILDWOOD LANE
ROCKWALL, TX 75087

OLDEN FREDERICK EINER AND LISA HALSTEAD
768 WILDWOOD LN
ROCKWALL, TX 75087

MATTINGLY MICHAEL ANTHONY AND EMILY P
779 WILDWOOD LANE
ROCKWALL, TX 75087

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
802 N ALAMO
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 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

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:

Z2025-030: Amendment to Planned Development District 50 (PD-50)

Hold a public hearing to discuss and consider a request by Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 25-19] to incorporate an additional 2.57-acre tract 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, and [2] Single-Family 7 (SF-7) District, and [3] Single-Family 10 (SF-10) 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-030: Amendment to Planned Development District 50 (PD-50)

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.

Case No. Z2025-030: Amendment to Planned Development District 50 (PD-50)

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.

No More businesses of any sort in this area until a turn lane is put in. People cannot get in or out of their driveways or neighborhoods in a timely manner.

Name: Michele Jensen

Address: [redacted]

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-030: Amendment to Planned Development District 50 (PD-50)

Please place a check mark on the appropriate line below:

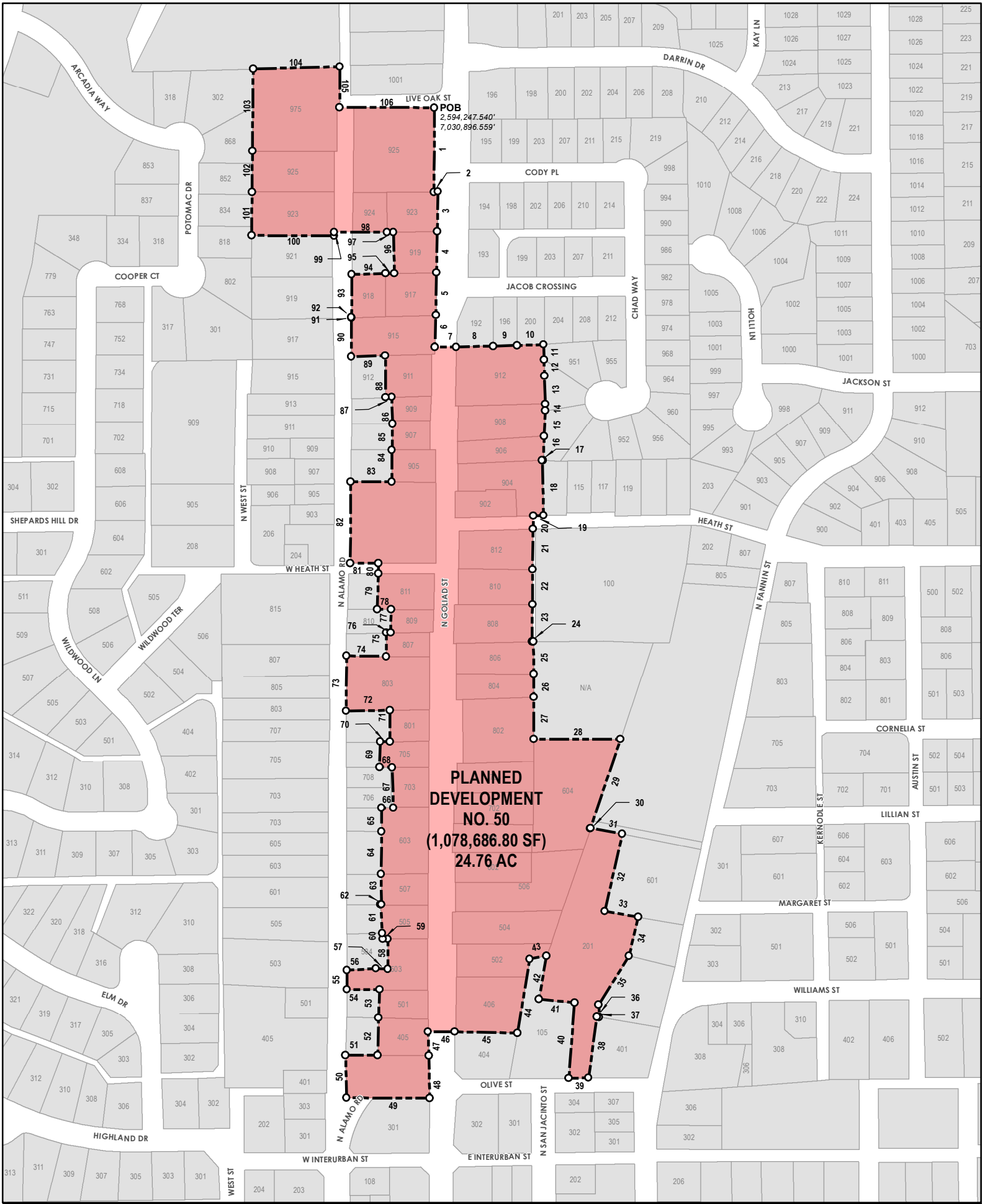
☑ I am in favor of the request for the reasons listed below.

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

Name: Charles W Siebert JR AND Jane M Siebert

Address: 199 Jacob Xing 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.



City of Rockwall

0 200 Feet

Date: 6/11/2025 1 inch = 300 feet

PLANNED DEVELOPMENT NO. 50

Planned Development No. 50

BEING 24.76 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;
42 **THENCE** North 09°-43'-09" East, a distance of 111 feet for a corner;
43 **THENCE** South 79°-25'-20" West, a distance of 42.84 feet for a corner;
44 **THENCE** South 09°-15'-34" West, a distance of 188.846 feet for a corner;
45 **THENCE** North 88°-58'-49" West, a distance of 159.029 feet for a point;
46 **THENCE** North 89°-54'-24" West, crossing North Goliad Street, a distance of 66.081 feet for a corner;
47 **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;
48 **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;
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 South 89°-52'-21" West, a distance of 133.009 feet for a corner;
THENCE South 00°-03'-55" West, a distance of 9.2 feet for a corner;
THENCE North 89°-46'-36" West, a distance of 208.213 feet for a corner;
THENCE North 00°-35'-23" East, a distance of 109.389 feet for a corner;
THENCE North 00°-31'-30" East, a distance of 103.492 feet for a corner;
THENCE North 00°-31'-24" East, a distance of 206.701 feet for a corner;
THENCE North 88°-41'-01" East, a distance of 218.752 feet for a corner;
THENCE South 00°-34'-03" West, a distance of 102.403 feet for a corner;
THENCE South 89°-54'-55" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 238.849 feet to the **POINT OF BEGINNING** containing approximately **24.76 acres** (1,078,686.80 sf) of land more or less.

CITY OF ROCKWALL

ORDINANCE NO. 25-19

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;

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.

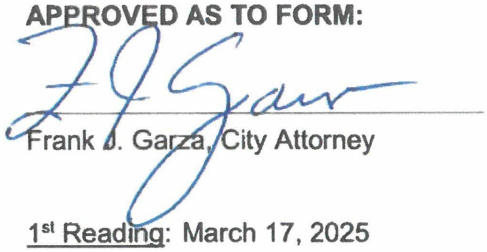
Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

CITY OF ROCKWALL TEXAS

APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: March 17, 2025

2nd Reading: April 7, 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:

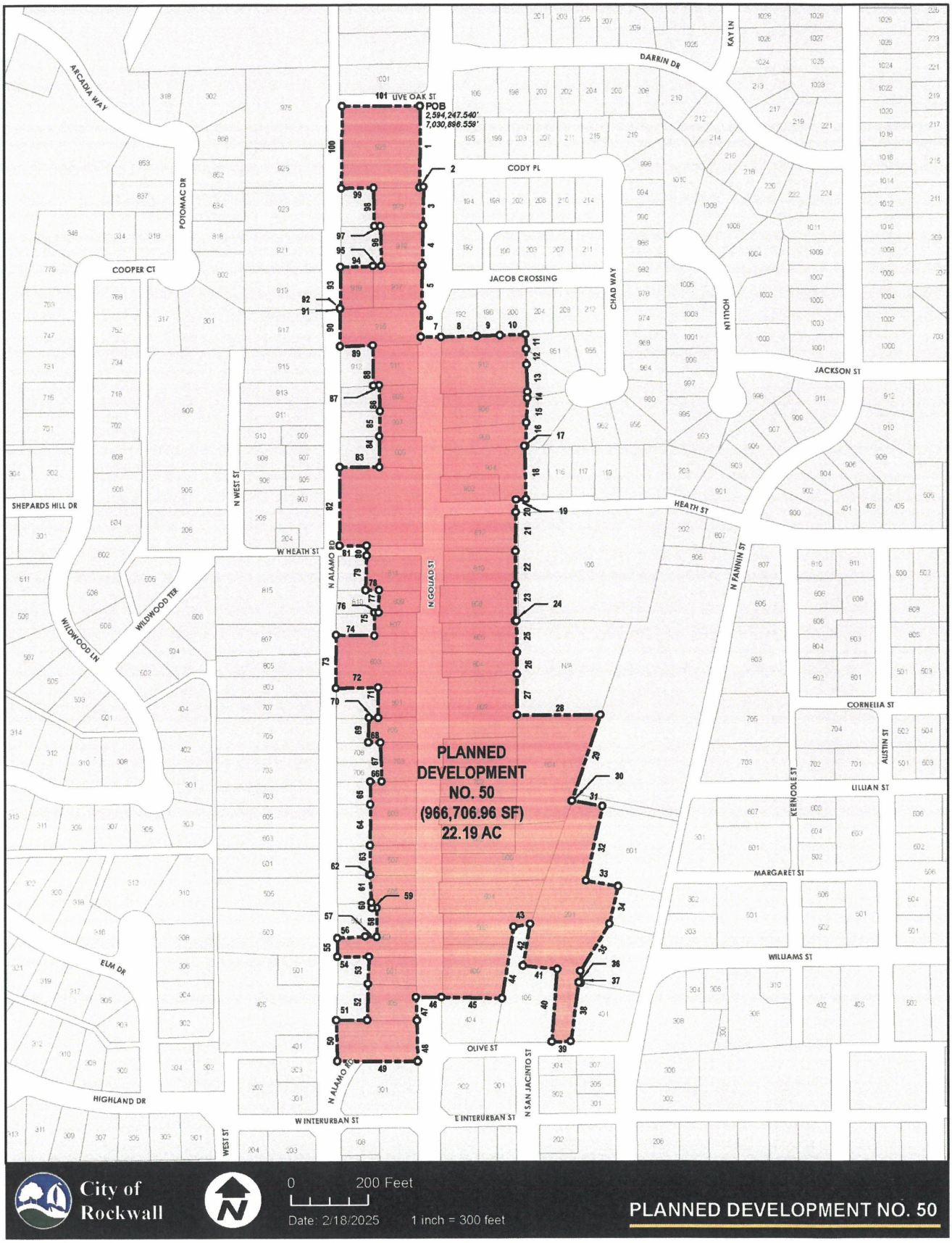
BEGINNING at a point in the northeast corner of Block A, Lot 1 of the Isaac Pena Addition (925 N. Goliad St.), or Texas State Plane Coordinates E 2,594,247.540', N 7,030,896.557' (Grid);

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;

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;

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.

EXHIBIT 'B':
Location Map



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

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.

TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (*e.g. Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
2. *Secondary Land Uses:* Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
3. *Zoning Districts:* Light Industrial (LI) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Technology Park
2. Channell Commercial Corporation

SPECIAL DISTRICTS

LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require 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. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
2. *Secondary Land Uses:* Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
3. *Zoning Districts:* Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. N. Goliad Street Between East Fork Road and the Downtown
2. West Side of Ridge Road after the SH-205/Ridge Road Split
3. N. Goliad Street Across from the YMCA

MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian freindly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Parks, Open Space, Trails, and Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Commons
2. Harbor District

DOWNTOWN (DT)

10 NORTH LAKESHORE DISTRICT

DISTRICT DESCRIPTION

The *North Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. Many of the subdivisions in this district are considered established and it is not anticipated that this district's development patterns will drastically change moving forward.

DISTRICT STRATEGIES

Currently, the *North Lakeshore District* is nearing its buildout capacity with only a few parcels of vacant land left in the northern areas of the district. Considering this, the following are the recommended strategies for this district moving forward:

1. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for medium density, suburban housing products. Non-residential infill development should be designed utilizing an architectural style and scale that will complement the adjacent residential structures.
2. *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.
3. *Live/Work*. The live/work designations in this district are intended to provide a low intensity transition from residential properties to N. Goliad Street [*SH-205*]. These centers should be constructed to a similar residential scale as the adjacent residential properties.
4. *Land Use Scenarios*. Depending on adjacent development this area could also transition to a *Live/Work* or *Commercial* designation.
5. *Northern Lake Access*. The City should continue to explore opportunities for public access to the waterfront for the creation of public parks, passive greenway spaces, and trails. This is specifically important in the areas indicated by the red dashed line (---).

POINTS OF REFERENCE

A. Nebbie Williams Elementary School
B. Rockwall Golf & Athletic Club
C. Grace Hartman Elementary School
D. Virginia Reinhardt Elementary School
E. SH-66 Boat Ramp

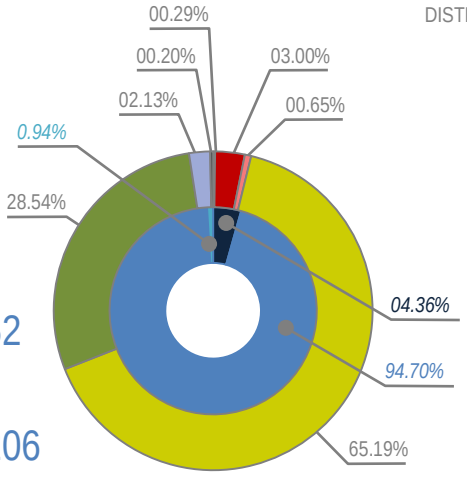
LAND USE PALETTES

☐ Current Land Use
☐ Future Land Use

1 Current Suburban Residential

1 Current Suburban Residential

1 Current Suburban Residential



COMMERCIAL	4.36%	
RESIDENTIAL	94.70%	
MIXED USE	0.94%	

MINOR COLLECTOR	
M4U	
M4D	

CEMETERY (CEM)	3.76-ACRES
COMMERCIAL/RETAIL (CR)	56.94-ACRES
LIVE/WORK (LW)	12.29-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	1,237.76-ACRES
PARKS AND OPEN SPACE (OS)	541.83-ACRES
PUBLIC (P)	40.53-ACRES
QUASI-PUBLIC (QP)	5.58-ACRES

	BUILD OUT	CURRENT
	4,358	4,052
	13,135	12,206
% OF ROCKWALL	20.26%	
	3.58%	
	20.50%	

02 DOWNTOWN DISTRICT

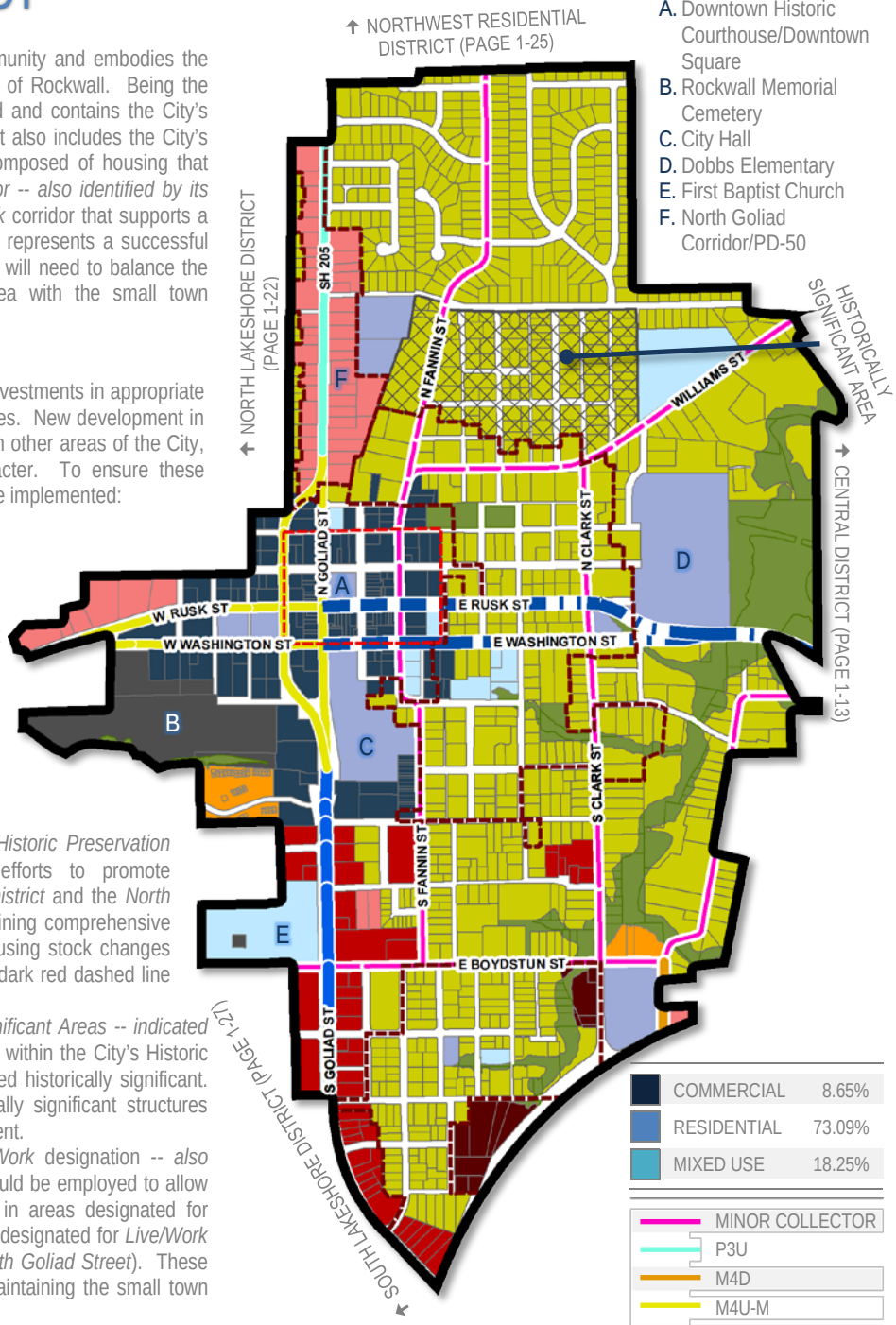
DISTRICT DESCRIPTION

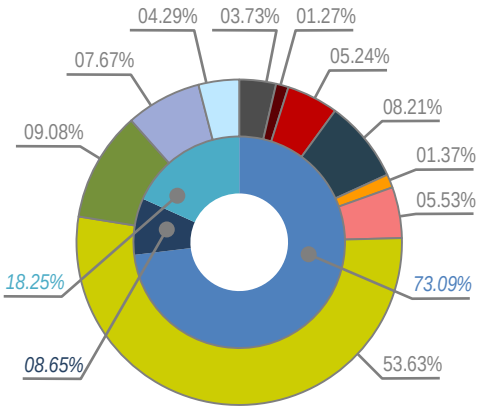
The *Downtown District* is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. This district also includes the City's Old Town Rockwall (OTR) Historic District, which is composed of housing that dates back to the late 1800's. The *North Goliad Corridor -- also identified by its zoning classification (i.e. PD-50)* -- is 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 the future, the City will need to balance the attractiveness of redevelopment in the Downtown area with the small town atmosphere that makes Rockwall unique to its residents.

DISTRICT STRATEGIES

The *Downtown District* will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City, to ensure that the district retains its small-town character. To ensure these objectives are achieved, the following strategies should be implemented:

1. *Downtown Square*. The *Downtown Square* should be preserved as a historical mixed-use area. Adaptive reuse strategies should be employed to protect and preserve the historic architecture and significance in the district, and redevelopment should be discouraged. In cases where redevelopment is appropriate, architecture and design standards that take into account the form, function and time-period of the existing of the downtown square should be implemented. The downtown square is indicated by the red dashed line (---).
2. *Historic District and North Goliad Corridor*. The *Historic Preservation Advisory Board (HPAB)* should continue its efforts to promote preservation and appropriate infill in the *Historic District* and the *North Goliad Corridor* (*i.e. PD-50*). This includes maintaining comprehensive and accurate records of how this area and its housing stock changes over time. The Historic District is indicated by the dark red dashed line on the district map (---).
3. *Historically Significant Areas*. The *Historically Significant Areas -- indicated in the crosshatched area* --- are areas that are not within the City's Historic District, but contain housing stock that is considered historically significant. This area should look to preserve these historically significant structures while continuing to allow appropriate infill development.
4. *Live/Work*. The flexibility provided by the *Live/Work* designation -- *also allowed in the Downtown (DT) zoning district* -- should be employed to allow for adaptive reuse of the existing housing stock in areas designated for Downtown (DT) District land uses and in the areas designated for *Live/Work* land uses *(i.e. adjacent to W. Rusk Street and North Goliad Street*). These districts are important to allowing change while maintaining the small town atmosphere of the Downtown area.





BUILD OUT	1,037	
	2,639	
CURRENT	926	
	248	
	2,370	
% OF ROCKWALL	4.63%	
	13.64%	
	3.98%	

COMMERCIAL	8.65%
RESIDENTIAL	73.09%
MIXED USE	18.25%

MINOR COLLECTOR
P3U
M4D
M4U-M
P6D
TXDOT 4D

CEMETERY (CEM)	17.11-ACRES
COMMERCIAL/INDUSTRIAL (CI)	5.82-ACRES
COMMERCIAL/RETAIL (CR)	24.06-ACRES
DOWNTOWN (DT)	37.67-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	6.27-ACRES
LIVE/WORK (LW)	25.38-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	246.20-ACRES
PARKS AND OPEN SPACE (OS)	41.69-ACRES
PUBLIC (P)	35.21-ACRES
QUASI-PUBLIC (QP)	19.70-ACRES

LEGEND:

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

PERMITTED LAND USES IN A RESIDENTIAL OFFICE (RO) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	RESIDENTIAL-OFFICE (RO) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Bed and Breakfast	(2)	(2)	P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Residential Garage	(7)	(4) & (5)	A
Home Occupation	(9)	(7)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Short-Term Rental (*Owner-Occupied, Single-Family Home, Townhome or Duplex*)	(17)	12)	S
Short-Term Rental (*Non-Owner-Occupied, Single-Family Home, Townhome or Duplex*)	(17)	(13)	S
Short-Term Rental (*Apartment or Condominium*)	(17)	(14)	S
Single-Family Detached Structure	(19)	(16)	P
Single-Family Zero Lot Line Structure	(20)	(17)	P
Private Swimming Pool	(20)		A
Private Sports Court with Standalone or Dedicated Lighting	(22)	(18)	S
Townhouse	(23)	(19)	P
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	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)	S
Group or Community Home	(11)	(5)	P
Halfway House	(13)	(6)	S
Public Library, Art Gallery or Museum	(16)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
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 Fundraising Events by Non-Profit	(7)	(4)	P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Astrologer, Hypnotist, or Psychic	(4)		P
Portable Beverage Service Facility	(6)	(3)	S
Food Trucks/Trailers	(14)	(7)	S
General Retail Store	(17)		S
Hair Salon and/or Manicurist	(18)		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 RESIDENTIAL OFFICE (RO) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	RESIDENTIAL-OFFICE (RO) DISTRICT
Massage Therapist	(21)		P
Private Museum or Art Gallery	(22)		P
Permanent Cosmetics	(25)	(9)	A
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(30)		S
Art, Photography, or Music Studio	(33)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Shoe and Boot Repair and Sales	(16)		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
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 PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [*ORDINANCE NO. 25-19*] 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 2.57-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 Dyron Durham, Caroline Harklau, Sheli Hudson, and Mike Crawford, requesting the approval of an amendment to Planned Development District 50 (PD-50) [*Ordinance No. 25-19*] for the purpose of incorporating an additional 2.57-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. 25-19*] 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. 25-19*;

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;

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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 4TH DAY OF AUGUST, 2025.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

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APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

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EXHIBIT 'A':
Legal Description

BEING 24.76 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;
42 **THENCE** North 09°-43'-09" East, a distance of 111 feet for a corner;

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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 South 89°-52'-21" West, a distance of 133.009 feet for a corner;
THENCE South 00°-03'-55" West, a distance of 9.2 feet for a corner;
THENCE North 89°-46'-36" West, a distance of 208.213 feet for a corner;
THENCE North 00°-35'-23" East, a distance of 109.389 feet for a corner;
THENCE North 00°-31'-30" East, a distance of 103.492 feet for a corner;
THENCE North 00°-31'-24" East, a distance of 206.701 feet for a corner;
THENCE North 88°-41'-01" East, a distance of 218.752 feet for a corner;
THENCE South 00°-34'-03" West, a distance of 102.403 feet for a corner;
THENCE South 89°-54'-55" East, along said boundary and the South Right of Way of Live Oak Street, a distance of 238.849 feet to the **POINT OF BEGINNING** containing approximately **24.76 acres** (1,078,686.80 sf) of land more or less.

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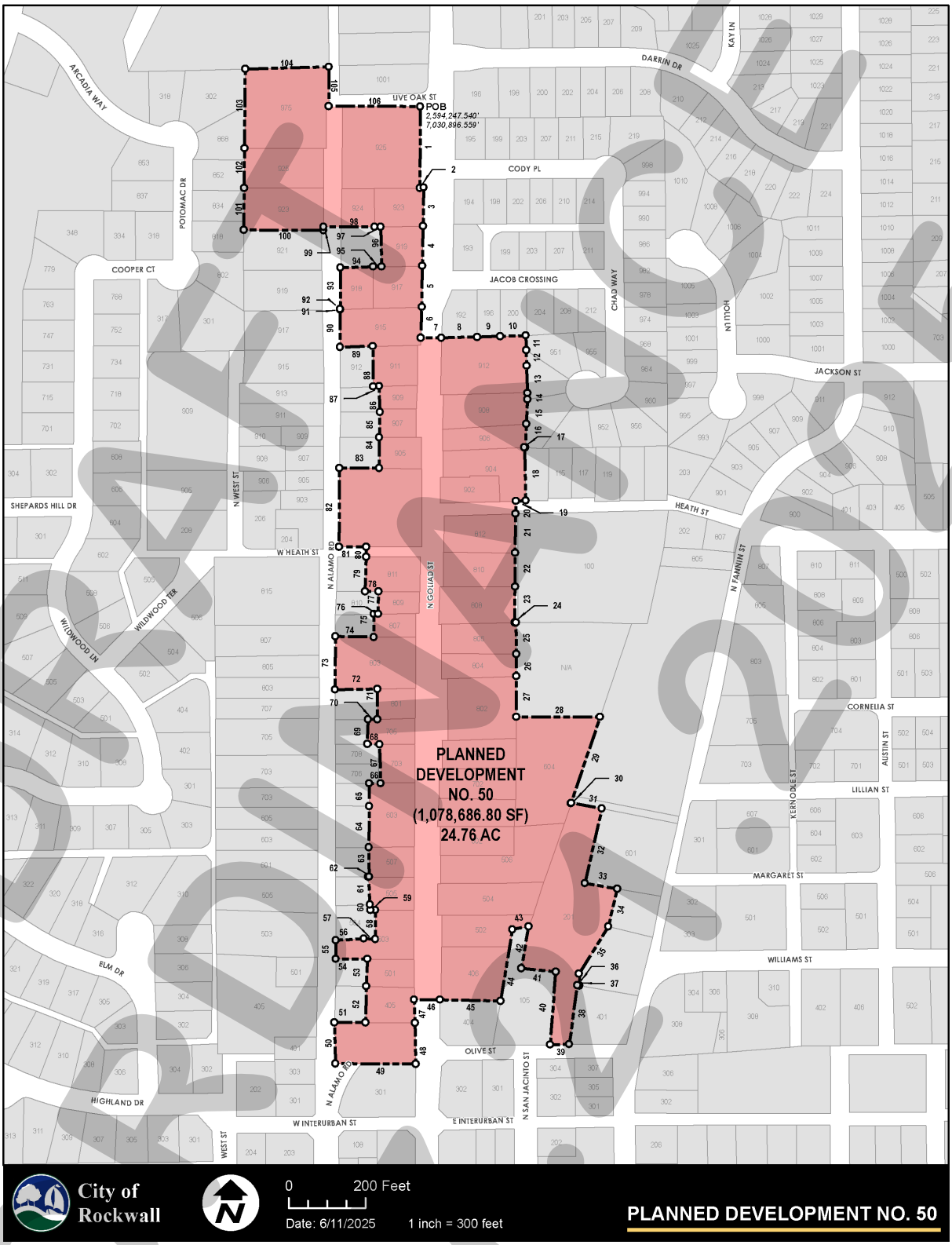
EXHIBIT 'B':
Location Map



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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

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	Jonathan Brown, AIA; *JHP Architecture/Urban Design*
CASE NUMBER:	Z2025-029; *Rockwall Community Playhouse (SF-7 to PD)*

On June 19, 2025, the Historic Preservation Advisory Board (HPAB) held a public hearing on *Case No. H2025-013*, and approved a motion to table the case to the July 17, 2025 Historic Preservation Advisory Board (HPAB) meeting. The purpose of this action was to allow the applicant time to address concerns related to their concept plan and building elevations raised by the Historic Preservation Advisory Board (HPAB) during the public hearing. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing may be continued by the Planning and Zoning Commission or City Council any time after the public hearing has commenced. The continuation of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A continued public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a continuation at a public hearing shall be sufficient notice and no additional notice is required." Given that the Historic Preservation Advisory Board (HPAB) tabled *Case No. H2025-013*, and the Planning and Zoning Commission approved a motion to table this *Zoning Change* request, the City Council will need to announce the new public hearing date of *August 4, 2025*. No further action or motions are required. Should the City Council have any questions, staff will be available at the *July 21, 2025* City Council Meeting.

CITY OF ROCKWALL

PLANNING AND ZONING CASE MEMO

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	Tom and Patti Muggeo
CASE NUMBER:	Z2025-031; *Specific Use Permit (SUP) for an Accessory Structure at 2317 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.

BACKGROUND

On July 25, 1985, a subdivision plat for Saddlebrook Estates #2 Addition was filed with Rockwall County. This subdivision plat established 45 single-family homes on 51.47-acres, and established the subject property as Lot 5, Block A, Saddlebrook Estates #2 Addition. The subject property -- *along with the rest of the Saddlebrook Estates #2 Addition* -- was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33* [*Case No. A1999-002*], and was zoned Agricultural (AG) District at the time of annexation. On November 5, 2001, the City Council approved *Ordinance No. 01-58* rezoning the Saddlebrook Estates #2 Subdivision -- *which included the subject property* -- from an Agricultural (AG) District to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,461 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 750 SF detached garage constructed in 2005, a 192 SF accessory building constructed in 2005, and a 291 SF pergola constructed in 2012.

PURPOSE

The applicants -- *Tom and Patti Muggeo* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an accessory structure that exceeds the number of accessory structures and the overall maximum allowable square footage for an accessory structure permitted within a Single-Family 16 (SF-16) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2317 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Saddlebrook Lane, which is classified as a R2 *(i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare are two (2), one (1) acre parcels of land (*i.e. Lots 6 & 15, Block B, Saddlebrook Estates #2*). The properties are zoned Single Family 16 (SF-16) District. Beyond this is one (1), one (1) acre parcel of land *(i.e. Lot 20, Block A, Saddlebrook Estates #2).* Each of the aforementioned lots currently have a single-family home situated on them. Beyond this is the corporate limits of the City of Rockwall.

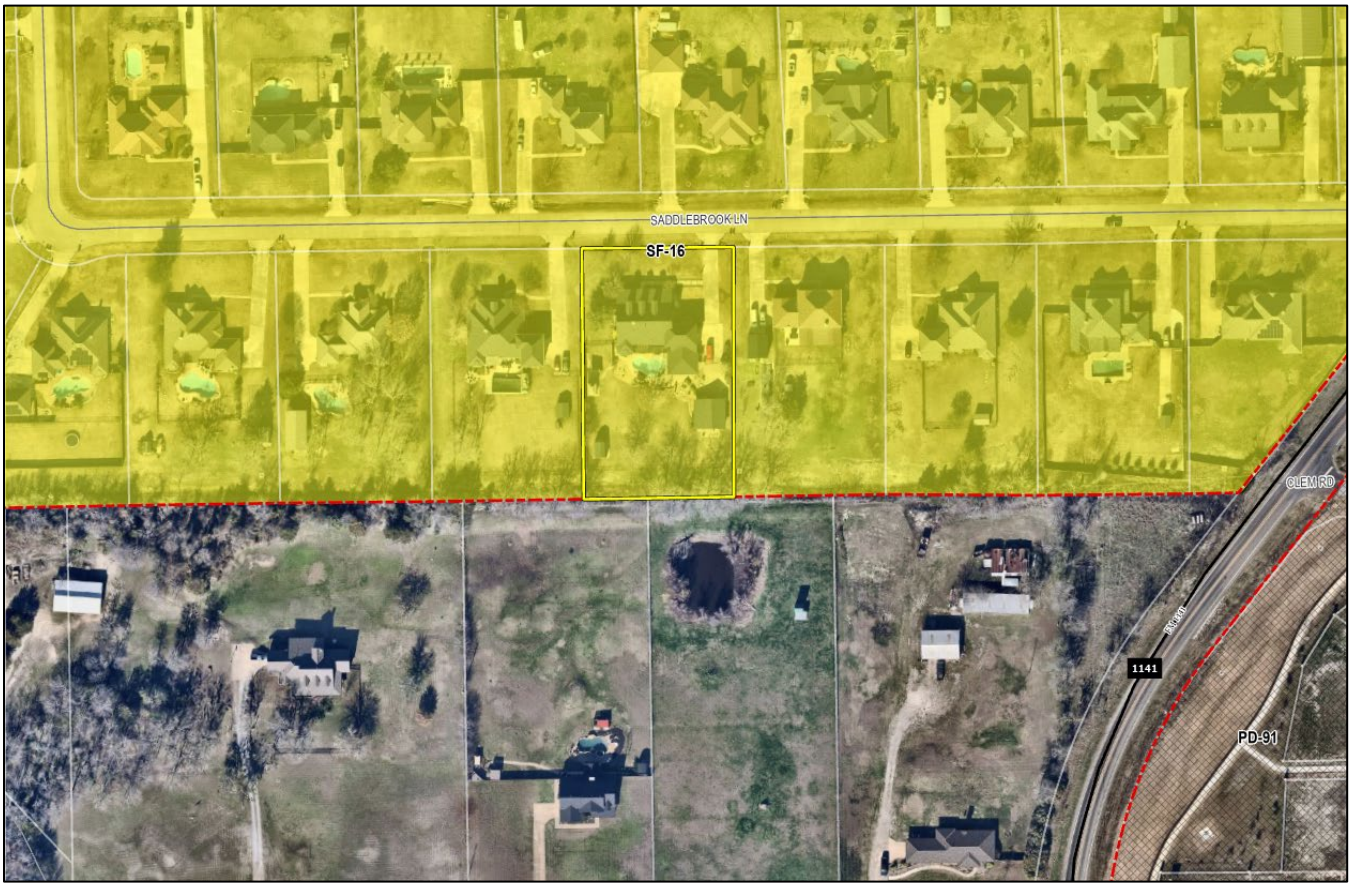
South: Directly south of the subject property is the corporate limits of the City of Rockwall and several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property are three (3), one (1) acre lots (*i.e. Lots 2,3, & 4, Block A, Saddlebrook Estates #2*) that are zoned Single Family 16 (SF-16) District and developed with single-family homes. Beyond this is a 0.72-

acre parcel of land (*i.e. Lot 1, Block A, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District and developed with a single-family home. Beyond this is FM-1141, which is classified as an A4D *(i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits of the City of Rockwall and several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property are five (5), one (1) acre parcels of land, zoned Single-Family 16 (SF-16) District that are developed with single-family homes. Beyond this is an 11.96-acre parcel of land (*i.e. Lot 2, Block A, Cox Acres*) developed with a 4,349 SF single-family home. Beyond this is a 4.83-acre parcel of land (*i.e. Lot 1, D.R, Taylor Addition*) developed with a 2,318 SF single-family home. Both of these properties are zoned Agricultural (AG) District. Beyond this is E. Old Quail Run Road, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan and building elevations provided by the applicants, the proposed accessory structure will measure 12-feet by 16-feet (*or 192 SF*), and be situated in the rear yard of the subject property. It will be located approximately six (6) feet from the western or side property line and more than 50-feet from the southern or rear property line. In addition, the proposed accessory structure will be required to be located more than six (6) feet from the existing pergola. The proposed overall height of the structure will be 12-feet, eight (8) inches. The exterior of the structure will be clad in LP SmartSide OSB siding as is typical with accessory structures from TuffShed.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 16 (SF-16) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed accessory structure is 192 SF (*i.e. 48 SF over the maximum allowable square footage*) and there are currently three (3) existing accessory structures situated on the subject property. One (1) of the existing structures is an accessory building that has a building footprint of 192 SF, and one (1) is a pergola that has a building footprint of 291 SF. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for Single-Family 16 (SF-16) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Number of Accessory Structures Permitted	*2*	*X=4; Not in Conformance*
Accessory Structure (Maximum Square Footage)	*144 SF*	*192 SF; Not in Conformance*
Minimum Rear Yard Setback	*3-Feet*	*X>50-feet; In Conformance*
Minimum Side Yard Setback	*3-Feet*	*X=6-feet; In Conformance*
Maximum Building Height	*15-Feet*	*X=12-Feet,8-Inches; In Conformance*
Between Buildings	*6-feet*	*X=6-feet; In Conformance*

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [*1*] if the structure was constructed without a permit or under false pretenses, [*2*] the size of the proposed *accessory structure* compared to the size of other *accessory structures* in the area/neighborhood/subdivision, and [*3*] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. In this case, the proposed accessory structure is consistent in size with other *accessory buildings* in the Saddlebrook Estates Subdivision. Out of 57 *accessory structures* surveyed by staff in the subdivision, the majority were similar in scale or larger than what the applicant is proposed. The 13 *detached garages* account for the larger structures observed by staff.

Although the request exceeds code limits, it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. With all this 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 June 18, 2024, staff mailed 25 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received seven (7) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

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

(1) The applicants shall be responsible for maintaining compliance with the operational conditions contained within 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 Specific Use Permit (SUP) ordinance.

  (b) The construction of an *Accessory Building* on the Subject Property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

(c) The *Accessory Building* shall not exceed a maximum size of 144 SF.

(d) The subject property shall be limited to a maximum of four (4) accessory structures.

(e) The *Accessory Building* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit. Specifically, the accessory building shall be a minimum of six (6) feet from the pergola situated on the subject property.

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

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2317 Saddlebrook Lane				
SUBDIVISION	Saddlebrook Estates	LOT	5	BLOCK	A
GENERAL LOCATION	North Rockwall off 1141				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE	
PROPOSED ZONING		PROPOSED USE	
ACREAGE	1 Acre	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

☑ OWNER	Tom + Patti Muggeo	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	2317 Saddlebrook Ln	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Thomas & Patricia Muggeo [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 $ [illegible] TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 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."

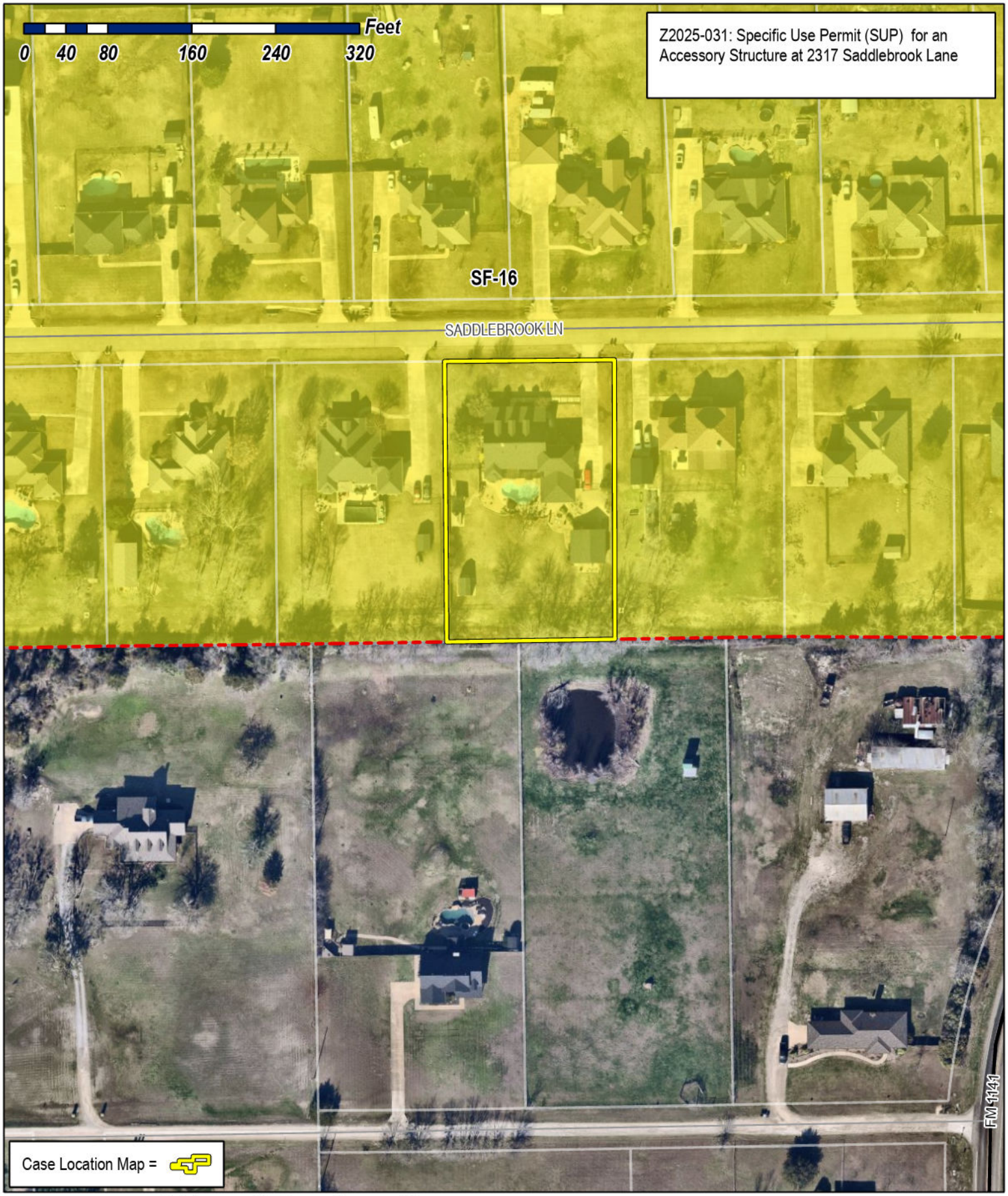
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June, 2025

OWNER'S SIGNATURE [signature]

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

DEBBIE WHITLOCK
Notary Public, State of Texas
Comm. Expires 11-19-2025
Notary ID 129630693

MY COMMISSION EXPIRES 11-19-2025



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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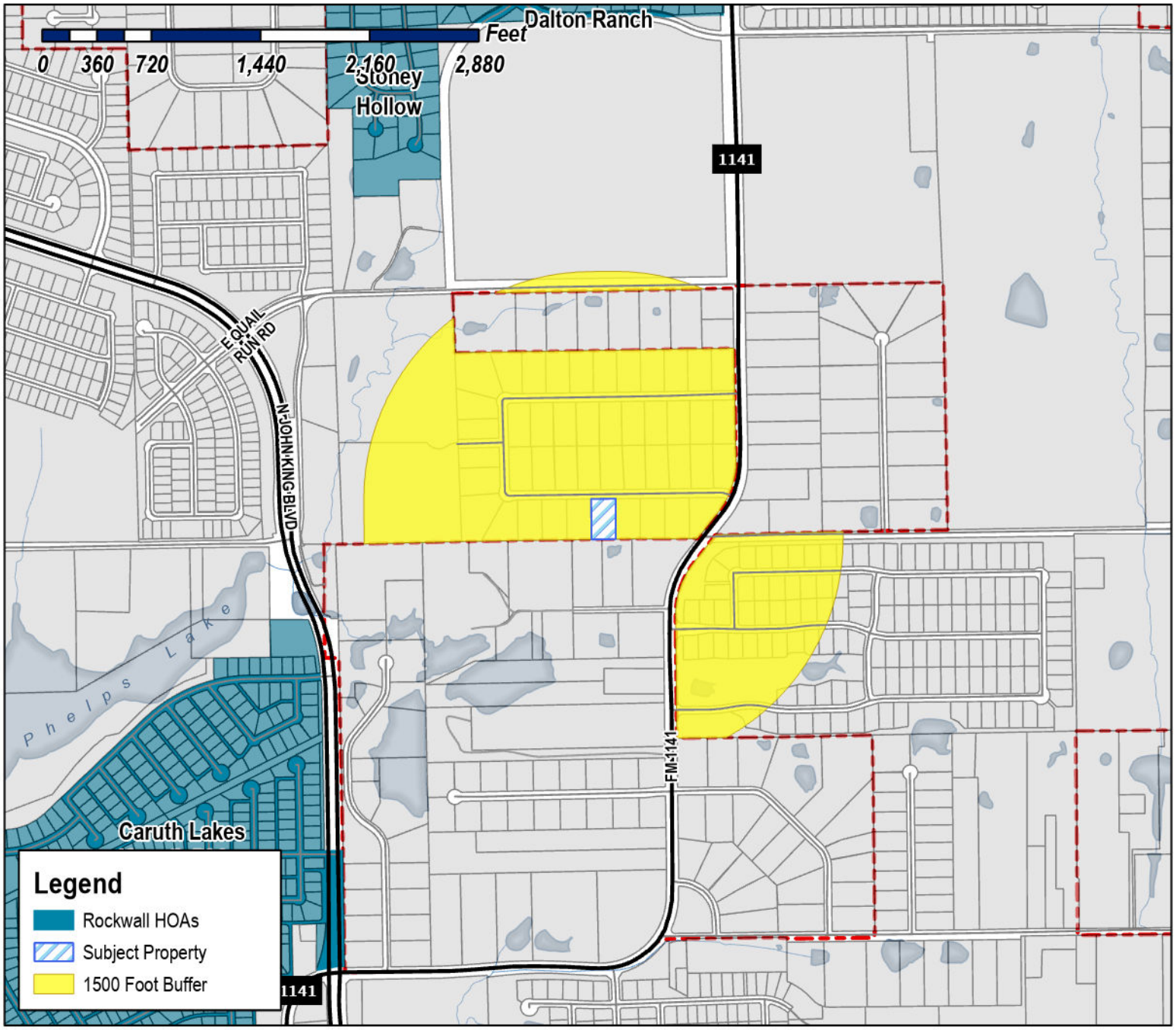
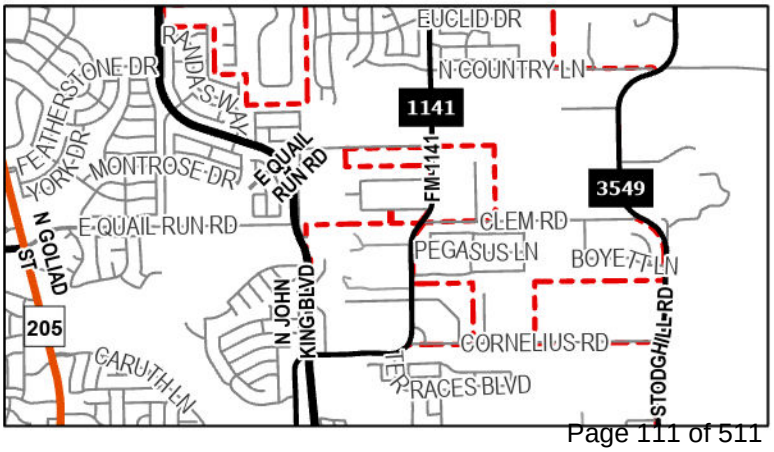


Case Number: Z2025-031
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2317 Saddlebrook Lane



Date Saved: 6/10/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

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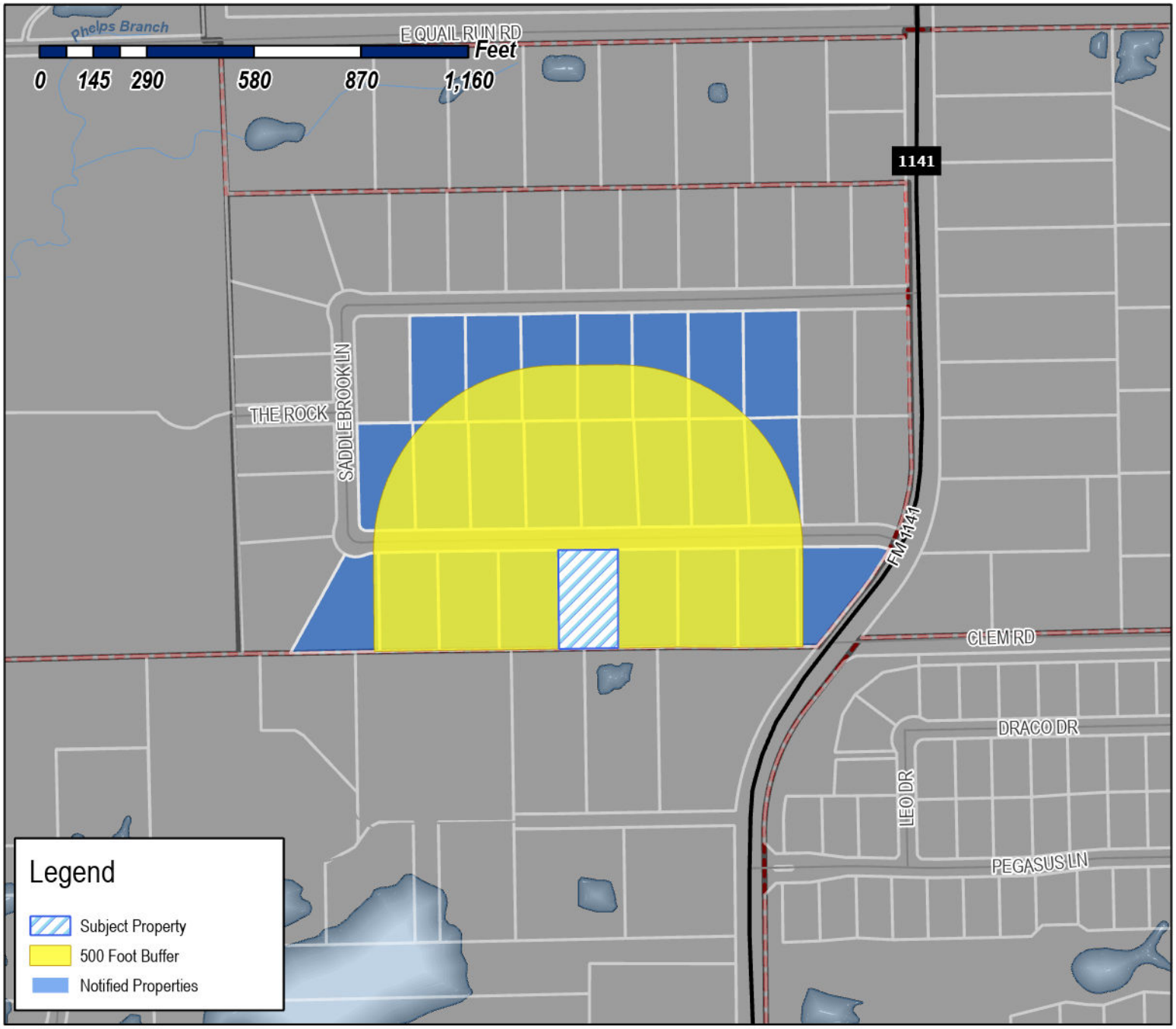

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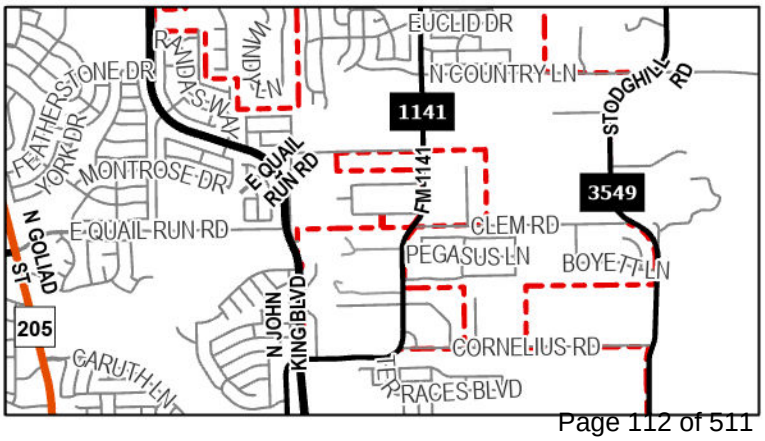

Date Saved: 6/10/2025
For Questions on this Case Call: (972) 771-7745

CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE MICHAEL B & DESIRAE M
2313 Saddlebrook Ln
Rockwall, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LANE
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

DUFFIN BRYAN & SALLY A
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

WRIGHT LIVING TRUST
MARTY ALLEN WRIGHT & DEBRA KAY WRIGHT -
CO-TRUSTEES
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

HOKANSON ETHAN LOREN & JORDAN NICOLE
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

RESIDENT
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROEHLICH
2377 Saddlebrook Ln
Rockwall, TX 75087

WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

DUNCAN BRYAN AND BEVERLY
2389 SADDLEBROOK 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:

Z2025-031: Specific Use Permit (SUP) for an Accessory Building

Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-031: Specific Use Permit (SUP) for an Accessory Building

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

From: [redacted]
To: Planning
Subject: P&Z Case# Z2025-031
Date: Tuesday, June 24, 2025 10:27:56 AM

Planning Department:

We live directly across the street looking directly at Tom & Patti Muggeo's home.
We fully support them being able to build this accessory building on their property.
We think it's completely up to them what they build in their lovely backyard and have no issues with their plans.

Regards,
Dave and Alicia Amundson
2328 Saddlebrook, Rockwall, TX 75087

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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.

From: [redacted]
To: Planning
Subject: 2317 Saddlebrook Z2025-031
Date: Monday, June 23, 2025 7:54:17 PM

I didn't receive a notice for the SUP for Tom/Patti Muggeo but I am in favor and have no opposition for the building.

Martha Griffey
2325 Saddlebrook

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

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From: [redacted]
To: Planning; [redacted]
Subject: P&Z case # z2025-031
Date: Monday, June 23, 2025 9:40:48 PM

To whom it may concern,

Please accept this email as approval of the SUP (P&Z case # z2025-031), for the residents at 2317 Saddlebrook Lane to install the desired structure on their property.

Mr. & Mrs. Muggeo have reviewed their plans with us, and we (my husband Mr. Michael Osborne and I) are in agreement with their plans and fully support this SUP.

P&Z case # z2025-031

If you have any questions, please do not hesitate to contact us.

Thank you

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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.

From: [redacted]
To: Planning
Subject: RE: Z2025-031 - SUP for an Accessory Bldg for 2317 Saddlebrook Ln
Date: Sunday, June 29, 2025 9:29:00 AM

I am IN FAVOR of this SUP (Z2025-031).

John White
2332 Saddlebrook Ln
Rockwall, TX 75087
[redacted]

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ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2025-031

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 Cortney Schale

ADDRESS Rockwall

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

I am for them getting another building.

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 Z2025-031

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 Edie Smith

ADDRESS 2312 Saddlebrook Ln, Rockwall, TX, 75087, USA

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

The building is not much larger than allowed. It will be well-kept and a beautiful addition to our neighborhood.

PLEASE CHECK ALL THAT APPLY.

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

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

- ☐ 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 Z2025-031

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 Ronnie Robinson

ADDRESS 2321 Saddlebrook Ln, Rockwall, TX, 75087, USA

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

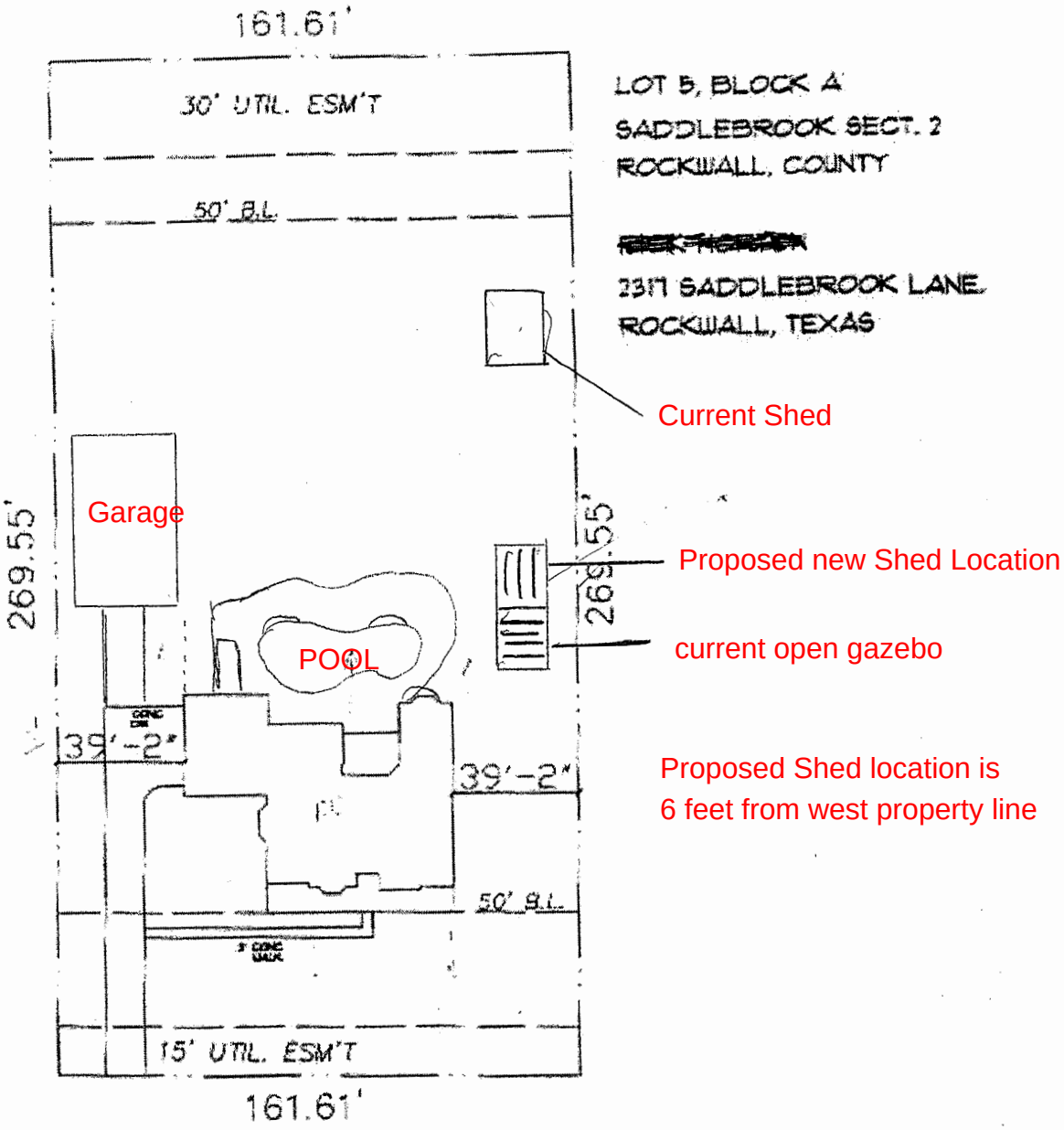
N/A

PLEASE CHECK ALL THAT APPLY.

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

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

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



SITE PLAN

1" = 50' - 0"

NORTH

PROJECT:

D.R. Horton, Inc.

DATE: 7 / 10 / 01

NO: 01782 / 921 (MUGGEO)

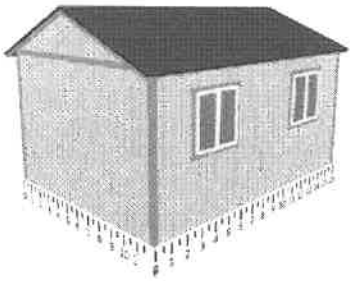
SHEET:

SA1

OF: 1

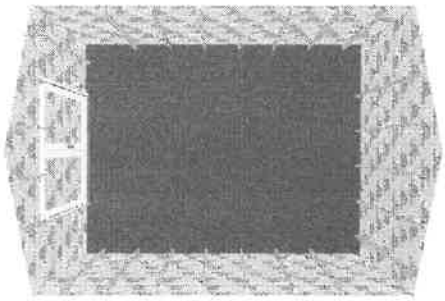
TUFF SHED

Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style
Premier Pro Tall Ranch - 12' wide by 16' long
Paint Selection
Base: Tundra Frost, Trim: Smoky Slate
Roof Selection
Charcoal Dimensional Premium Shingle
Drip Edge
Black
Is a permit required for this job?
Yes
Who is pulling the permit?
Tuff Shed

Optional Details

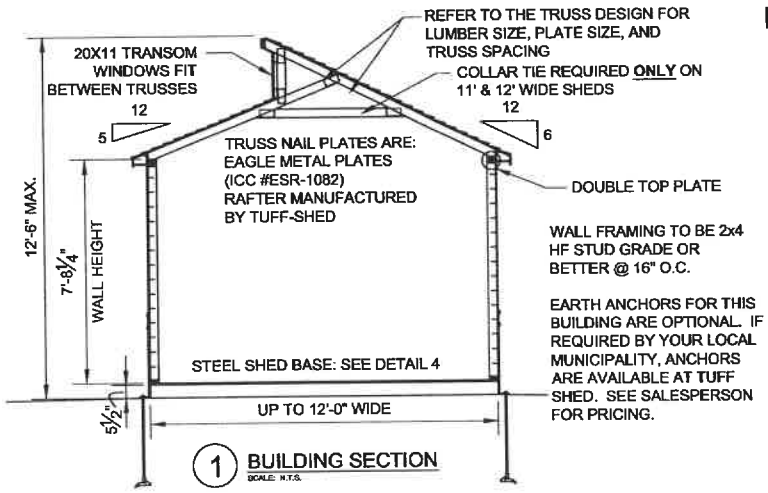
Doors
Full-Lite Residential Double Door (6' x 6'8"),
Windows
3 3'x3' Insulated Horizontal Sliding Window
Walls
461 Sq Ft House Wrap
Roof
240 Sq Ft Clerestory Upgrade
Floor and Foundation
192 Sq Ft No Floor

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
Yes
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Slab provided by customer will be within ½" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).
Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Concrete without Shed Floor

PPTR CLERESTORY SHED UP TO 12' WIDE x UP TO 24' LONG

PREMIER PRO SERIES



1 BUILDING SECTION
SCALE: N.T.S.

NOTES:

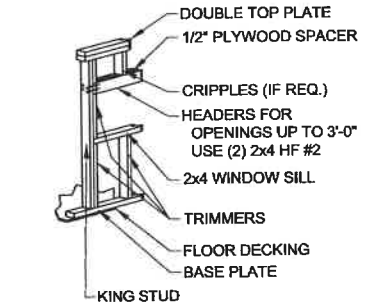
1. BUILDING CODE: 2021 IBC AND 2021 IRC
2. DESIGN LOADING:
   WIND SPEED & EXPOSURE: 115C
   ROOF LIVE LOAD: 40 PSF
   ROOF DEAD LOAD: 10 PSF
3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2021 IBC AND 2021 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

ROOF:
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6" O.C. AT EDGES
8d NAILS @ 12" O.C. IN FIELD

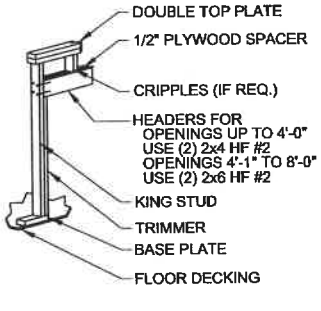
WALLS:
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6" O.C. AT EDGES.
8d NAILS @ 12" O.C. IN FIELD

HEADER:
ATTACH HEADER TO STUD WITH:
(4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER:
16d @ 16" STAGGERED FACE NAIL



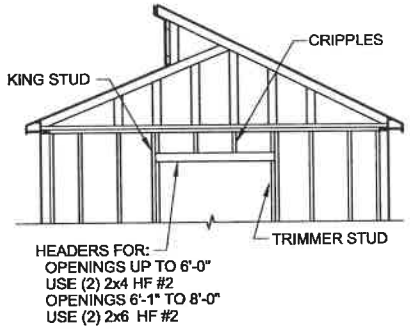
FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER SERIES SIDE WALLS

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.

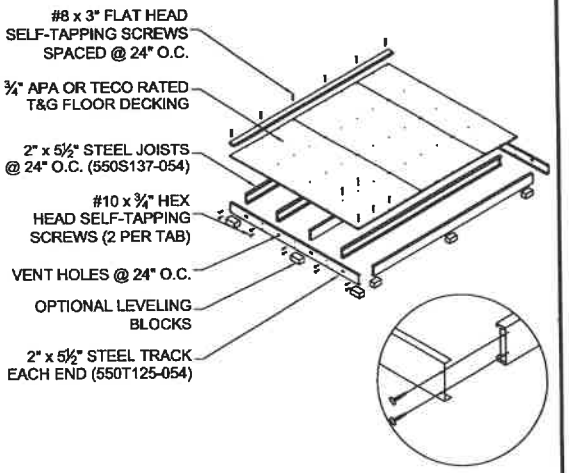


FOR OPENINGS UP TO 8'-0" ON PREMIER SERIES SIDE WALLS

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.



1. STEEL SHED FOUNDATION:
   2" x 5½"-16 GAUGE STEEL TRACKS G140 ZINC COATED
   2" x 5½"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C.
   (SUPPLIER: ALLIED STUDCO - JOIST: 550S137-054 / TRACK: 550T125-054).
2. ¾" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1⅝" LONG MIN. SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-TAPPING SCREWS @ 24" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:
   SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".
   BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.
   BLOCKS UNDER TRACK SPACED @ 4'-0" O.C. MAXIMUM.

4 SHED BASE DETAIL
SCALE: N.T.S.

TUFF SHED
Storage Buildings & Garages
TUFF SHED, INC.

Order #.
Customer:
Site Address:
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. #
Drawn By: SJ
Date: 6/16/23
Checked By:
Date:
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS
NOTES - 2021 IBC & IRC - 115C

DRAWING NO. PPTC-01
REV. LEVEL 01
SHEET 1
SHEET 1 OF 1

TUFF SHED

Quote

Location:	Royse City | #320 | 972-635-2403	Scheduled Date:	
Factory Location:	HUTCHINS | #320 | (972) 764-1530	Created Date:	04/21/2025
Prepared by:	Doug Alford | (972) 248-7111 | dalford@tuffshed.com	Customer	Patti Muggeo p. (214) 334-2992 |c. redd738@aol.com
		JDE SO	2178770
Special Instructions:		SF Quote	Q-3103334
		Ship to Address	2317 Saddlebrook lane Rockwall, TX 75087

Line Item Description	Sales Price	Quantity	Promo	Addt'l Disc	Total Price
Premier Pro Tall Ranch 12 x 16	$7,395.00	1.00	($0.00)	$0.00	$7,395.00
Clerestory Upgrade	$9.75	240.00	($0.00)	$0.00	$2,340.00
Upgrade - 6068 Tempered Full Lite Residential Door	$1,150.00	1.00	($0.00)	$0.00	$1,150.00
3'x3' Insulated Horizontal Sliding Window	$259.00	3.00	($0.00)	$0.00	$777.00
Permit Services	$350.00	1.00	($0.00)	$0.00	$350.00
House Wrap	$0.40	461.00	($0.00)	$0.00	$184.40
Full Service Paint Application	$925.00	1.00	($750.00)	$0.00	$175.00
Engineering Fees	$0.10	192.00	($0.00)	$0.00	$19.20
Paint - Tundra Frost	$0.00	461.00	($0.00)	$0.00	$0.00
Paint - Smoky Slate	$0.00	1.00	($0.00)	$0.00	$0.00
No Floor	$0.00	192.00	($0.00)	$0.00	$0.00
Charcoal Lifetime	$0.00	240.00	($0.00)	$0.00	$0.00
Credit for Removal of Default Door	($324.00)	1.00	($0.00)	$0.00	($324.00)
Delivery Fee	$99.00	1.00	()	$0.00	$99.00

Gross Total	$12,915.60
Discount	($750.00)
Net Total	**$12,165.60**
Estimated Tax	$0.00
Grand Total	$12,165.60

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.

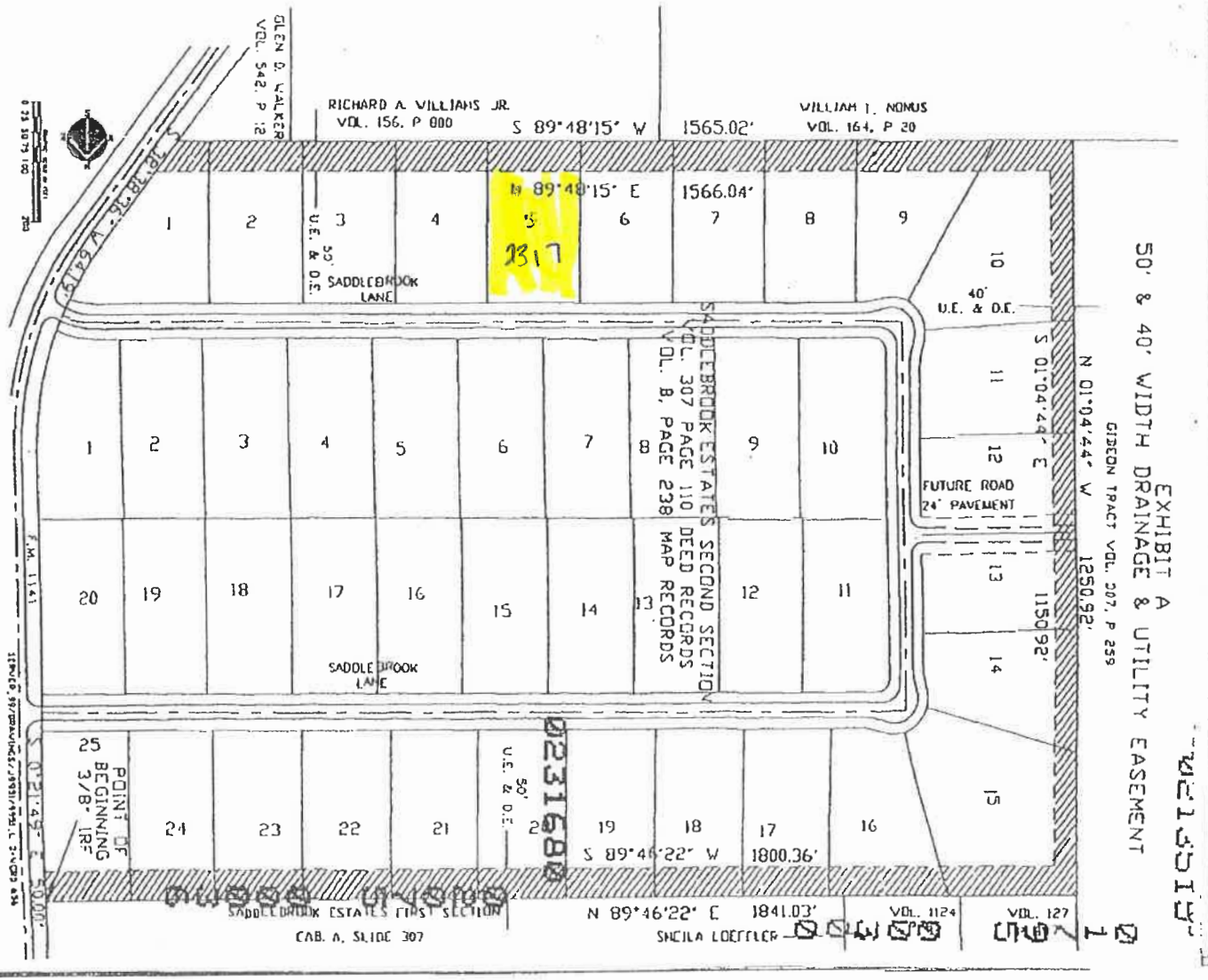


EXHIBIT A
50' & 40' WIDTH DRAINAGE & UTILITY EASEMENT
GLEN D. WALKER VOL. 542, P. 12
RICHARD A. VILLIANS JR. VOL. 156, P 000
S 89°48'15" W 1565.02'
N 89°48'15" E 1566.04'
WILLIAM T. NONUS VOL. 164, P 20
1317
50' U.E. & D.E.
SADDLEBROOK LANE
40' U.E. & D.E.
SADDLEBROOK ESTATES SECOND SECTION VOL. 307 PAGE 110 VOL. B, PAGE 238 DEED RECORDS MAP RECORDS
S 01°04'44" E 1150.92'
N 01°04'44" W 1250.92'
GIDEON TRACT VOL. 307, P 259
FUTURE ROAD 24' PAVEMENT
F.M. 1141
SADDLEBROOK LANE
POINT OF BEGINNING 3/8" IRF
S 01°04'44" E 50.00'
50' U.E. & D.E.
S 89°46'22" W 1800.36'
N 89°46'22" E 1841.03'
SADDLEBROOK ESTATES FIRST SECTION CAB. A, SLIDE 307
SHEILA LOEFFLER
VOL. 1124
VOL. 127
0231680

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *ACCESSORY BUILDING* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 5, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tim and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an *Accessory Building* that exceeds the maximum size and the number of accessory buildings permitted on a property for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for an *Accessory Building* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

DRAFT
ORDINANCE
01-21-2025

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Accessory Building* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

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

2) The construction of an *Accessory Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The *Accessory Building* shall not exceed a maximum size of 192 SF.

4) The subject property shall be limited to a maximum of four (4) accessory structures.

5) The *Accessory Building* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

DRAFT ORDINANCE 01.21.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

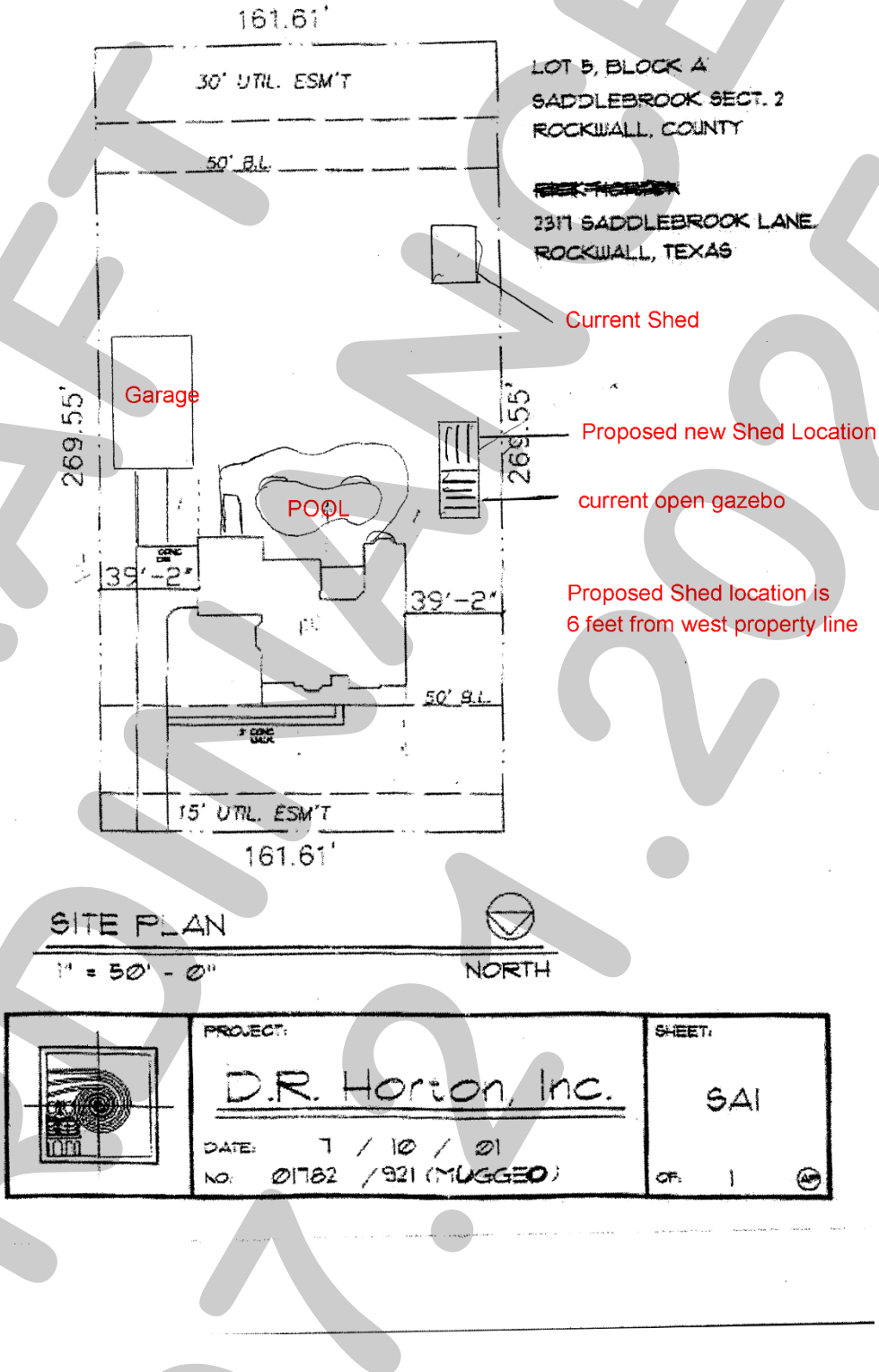
DRAFT ORDINANCE 07.21.2025

Exhibit 'A'
Location Map and Legal Description

Address: *2317 Saddlebrook Lane*
Legal Description: *Lot 5, Block A, Saddlebrook Estates #2 Addition*

DRAFT

Exhibit 'B':
Site Plan



DRAFT ORDINANCE 07.21.2025

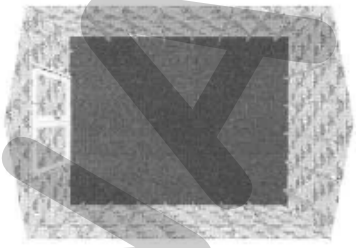
Exhibit 'C':
Building Elevations

TUFF SHED

Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334

Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style
Premier Pro Tall Ranch - 12' wide by 16' long
Paint Selection
Base: Tundra Frost, Trim: Smoky Slate
Roof Selection
Charcoal Dimensional Premium Shingle
Drip Edge
Black
Is a permit required for this job?
Yes
Who is pulling the permit?
Tuff Shed

Optional Details

Doors
Full-Lite Residential Double Door (6' x 6'8"),
Windows
3 3'x3' Insulated Horizontal Sliding Window
Walls
461 Sq Ft House Wrap
Roof
240 Sq Ft Clerestory Upgrade
Floor and Foundation
192 Sq Ft No Floor

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
Yes
Is there a power outlet within 100 feet of installation location?
Yes
The building location must be level to properly install the building. How level is the install location?
Slab provided by customer will be within ½" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).
Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes
Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes
Substrate Shed will be installed on?
Concrete without Shed Floor

DRAFT
ORDINANCE
07.21.2025

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller; *Director of Planning and Zoning*
DATE:	July 21, 2025
SUBJECT:	Z2025-032; Amendment to Planned Development District 11 (PD-11)

On June 5, 2023, the City Council directed staff to begin the process of initiating zoning to amend the City's older Planned Development (PD) Districts in order to prepare consolidating ordinances (*i.e. writing one [1] ordinance that supersedes all previous ordinances for the Planned Development Districts*). The purpose of this effort is to [*1*] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [*2*] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are *not* intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*), Lakeside Village/Turtle Cove Subdivisions (*i.e. Planned Development District 2 [PD-2]*), the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*), the Windmill Ridge Subdivision (*i.e. Planned Development District 13 [PD-13]*), and Planned Development District 9 (PD-9).

Planned Development District 11 (PD-11) -- *also known as the Hillcrest Shores Subdivision* -- was originally adopted in 1973, and currently consists of 30 pages of regulations within seven (7) regulating ordinances. The Planned Development District also consists of approximately 20 development cases. The proposed draft ordinance consolidates these regulating ordinances and development cases into a single document. Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance *will not* change any of the requirements, concept plans, or development standards stipulated for any property in the Hillcrest Shores Subdivision. To assist the City Council in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 11 (PD-11), a timeline and summary of each development case associated with Planned Development District 11 (PD-11), and staff's proposed draft ordinance for comparison purposes.

This being a zoning case, staff sent out 658 notices to all property owners and occupants within Planned Development District 11 (PD-11), and within 500-feet of the Planned Development District's boundaries. In addition, staff notified the Rockwall Shores, The Shores on Lake Ray Hubbard, Lakeview Summit, and The Preserve Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of Planned Development District 11 (PD-11) participating in the Neighborhood Notification Program. Included with the notice was a link to the City's website -- *which had all of the zoning documents associated with the case (i.e. the old Planned Development District 11 [PD-11] ordinances and the proposed draft ordinance)* --, and included with the notice was a letter explaining the purpose of the zoning amendment. To date, staff has received three (3) property owner notifications from three (3) property owners. Two (2) of these notices are in favor of the proposed amendment and one (1) notice is opposed to the proposed amendment. Staff should note that the notice in opposition indicated that the amendment would allow "affordable housing" in the Emerald Bay Park; however, as previously stated by staff, the proposed amendment *does not* change any of the requirements, concept plans, or development standards stipulated for any property in the Hillcrest Shores Subdivision or the Emerald Bay Park. On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0. Should the City Council have any questions, staff will be available at the *July 21, 2025* Planning and Zoning Public Hearing.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: January 14, 2025

SUBJECT: Development Cases for Planned Development District 11 (PD-11)

Planned Development District 11 (PD-11) -- *also known as Hillcrest Shores Subdivision* -- was originally adopted in 1973, and currently consists of 31 pages of regulations within six (6) regulating ordinances. The following is a timeline and summary of the ~27 development cases associated with this Planned Development District:

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

- *JUNE 23, 1959 (ORDINANCE NO. 59-02; A1959-002)*: A portion of the subject property was annexed into the City of Rockwall.
- *FEBRUARY 6, 1961 (ORDINANCE NO. 61-02; A1961-002)*: The remainder of the subject property was annexed into the City of Rockwall.
- *DECEMBER 3, 1973 (ORIDNANCE NO. 73-52; PZ1973-005-01)*: *Zoning Change* from Multi-Family 1 (MF-1) District to Planned Development District 11 (PD-11) for *Recreational Facilities* (*i.e. a Marina*) land uses for a 19.24-acre tract of land. [*SUPERSEDED*] *NOTE: This ordinance was not depicted on the 1972-1977 zoning maps and the legal description cannot be tied to current monumentation. As a result, staff cannot determine exactly which ordinance superseded Ordinance No. 73-52.*
- *JULY 7, 1980 (ORDINANCE NO. 80-13; PZ1980-005-01)*: *Zoning Change* from Planned Development District 11 (PD-11), Multi-Family 1 (MF-1) District, and General Retail (GR) District to a Single Family 2 (SF-2) District and Planned Development District 11 (PD-11) for a 192.261-acre tract of land. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 93-11, 94-28, 01-08, & 04-37*]
- *JUNE 7, 1993 (ORDINANCE NO. 93-11; PZ1993-019-01)*: *Zoning Change* amending Planned Development District 11 (PD-11) changing the base zoning for a 101.453-acre tract of land within the Planned Development District from Single Family 2 (SF-2) District to Single-Family 10 (SF-10) District. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 94-28, 01-08, & 04-37*]
- *AUGUST 16, 1993 (PZ1993-030-01)*: *Final Plat* for Hillcrest Shores Subdivision was approved. This plat was filed with Rockwall County on January 7, 1994 and created 67 single-family residential lots.
- *APRIL 4, 1994 (ORDINANCE NO. 94-15; PZ1993-046-01)*: This *Zoning Change* took a portion of Planned Development District 11 (PD-11) and incorporated it into Planned Development District 41 (PD-41) [*i.e. into the Preserve Subdivision*].
- *SEPTEMBER 6, 1994 (ORDINANCE NO 94-28; PZ1993-030-01)*: An amendment to Planned Development District 11 (PD-11) that changed the front yard setbacks. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 01-08, & 04-37*]
- *JANUARY 16, 1995 (PZ1994-042-01)*: *Preliminary Plat* for Phase II and III of the Hillcrest Shores Subdivision.
- *FEBUARY 20, 1995 (PZ1995-002-01)*: *Final Plat* for Hillcrest Shores Phase II Addition. This plat was filed with Rockwall County on April 25, 1995 and created 113 single-family residential lots.
- *SEPTEMBER 18, 1995 (PZ1995-040-01)*: *Replat* for Lot 44, Block D, Hillcrest Shores Phase II Addition.
- *MARCH 19, 2001 (ORDINANCE NO. 01-08; PZ2001-011-01-Z)*: *Zoning Change* from Single Family 10 (SF-10) and Agricultural (AG) District to Planned Development District 11 (PD-11) for Single Family 10 (SF-10) for a 9.1725-acre tract of land. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 04-37*]
- *JUNE 4, 2001 (PZ2001-047-01-PP)*: *Preliminary Plat* for Hillcrest Shores Phase III Addition.
- *JULY 10, 2001 (PZ2001-073-01-TP)*: *Treescape Plan* for Phase III of the Hillcrest Shores Phase III Addition.
- *MAY 20, 2002 (PZ2001-097-01-FP)*: *Final Plat* for Hillcrest Shores Phase III Addition. This plat addition created 110 single-family residential lots.

- *JANUARY 14, 2003 (PZ2002-105-01-LP)*: *Landscape Plan* for the entry monumentation for the Hillcrest Shores Subdivision.
- *SEPTEMBER 15, 2003 (SP2003-015)*: An appointment was held with City Council to discuss bringing forward a Treescape Plan. Council ultimately agreed that the applicant could bring forward a Treescape Plan at a later date.
- *JANUARY 20, 2004 (P2003-033)*: *Replat* for the Hillcrest Shores Phase III Addition. This plat was filed on April 24, 2024.
- *JUNE 7, 2004 (ORDINANCE NO. 04-37; Z2004-020)*: *Zoning Change* to amend Planned Development District 11 (PD-11) to change the front yard setback for Phase III of the Hillcrest Shores Addition.
- *DECEMBER 23, 2008 (P2008-033)*: *Replat* for Lot 36, Block D, Hillcrest Shores Addition.

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

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

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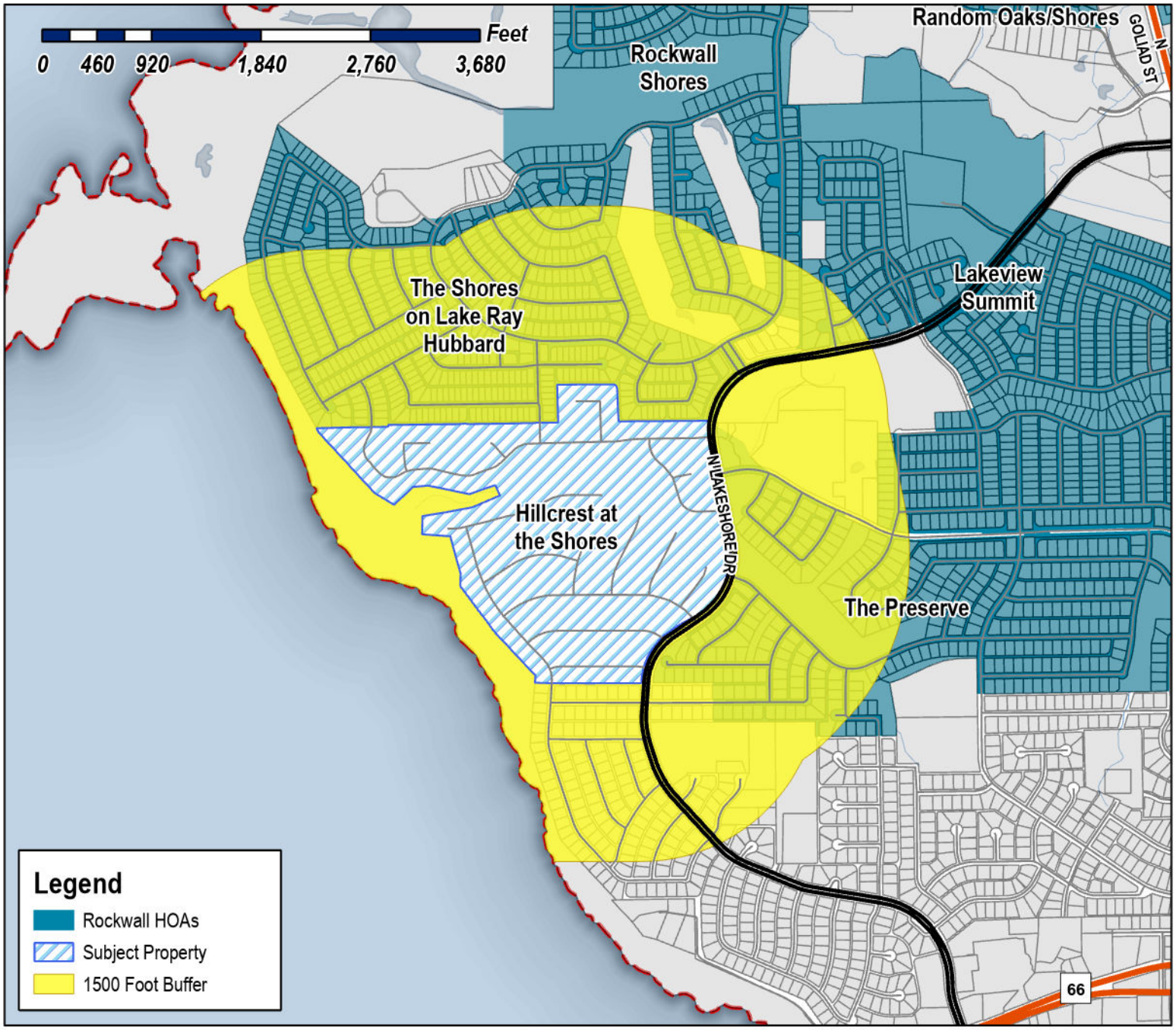

Case Number: Z2025-032
Case Name: Amendment to Planned Development District 11(PD-11)
Case Type: Zoning
Zoning: Planned Development District 11 (PD-11)
Case Address: Hillcrest Shores Subdivision

Date Saved: 6/13/2025
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 [Z2025-032]
Date: Friday, June 20, 2025 10:42:33 AM
Attachments: Public Notice (06.16.2025).pdf
HOA Map (06.13.2025).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

Z2025-032: Amendment to PD-11
Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 11 (PD-11) [Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, 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

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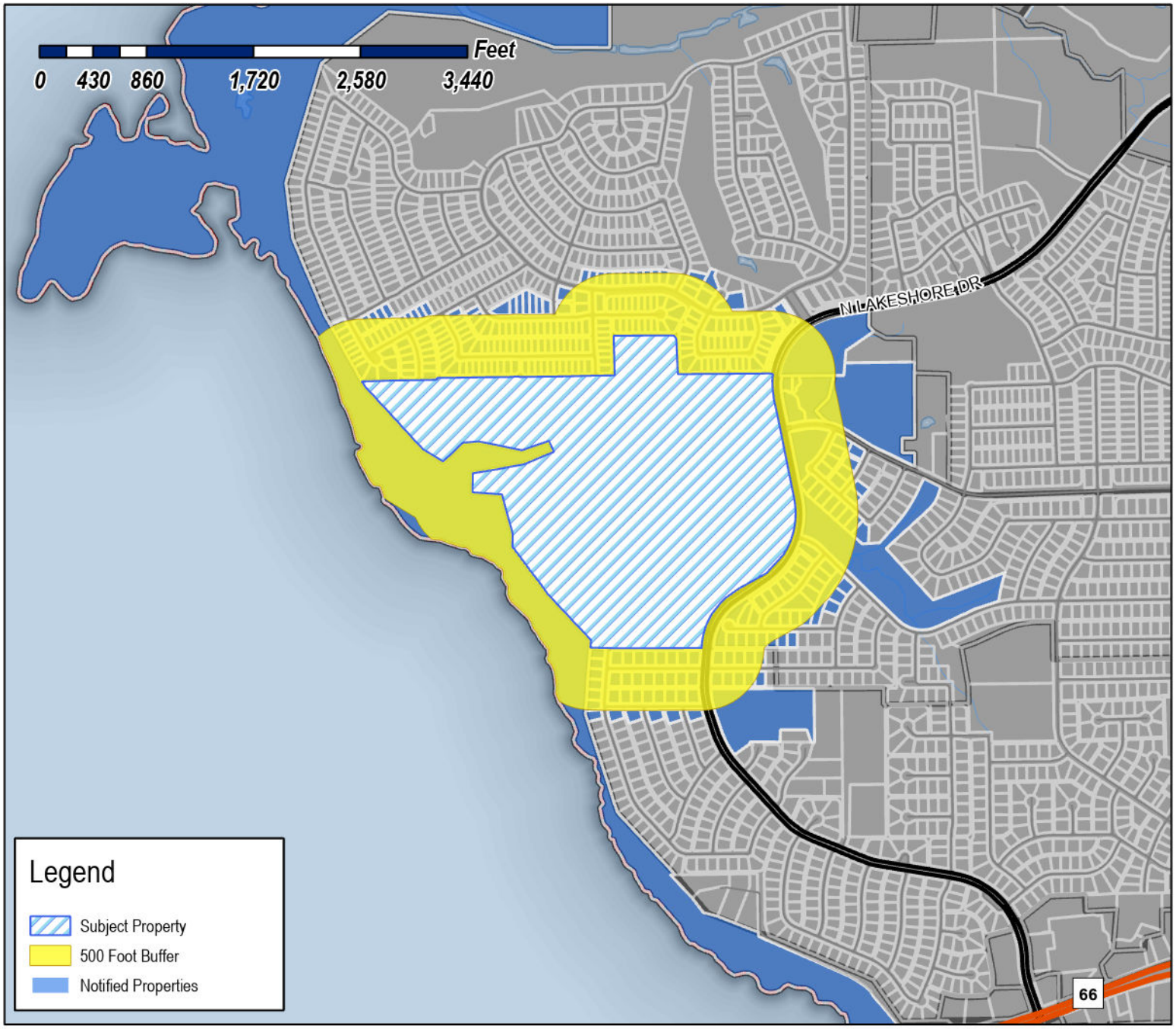
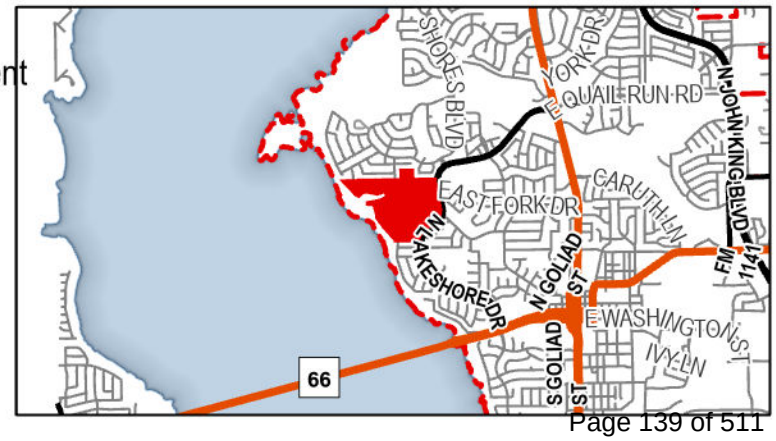


Case Number: Z2025-032
Case Name: Amendment to Planned Development District 11(PD-11)
Case Type: Zoning
Zoning: Planned Development District 11 (PD-11)
Case Address: Hillcrest Shores Subdivision

Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745



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1010 SHORES BLVD
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BARBER PATRICK ALEXANDER
1010 HILLCREST CIRCLE
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A
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1019 WOODHAVEN CIR
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1025 COURTNEY CIRCLE
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WESTERGAARD
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1036 HILLCREST CIR
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1037 HILLCREST CIR
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1037 WOODHAVEN CIRCLE
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1054 WOODHAVEN CIR
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1055 ARBOR VIEW PL
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1056 ARBOR VIEW PL
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1057 COURTNEY CIR
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1060 COURTNEY CIRCLE
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1061 WOODHAVEN CIR
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1066 WOODHAVEN CIR
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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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VU QUANG & JACQUELINE
1165 LAKE GLEN CIR
ROCKWALL, TX 75087

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1165 WATERWOOD CIR
ROCKWALL, TX 75087

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1170 CRESTCOVE DRIVE
ROCKWALL, TX 75087

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1170 LAKE GLEN CIRCLE
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GARRETT JOHN KEVIN
1170 RIDGEWAY DR
ROCKWALL, TX 75087

ROBERTSON GERALDINE C & LANCE S
1170 WATERSIDE CIRCLE
ROCKWALL, TX 75087

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1170 WATERWOOD CIRCLE
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1175 LAKE GLEN CIR
ROCKWALL, TX 75087

PALMERI MARTHA A
1175 WATERWOOD CIR
ROCKWALL, TX 75087

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KRISTINA LEIGH
1180 CRESTCOVE DRIVE
ROCKWALL, TX 75032

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1180 LAKE GLEN CIRCLE
ROCKWALL, TX 75087

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1180 RIDGEWAY DR
ROCKWALL, TX 75087

AGUILERA ARMANDO & MARIA M
1180 WATERSIDE CIR
ROCKWALL, TX 75087

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FERNANDO DIRK CARVAJAL
1180 WATERWOOD CIRCLE
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1185 Crestcove Dr
Rockwall, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

RESIDENT
1190 RIDGEWAY DR
ROCKWALL, TX 75087

LAWAL ESTHER AND OLUSEYE
1190 Lake Glen Cir
Rockwall, TX 75087

HERNANDEZ DAVID & AMBER
1190 WATERSIDE CIR
ROCKWALL, TX 75087

RESIDENT
1195 LAKE GLEN CIR
ROCKWALL, TX 75087

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

HPA II TEXAS SUB 2020-2 LLC
120 S Riverside Plz Ste 2000
Chicago, IL 60606

HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

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1200 CRESTCOVE DR
ROCKWALL, TX 75087

SAUTER DANA & TINA
1200 LAKE GLEN CIR
ROCKWALL, TX 75087

DOBBINS PATRICIA AND DENNIS
1200 WATERSIDE CIRCLE
ROCKWALL, TX 75087

ECKWERT HI SUN
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ROCKWALL, TX 75087

SCHROEDER DARYL
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ROCKWALL, TX 75087

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FORNEY, TX 75126

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ROCKWALL, TX 75087

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SOLOMON LAURA LEE
1215 COASTAL DR
ROCKWALL, TX 75087

RICHER JAMES E AND
DANIELLA TELLAM
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ROCKWALL, TX 75087

RESIDENT
1220 RIDGEWAY DR
ROCKWALL, TX 75087

COATS CASEY AND LAUREN
1220 CRESTCOVE DRIVE
ROCKWALL, TX 75087

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

ERICKSON DAVID L
1225 COASTAL DR
ROCKWALL, TX 75087

STEFAN POMPILIU & ROXANA
1225 Crestcove Dr
Rockwall, TX 75087

BANKSTON HELEN M AND WESLEY
1225 CRESTCOVE DRIVE
ROCKWALL, TX 75087

OSORIO ERENDIRA R GUERRERO AND
ORLANDO JESUS OSORIO JIMENEZ
1230 CRESTCOVE DR
ROCKWALL, TX 75087

CRUZ CHRISTIAN SHANE KAIWI AND LISA ANNE
1235 COASTAL DRIVE
ROCKWALL, TX 75087

SMITH DAVID WAYNE
1235 Crestcove Dr
Rockwall, TX 75087

DEMIEN ARLIE & TIFFANY
1240 COASTAL DR
ROCKWALL, TX 75087

MCGILL MARK & CHERI
1245 CRESTCOVE DR
ROCKWALL, TX 75087

BREWER ANNETTE
1245 CRESTWAY DR
ROCKWALL, TX 75087

MANNING BILLY T & TAMMY L
1250 COASTAL DR
ROCKWALL, TX 75087

ZEPP JENNIFER AND
MARK PHELPS
1250 CRESTCOVE
ROCKWALL, TX 75087

EASTLAND LEWIS WILLIAM AND KENDAL ST
CLAIR
1255 CRESTWAY DRIVE
ROCKWALL, TX 75087

SOWA MARK AND PATRICIA
12573 MONTEGO PLZ
DALLAS, TX 75230

COREY & SHEILA ALSOBROOK REVOCABLE
TRUST
COREY G ALSOBROOK AND SHEILA E
ALSOBROOK- TRUSTEES
1260 COSTAL DRIVE
ROCKWALL, TX 75087

COOPER BERT MARCUS JR & WENDY LYNNE
1260 CRESTCOVE DR
ROCKWALL, TX 75087

RESIDENT
1265 CRESTCOVE DR
ROCKWALL, TX 75087

RESIDENT
1265 CRESTWAY DR
ROCKWALL, TX 75087

VICTORYLIGHT LLC-SERIES 2
1270 Coastal Dr
Rockwall, TX 75087

COOK BRETT AND LISA
1270 CRESTCOVE DRIVE
ROCKWALL, TX 75087

RESIDENT
1275 CRESTWAY DR
ROCKWALL, TX 75087

FARROW DOUGLAS & LYNN
1275 CRESTCOVE DR
ROCKWALL, TX 75087

IGLESIA MIRIAM
1280 COASTAL DR
ROCKWALL, TX 75087

SCICLUNA JON
1280 CRESTCOVE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1285 CRESTCOVE DR
ROCKWALL, TX 75087

CLARK BRICE D AND BRITTANY A
1285 CRESTWAY DR
ROCKWALL, TX 75087

BOWMAN JOHN II AND DEBORAH A
1290 COASTAL DR
ROCKWALL, TX 75087

BAYIH MESFIN AND
EYERUSALEM ABERA BALAKER
1290 CRESTCOVE DRIVE
ROCKWALL, TX 75087

AYALA LOREANA AND BENY
1295 CRESTCOVE DRIVE
ROCKWALL, TX 75087

DORTON HAROLD AND DIANE M AND
DIANE DORTON
1295 CRESTWAY DRIVE
ROCKWALL, TX 75087

HALL TIMOTHY ROBERT
1305 CRESTWAY DR
ROCKWALL, TX 75087

WORSHAM BRAD AND RAEGAN
1315 CRESTWAY DR
ROCKWALL, TX 75087

DIXON DOUGLAS E AND ANDREA L
1320 COASTAL DR.
ROCKWALL, TX 75087

CLEMENTS PHILLIP & AMY
1320 COLONIAL CT
ROCKWALL, TX 75087

TAYLOR JAMES R
1325 HILLWAY DRIVE
ROCKWALL, TX 75087

BOTT ERIC & JULIE
1330 COASTAL DR
ROCKWALL, TX 75087

PEREZ FERDINANDO
1330 CRESTWAY DR
ROCKWALL, TX 75087

BELTRAN WILLIE AND ANNE
1335 CLUBHILL DRIVE
ROCKWALL, TX 75087

CARLETON REVOCABLE LIVING TRUST
GEOFFREY A AND PHUONG M CARLETON
TRUSTEES
1335 COLONIAL CT
ROCKWALL, TX 75087

RESIDENT
1340 COLONIAL CT
ROCKWALL, TX 75087

SIMOWITZ MARK AND
LETICIA UNDERWOOD
1340 COASTAL DRIVE
ROCKWALL, TX 75087

WILLIAMS LETA A
1340 CRESTWAY DR
ROCKWALL, TX 75087

GERLACH CHRISS AND RON FAMILY TRUST
RON GERLACH, TRUSTEE
13435 ROANE CIR
SANTA ANA, CA 92705

GARDENCREST SERIES
A SEPARATE SERIES OF CAYUGA REALTY LLC
13449 BIGELOW LANE
FRISCO, TX 75035

KALAWERT LAUREN
1345 CLUBHILL DR
ROCKWALL, TX 75087

FISHER JENNIFER A
1345 HILLWAY DR
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
1355 CLUBHILL DR
ROCKWALL, TX 75087

HERNANDEZ JORGE A AND MILDRED AMARILIS
CHACON
1362 PETALUMA DR
ROCKWALL, TX 75087

CHU CHUNHSIN AND KOYI CHOU CHU
14610 14TH AVE SE
MILL CREEK, WA 98012

LEEK PATRICIA A & LEONARD
1570 FAIRLAKES CT
ROCKWALL, TX 75087

CRESPO WIMPER A AND WENDY
1580 EDMONDSON TRAIL
ROCKWALL, TX 75087

HURLEY CLINT & PAIGE NICOLE
1582 EDMONDSON TR
ROCKWALL, TX 75087

ALFRED F WALDEN REVOCABLE TRUST
ALFRED F WALDEN - TRUSTEE
1583 EDMONDSON TRL
ROCKWALL, TX 75087

MA KIM H
1584 EDMONDSON TRAIL
ROCKWALL, TX 75087

RESIDENT
1585 EDMONDSON TRL
ROCKWALL, TX 75087

WILKOWSKI MATTHEW AND CATHERINE
1586 EDMONDSON TR
ROCKWALL, TX 75087

OWEN ALLEN J & JESICA L
1587 EDMONDSON TRAIL
ROCKWALL, TX 75087

MUKTAR JEMIL M
1589 EDMONDSON TR
ROCKWALL, TX 75087

MITCHELL HEIDI M AND AARON A
1590 EDMONDSON TR
ROCKWALL, TX 75087

KELLY JAMES D & SARA SOLIS
1590 N HILLS DR
ROCKWALL, TX 75087

RESIDENT
1591 NORTH HILLS DR
ROCKWALL, TX 75087

CRUZ JUAN G AND MARIA D
1591 EDMONDSON TRACE
ROCKWALL, TX 75087

MILLER TIMOTHY LEE
1592 EDMONDSON TRL
ROCKWALL, TX 75087

FIDGER REVOCABLE LIVING TRUST
BRIAN FIDGER - TRUSTEE
1592 NORTH HILLS
ROCKWALL, TX 75087

MCCOY ELI AND
THE TAMMIE NICOLE MCCOY LIVING TRUST
1593 Edmondson Trl
Rockwall, TX 75087

FRAGA JAVIER SANTOS
1593 NORTH HILLS DR
ROCKWALL, TX 75087

SANDERS JERRY W & MARINA
1594 N HILLS DR
ROCKWALL, TX 75087

GROOVER ANTHONY AND DONNA MARRIE
1595 EDMONDSON TR
ROCKWALL, TX 75087

MURAKHOVSKY VLADISLAV AND YANA
1595 N HILLS DRIVE
ROCKWALL, TX 75087

LAGRANGE DONALD AND AMY C
1596 EDMONDSON TRAIL
ROCKWALL, TX 75087

LUSTIK KENNETH & ROBERT HOPSON
1596 N HILLS DR
ROCKWALL, TX 75087

JONES LALANII
1597 EDMONDSON TRAIL
ROCKWALL, TX 75087

SHEEHAN JAMES C & JULIA
1597 N HILLS DR
ROCKWALL, TX 75087

RUSSELL ALAN DUANE
1598 NORTH HILLS DR
ROCKWALL, TX 75087

WU MEIKI & KING CHUNG TSO
1599 N HILLS DR
ROCKWALL, TX 75087

ONCEBAY EDSON DANIEL & JENNIFER B
BAZZETTI BARRIENTOS
1601 N Hills Dr
Rockwall, TX 75087

SAMPSON DEAN & BARBARA KELLUM
1602 MONTCLAIR DR
ROCKWALL, TX 75087

HIBBS GINA C
1602 N HILLS DR
ROCKWALL, TX 75087

CONFIDENTIAL
1603 NORTH HILLS DRIVE
ROCKWALL, TX 75087

PHILIPS PAUL AND PATRA M
1604 MONTCLAIR ST
ROCKWALL, TX 75087

YOKOYAMA DAVID KURAJI & CYNTHIA E
1604 N Hills Dr
Rockwall, TX 75087

CLARK LUTHER A ETUX
1605 N HILLS DR
ROCKWALL, TX 75087

JISTEL MICHAEL & SABRA
1606 MONTCLAIR DR
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D
1606 NORTH HILLS DRIVE
ROCKWALL, TX 75087

STARR RICHARD AND KATRINA STARR
1607 NORTH HILLS DRIVE
ROCKWALL, TX 75087

BOULLION PAMELA S TOPPER
1608 MONTCLAIR DR
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE
1608 N HILLS DR
ROCKWALL, TX 75087

BENAVIDES JORGE
1609 NORTH HILLS DR
ROCKWALL, TX 75087

TOCHKOV KIRIL AND KARIN
1610 MONTCLAIR DR
ROCKWALL, TX 75087

CONFIDENTIAL
1610 NORTH HILLS DRIVE
ROCKWALL, TX 75087

DONNELLY DONALD J & SHEILA P
1611 N HILLS DR
ROCKWALL, TX 75087

VASQUEZ CHERRY LOU YUMUL
1612 MONTCLAIR DR
ROCKWALL, TX 75087

THOMPSON RANDALL D & JIMMIE A
1612 N HILLS DR
ROCKWALL, TX 75087

RUBUSH EDWARD J & JAMIE REVOCABLE LIVING TRUST
1613 N HILLS DR
ROCKWALL, TX 75087

RESIDENT
1614 NORTH HILLS DR
ROCKWALL, TX 75087

GAMADIA NOEL S & SHEELA
1614 MONTCLAIR DR
ROCKWALL, TX 75087

ROBERTS KYLE L & SUNDEE L
1615 CRESTHILL DR
ROCKWALL, TX 75087

PEREZ PEDRO JR & DELMA
1615 NORTH HILLS DRIVE
ROCKWALL, TX 75087

RESIDENT
1616 NORTH HILLS DR
ROCKWALL, TX 75087

RUSEK EDWARD J AND NORMALUZ
1616 MONTCLAIR DRIVE
ROCKWALL, TX 75087

FLUCK JONATHAN & ALLISON
1616 N HILLS DRIVE
ROCKWALL, TX 75087

RESIDENT
1616 NORTH LAKESHORE DR
ROCKWALL, TX 75087

HONEYCUTT CLINTON R & DAWN C
1625 CRESTHILL DR
ROCKWALL, TX 75087

BARBAY TERRY & ZELENA
1635 CRESTHILL DR
ROCKWALL, TX 75087

ISLAM SUMYIA & RIZVAN RASHIK
1645 Cresthill Dr
Rockwall, TX 75087

FOSTER DAVID L AND VICKI H
1655 CRESTHILL DRIVE
ROCKWALL, TX 75087

VRANA CAITLIN & ALEXANDER
1665 CRESTHILL DRIVE
ROCKWALL, TX 75087

KOLLEHNER STEVEN AND AMY
1670 LAKE BROOK CIR
ROCKWALL, TX 75087

ELY JAMES
1670 PARK VIEW DR
ROCKWALL, TX 75087

PYLE JERRY W & JUDY K
1675 CRESTHILL DR
ROCKWALL, TX 75087

RIGGINS JOSH DAVID & MEGHAN ALYNN THORLIEF
1675 LAKE BROOK CIRCLE
ROCKWALL, TX 75087

GARRETT DAVID W & JULIE L
1680 LAKE BROOK CIR
ROCKWALL, TX 75087

CATLETT JAMES W & PATRICIA A TRUSTEES
JAMES W & PATRICIA A CATLETT REV LIVING TRUST
1680 PARK VIEW DR
ROCKWALL, TX 75087

RESIDENT
1685 CRESTHILL DR
ROCKWALL, TX 75087

JENSCO REVOCABLE LIVING TRUST
SCOTT B WARD & JENNAFER N WARD - TRUSTEES
1685 Lake Brook Cir
Rockwall, TX 75087

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

FORINASH JONATHAN
1690 LAKE BROOK CR
ROCKWALL, TX 75087

EDWARDS DENISE
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CROWELL DANIEL & CYNTHIA N
1690 PARK VIEW DR
ROCKWALL, TX 75087

RESIDENT
1695 CRESTHILL DR
ROCKWALL, TX 75087

RESIDENT
1695 LAKE BROOK CIR
ROCKWALL, TX 75087

BUTLER CHRISTIAN D & RACHEL K
1695 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
1700 CRESTHILL DR
ROCKWALL, TX 75087

BOYNE DAVID ROBERT & DEBORAH K
1700 LAKE BROOK CIR
ROCKWALL, TX 75087

DEMOVILLE TREY & SARAH
1700 LAKE FOREST DR
ROCKWALL, TX 75087

STARK JAMES CHRISTOPHER & ELIZABETH
1702 Tuffree Blvd
Placentia, CA 92870

JOHNSON CLARENCE R & CASANDRA L
1704 BAY WATCH DR
ROCKWALL, TX 75087

SIMS DAVID E AND ANITA L
1704 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1705 CRESTHILL DR
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J
1705 BAY WATCH DRIVE
ROCKWALL, TX 75087

RYAN JEFFREY WADE
1705 BAYHILL DR
ROCKWALL, TX 75087

MANCUSO TYLER J & TAMMY B
1705 LAKE FOREST DR
ROCKWALL, TX 75087

ZHU JIA & JIANXIONG DONG
1706 MAGNOLIA CIRCLE
PLEASANTON, CA 94566

CONFIDENTIAL
1707 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

HEATHINGTON ERNESTINE
1710 CRESTHILL DR
ROCKWALL, TX 75087

DEARING JAMES AND KANESHA
1710 LAKE FOREST DR
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A
1712 BAY WATCH DRIVE
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL
1712 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS
1715 BAY WATCH DR
ROCKWALL, TX 75087

KOSANDA AMANDA C AND THOMAS
1715 BAYHILL DRIVE
ROCKWALL, TX 75087

SWIERCINSKY NIKI AND
MICHAEL SWIERCINSKY
1715 CRESTHILL DR
ROCKWALL, TX 75087

TAYLOR MICHAEL JOSEPH JR AND HEATHER L
1717 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

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

WHIPPLE JOHN & COLLEEN
1720 CRESTHILL DR
ROCKWALL, TX 75087

PEDDIE STACIE
1720 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

PRISOCK ANGELA RENEE
1720 LAKE FOREST DRIVE
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA
1722 BAY WATCH DR
ROCKWALL, TX 75087

PSOLKA ROBERT W
1725 BAY WATCH DR
ROCKWALL, TX 75087

HERNANDEZ IGNACIO AND ELVIA
1725 CRESTHILL DR
ROCKWALL, TX 75087

JARCY EVAN
1725 LAKE FOREST DRIVE
ROCKWALL, TX 75087

GUINEE ROBERT JOSEPH JR
1727 BAYHILL DR
ROCKWALL, TX 75087

HUSKA DAVID G & ADELINA ORNELAS MUNOZ
1727 LAKE BREEZE DR
ROKWALL, TX 75087

LOE REVOCABLE TRUST
STEVEN LOE AND KIMBERLEY LOE- TRUSTEES
173 BLACK POWDER CIRCLE
FOLSOM, CA 95630

RESIDENT
1730 CRESTHILL DR
ROCKWALL, TX 75087

GAMBOA ELLEN K AND RICHARD
1730 LAKE BREEZE DR
ROCKWALL, TX 75087

KIM SEONG CHEOL & HEE SOOK
1730 LAKE FOREST DR
ROCKWALL, TX 75087

BREEN ROBERT AND LAURA
1732 BAY WATCH DR
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B
1733 BAY WATCH DR
ROCKWALL, TX 75087

TETLEY GEOFFREY & PAULA SCRUBBS TETLEY
1735 CRESTHILL DR
ROCKWALL, TX 75087

MARSHALL JOHN & HEATHER
1735 LAKE FOREST DR
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS
1737 BAYHILL DR
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K
1737 LAKE BREEZE DR
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE
1738 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1740 CRESTHILL DR
ROCKWALL, TX 75087

TUBBS LAJUAN C
1740 BAY WATCH DR
ROCKWALL, TX 75087

ULAND HARRY E & JERI M
1740 LAKE FOREST DR
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST
CHRIS A LANZONE AND DIANE M LANZONE-
TRUSTEES
1741 BAY WATCH DRIVE
ROCKWALL, TX 75087

RESIDENT
1745 CRESTHILL DR
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

SLEDGE JEFFREY LYNN
1745 Lake Forest Dr
Rockwall, TX 75087

PHILLIPS JACOB AND CAREEN NAKHLEH
1747 BAYHILL DRIVE
ROCKWALL, TX 75087

VIOLET ANNETTE HARRINGTON LIVING TRUST
VIOLET HARRINGTON- TRUSTEE
1748 BAYWATCH DRIVE
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA
1748 LAKE BREEZE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1750 CRESTHILL DR
ROCKWALL, TX 75087

WILLIAMSON MICHAEL R & NANCY S
1750 LAKE FOREST DR
ROCKWALL, TX 75087

AKARD ARTHUR F & DANA D
1751 BAY WATCH DR
ROCKWALL, TX 75087

RESIDENT
1755 CRESTHILL DR
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E
1755 BAYHILL DR
ROCKWALL, TX 75087

BARKER MARK A
1755 LAKE BREEZE DR
ROCKWALL, TX 75087

BOONE WILLIAM R JR & KYOKO N
1756 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1758 BAY WATCH DR
ROCKWALL, TX 75087

WITTIG MILTON G & CYNTHIA J
1759 BAY WATCH DR
ROCKWALL, TX 75087

SOUTH KIMBERLY GAIL
1760 CRESTHILL DRIVE
ROCKWALL, TX 75087

FOSTER MARTHA K REVOCABLE TRUST
1760 LAKE FOREST DR
ROCKWALL, TX 75087

SILVERSTEIN ERIC
1763 BAYHILL DRIVE
ROCKWALL, TX 75087

LONDON REV TR
1763 LAKE BREEZE DR
ROCKWALL, TX 75087

RESIDENT
1764 LAKE BREEZE DR
ROCKWALL, TX 75087

REASOR BRYAN E & KIMBERLY
1765 CRESTHILL DR
ROCKWALL, TX 75087

BREEN ROBERT & LAURA SCHNURR-BREEN
1765 LAKE FOREST DR
ROCKWALL, TX 75087

RAY WILLIAM JACKSON AND DAWN MARIE
1766 BAY WATCH DRIVE
ROCKWALL, TX 75087

JACOBSON BRUCE ALLEN & MARGARET
1769 BAY WATCH DR
ROCKWALL, TX 75087

JOHNSON CLAIRE CELESTE AND PHILLIP LEWIS
1770 LAKE FOREST DR
ROCKWALL, TX 75087

SMITH JAMES & JULIE
1773 BAYHILL DR
ROCKWALL, TX 75087

MEYN RICHARD B & CATHERINE
MEYN FAMILY TRUST
1773 LAKE BREEZE DR
ROCKWALL, TX 75087

HAMILTON JANET K
1774 BAY WATCH DR
ROCKWALL, TX 75087

IRIART JON R & KIMBERLY A
1774 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITE BONNIE SUE
1775 LAKE FOREST DRIVE
ROCKWALL, TX 75087

FELFE SIDNEY & MOLLY
1777 EMERALD BAY
ROCKWALL, TX 75087

2020 T. J. WEIGAND REVOCABLE TRUST
THOMAS MATTHEW WEIGAND AND JOANNA
LEE WEIGAND - TRUSTEES
1780 LAKE FOREST DRIVE
ROCKWALL, TX 75087

MOORE KERMIT TAYLOR
1781 Bayhill Dr
Rockwall, TX 75087

PERALES LIVING TRUST
1781 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

HOLCOMB RICHARD & KATHY
1782 LAKE BREEZE DR
ROCKWALL, TX 75087

WALLER STEVEN & KAREN
1785 EMERALD BAY DR
ROCKWALL, TX 75087

SALSBURY ANNA MARIE JOVERO AND
BENJAMIN
1790 Lake Breeze Dr
Rockwall, TX 75087

RESIDENT
1791 BAY HILL DR
ROCKWALL, TX 75087

RESIDENT
1793 LAKE BREEZE DR
ROCKWALL, TX 75087

BOLLI MICHAEL R & MOLLY S
1795 EMERALD BAY DR
ROCKWALL, TX 75087

DAVENPORT JAMES & MARYBETH
1798 LAKE BREEZE DR
ROCKWALL, TX 75087

YOUNGERS GREGORY ALAN
1799 BAY HILL DRIVE
ROCKWALL, TX 75087

WILLIAMS RODERICK
1802 KELLY LANE
ROCKWALL, TX 75097

SIMONDS KENNETH AND MORRAIKA
1803 Lake Breeze Dr
Rockwall, TX 75087

BUTCHER LARRY R
1806 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITE JUDY G
1807 Bayhill Dr
Rockwall, TX 75087

MOLLOY STEVEN D & DEBRA L
1807 EMERALD BAY DR
ROCKWALL, TX 75087

RUIZDEVAL EDWIN & SUSAN
1812 KELLY LN
ROCKWALL, TX 75087

SONNEN GREGORY & ANNETTE
1814 EMERALD BAY DR
ROCKWALL, TX 75087

GUANCIAL EDWARD LINCOLN & SANDRA T
1814 LAKE BREEZE DR
ROCKWALL, TX 75087

LECOMPTE TRACY J
1815 EMERALD BAY DR
ROCKWALL, TX 75087

DAVIS JIMMY GOLAN AND TATIANA
KAPOUSTINA-DAVIS
1817 BAYHILL DRIVE
ROCKWALL, TX 75087

HAVENS CHARLIE C & JULIA A
REVOCABLE LIVING TRUST
1819 KELLY LN
ROCKWALL, TX 75087

ALDABA NANCY R AND
MARCO ANTONIO RAMIREZ ALVAREZ
1820 KELLY LANE
ROCKWALL, TX 75087

RESIDENT
1822 BAY HILL DR
ROCKWALL, TX 75087

WALLACE DUANE & PAULA
1822 EMERALD BAY DR
ROCKWALL, TX 75087

LESERVE ALFRED R & JEAN A
1823 EMERALD BAY DR
ROCKWALL, TX 75087

ABK REVOCABLE LIVING TRUST
ALLEN KHABAZ - TRUSTEE
1827 BAYHILL DRIVE
ROCKWALL, TX 75087

ROGERS JOE F
1829 KELLY LN
ROCKWALL, TX 75087

NEUGENT MEREDITH & ANNE
1830 EMERALD BAY DR
ROCKWALL, TX 75087

GARRITY PAUL J
1830 KELLY LN
ROCKWALL, TX 75087

BOWEN MATT & AMANDA
1831 EMERALD BAY DRIVE
ROCKWALL, TX 75087

DOUGLAS JEFFREY &
AMANDA DOUGLAS
1832 Bayhill Dr
Rockwall, TX 75087

CLARK GILBERT MICHAEL AND KATHRYN ANN
1835 BAYHILL DRIVE
ROCKWALL, TX 75087

HATCHER BLAYNE AND KRISTEN
1838 EMERALD BAY DR
ROCKWALL, TX 75087

WOLD CHAD AND JANETTE
1838 Kelly Ln
Rockwall, TX 75087

RESIDENT
1839 EMERALD BAY DR
ROCKWALL, TX 75087

WELLS BILLY W & KAREN D
1840 BAYHILL DR
ROCKWALL, TX 75087

IVEY CRAIG & NICOLE
1840 CRESTLAKE DR
ROCKWALL, TX 75087

WENDT DELBERT C & CHRISTY E
1841 KELLY LN
ROCKWALL, TX 75087

BURAU TRAVIS R & BRIDGETT
1844 KELLY LN
ROCKWALL, TX 75087

KEELS BROOKE OWENS AND SCOTT ALAN
1845 BAYHILL DRIVE
ROCKWALL, TX 75087

HUGHES DENNIS E & MARSHA D
1846 EMERALD BAY DR
ROCKWALL, TX 75087

CONFIDENTIAL
1847 EMERALD BAY DRIVE
ROCKWALL, TX 75087

BRYSON DAVID L & SUSAN H
1848 BAYHILL DR
ROCKWALL, TX 75087

HUNDLEY TERRY G & SHERRIE M
1850 CRESTLAKE DR
ROCKWALL, TX 75087

CHRISTIAN ALLEN L JR
1850 KELLY LN
ROCKWALL, TX 75087

HOLLAND REVOCABLE LIVING TRUST
1851 KELLY LN
ROCKWALL, TX 75087

DAVID AND VEENA TRUST
1854 Emerald Bay Dr
Rockwall, TX 75087

ESPARZA JUAN C AND KATHLEEN LOERA
1855 BAYHILL DRIVE
ROCKWALL, TX 75087

FOWLER JEREMEY & DALAIH
1855 CRESTLAKE DR
ROCKWALL, TX 78087

BENTLEY MARC O & KYLEEN A
1855 EMERALD BAY DR
ROCKWALL, TX 75087

SLUSARZ MIROSLAW
1856 BAYHILL DR
ROCKWALL, TX 75087

GORHAM JACQUELYN R AND CHAD S
1858 KELLY LN
ROCKWALL, TX 75032

BLALOCK DAVID PAUL
1859 KELLY LANE
ROCKWALL, TX 75087

KAMINSKI STEVEN J &
LORRAINE F KAMINSKI
1860 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1862 EMERALD BAY DR
ROCKWALL, TX 75087

FREEL JAMES D & LAURA A
1863 EMERALD BAY DR
ROCKWALL, TX 75087

KAMINSKI CHERYL L
1865 CRESTLAKE DR
ROCKWALL, TX 75087

TROSCLAIR LIVING TRUST
RONALD P TROSCLAIR JR & CYNTHIA D
TROSCLAIR - TRUSTEES
1867 KELLY LN
ROCKWALL, TX 75087

WHITAKER BARBARA A AND WADE H
1870 CRESTLAKE DR
ROCKWALL, TX 75087

STEVENS MATTHEW W & ETUX
1870 EMERALD BAY DR
ROCKWALL, TX 75087

WALKER JAMES D
1871 EMERALD BAY DR
ROCKWALL, TX 75087

RESIDENT
1875 CRESTLAKE DR
ROCKWALL, TX 75087

WINSTON AVA J
1875 KELLY LN
ROCKWALL, TX 75087

RESIDENT
1878 EMERALD BAY DR
ROCKWALL, TX 75087

DUCHOVNAY GERALD
1879 EMERALD BAY DR
ROCKWALL, TX 75087

POOL JOE CURTIS & REBECCA ANN
1880 CRESTLAKE DR
ROCKWALL, TX 75087

FOSTER MARCIA M
1885 CRESTLAKE DRIVE
ROCKWALL, TX 75087

ESTATE OF BETTY ISBELL
1888 EMERALD BAY DR
ROCKWALL, TX 75087

SANTANA ALBERTO J
1890 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SANFORD RICHARD A & FRANCES J
1895 Crestlake Dr
Rockwall, TX 75087

RIEBOCK MATTHEW P
1896 EMERALD BAY DR
ROCKWALL, TX 75087

STRICKER MICHAEL CLAY & CYNTHIA JAYNELL
1900 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SHEPPARD RICHARD RODNEY
AND BARBARA J UMBRICHT
1904 EMERALD BAY DR
ROCKWALL, TX 75087

NEKUYI FARZAD AND BEHNAZ GHOLAMI
1905 CRESTLAKE DR
ROCKWALL, TX 75087

SOLOMONOW MOSHE & SUSANNE ELISBET
1910 CRESTLAKE DR
ROCKWALL, TX 75087

SIGNO LIVING TRUST
ARTURO ROSAL SIGNO AND LOURDES GAERLAN
SIGNO- COTRUSTEES
1914 EMERALD BAY DR
ROCKWALL, TX 75087

COPELAND DONNA
1915 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1917 EMERALD BAY DR
ROCKWALL, TX 75087

HILL HEATH A & JENNIFER A
1917 EMERALD BAY DR
ROCKWALL, TX 75087

KNIGHT WALKER & LAUREL PATTERSON
1920 Crestlake Dr
Rockwall, TX 75087

KONTOS INVESTMENT LLC
1925 CRESTLAKE DR
ROCKWALL, TX 75087

DORINSKI DAVID ALAN
1930 CRESTLAKE DRIVE
ROCKWALL, TX 75087

THOMPSON JOHN D AND RHONDA G
1935 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1940 N LAKESHORE RD
ROCKWALL, TX 75087

ROCKWALLS GEMMD PLLC
1944 N LAKESHORE DR
ROCKWALL, TX 75087

TORRIERO STEVE OTTO
1950 LAKE FOREST DR
ROCKWALL, TX 75087

MANZOOR QAMAR & SHAISTA
1960 Lake Forest Dr
Rockwall, TX 75087

MENEFEE SHAWN AND NICOLE
1970 LAKE FOREST DRIVE
ROCKWALL, TX 75087

PIERCE RICHARD T & MISTY O
1980 LAKE FOREST DR
ROCKWALL, TX 75087

ROHDE CHRISTOPHER TODD AND SHANNON
LEANNE
1985 LAKE FOREST DR
ROCKWALL, TX 75087

MORRISON WARD C
1998 LAKE FOREST DRIVE
ROCKWALL, TX 75087

ARAUZ CARLOS
2000 LAKE FOREST DR
ROCKWALL, TX 75087

WOODUL LEX & KIMBERLY
2005 LAKE FOREST DR
ROCKWALL, TX 75087

BERENSON MITCHELL & ROBERTA
2010 CRESTLAKE DR
ROCKWALL, TX 75087

HEGGAR RICKEY & LAKECIA
2020 LAKE FOREST DR
ROCKWALL, TX 75087

GG & MG FAMILY REVOCABLE TRUST
GREGORY ENLOE GOFF & MITZIE RENEE GOFF-
CO-TRUSTEES
2025 LAKE FOREST DRIVE
ROCKWALL, TX 75087

HURT TYRONE & BARBARA
2030 CRESTLAKE DR
ROCKWALL, TX 75087

WILK TERESA HALEY
2030 LAKE FOREST DR
ROCKWALL, TX 75087

SWINFORD STEVE
2040 LAKE FOREST DR
ROCKWALL, TX 75087

ATTERBURY ANDREW J
2045 LAKE FOREST DRIVE
ROCKWALL, TX 75087

GLENN JOHN AND CHRISHTAN
2045 ROSA AVE
SAN MARINO, CA 91108

RESIDENT
2050 GARDEN CREST DR
ROCKWALL, TX 75087

SCHULTER SUSAN
2055 CRESTLAKE DR
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
2055 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2060 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2065 GARDEN CREST DR
ROCKWALL, TX 75087

MCGOVERN MICHAEL
2065 CRESTLAKE DR
ROCKWALL, TX 75087

CARROLL BOBBY & CAROLYN
2065 LAKE FOREST DR
ROCKWALL, TX 75087

SISKA PATRICIA DAWN
2070 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2075 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
2075 GARDEN CREST DR
ROCKWALL, TX 75087

AYO JOHN & PATRICE ANNETTE
2075 LAKE FOREST DR
ROCKWALL, TX 75087

GREGA JON C
2080 GARDEN CREST DR
ROCKWALL, TX 75087

SIMPSON JASON L & LISA D
NORMAN L PICKENS
2085 CRESTLAKE DR
ROCKWALL, TX 75087

CONGER EDWARD G & CATHERINE A
2085 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2090 GARDEN CREST DR
ROCKWALL, TX 75087

ROTHERMEL JASON M AND CRYSTAL M
2095 CRESTLAKE DR
ROCKWALL, TX 75087

DELEMOS MARTHA J
2095 GARDEN CREST DR
ROCKWALL, TX 75087

KENNETH L GRANGER FAMILY TRUST
KENNETH L GRANGER- TRUSTEE
2100 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2105 GARDEN CREST DR
ROCKWALL, TX 75087

KUPONIYI OLANREWAJU AND FUNMILAYO
2105 CRESTLAKE DR
ROCKWALL, TX 75087

HARFORD THOMAS AND SHELLY
2105 LAKE FOREST DR
ROCKWALL, TX 75087

BENNETT PATTI
2110 GARDEN CREST DR
ROCKWALL, TX 75087

SMITH CAROL ANN
2115 CRESTLAKE DR
ROCKWALL, TX 75087

HOANG WAYNE N
2115 GARDEN CREST DR
ROCKWALL, TX 75087

HIBBS DANIEL AARON AND JENNIFER ANGELA
2115 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2120 CRESTLAKE DR
ROCKWALL, TX 75087

BRADY CHRISTOPHER
2120 GARDEN CREST DR
ROCKWALL, TX 75087

SMILEY KEVIN & JENNIFER
2125 CRESTLAKE DR
ROCKWALL, TX 75087

FOLZ GILBERT F JR & TERESA
2125 GARDEN CREST DR
ROCKWALL, TX 75087

PARDUE JASON AND SUZAN
2125 LAKE FOREST
ROCKWALL, TX 75087

PARDUE SUZAN LEIGH LUX
2125 LAKE FOREST DR
ROCKWALL, TX 75087

AN KI SONG & REBECCA LEA
2130 Crestlake Dr
Rockwall, TX 75087

TURNER ROBERT LINCOLN III AND JOSEFINA C
2130 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2135 CRESTLAKE DR
ROCKWALL, TX 75087

DAVIS RANDAL R
2135 GARDEN CREST DR
ROCKWALL, TX 75087

KABA GAZMENT & SHQIPE
2135 LAKE FOREST DR
ROCKWALL, TX 75087

SHAW KIRK D & MELISSA M
2140 CRESTLAKE DRIVE
ROCKWALL, TX 75087

DELANEY FAMILY LIVING TRUST
JIMMY DON DELANEY & DEBORAH LYNN
DELANEY - TRUSTEES
2140 GARDEN CREST DR
ROCKWALL, TX 75087

PERCEFUL LARRY P
2140 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2145 CRESTLAKE DR
ROCKWALL, TX 75087

ROBINSON RAY & BARBARA
2145 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2150 GARDEN CREST DR
ROCKWALL, TX 75087

LEAF SHOENE J & WILLIAM F II
2155 CRESTLAKE DR
ROCKWALL, TX 75087

TANKERSLEY KIM LUTHER
2155 Garden Crest Dr
Rockwall, TX 75087

ROOF STEPHEN
2155 LAKE FOREST DR
ROCKWALL, TX 75087

ROSE JAMES D AND NANCY L
2160 CRESTLAKE DR
ROCKWALL, TX 75087

BURROW RUSTY & CHRISTINE
2160 GARDEN CREST DR
ROCKWALL, TX 75087

MACIEL SERGIO & JOHANA ELIZABETH
2160 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2165 GARDEN CREST DR
ROCKWALL, TX 75087

WILCOX RICHARD C
2165 CRESTLAKE DR
ROCKWALL, TX 75087

GLADNEY CAROL
2170 CRESTLAKE DR
ROCKWALL, TX 75087

BALLENGER FAMILY LIVING TRUST
DANIEL L BALLENGER & JULIE L BALLENGER -
TRUSTEES
2170 GARDEN CREST DR
ROCKWALL, TX 75087

TALLIS JOHN &
NICOLE LOEWEN
2175 CRESTLAKE DR
ROCKWALL, TX 75087

CHILDERS JOHN & EMILY A
2175 GARDEN CREST DR
ROCKWALL, TX 75087

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

RESIDENT
2180 GARDEN CREST DR
ROCKWALL, TX 75087

FLORES ANGEL O & GENISE J
2180 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2185 CRESTLAKE DR
ROCKWALL, TX 75087

GONZALEZ DIEGO AND
BLANCA SOTO
2185 GARDEN CREST DR
ROCKWALL, TX 75087

MCKENZIE DONALD & SHELBIE
2185 LAKE FOREST DR
ROCKWALL, TX 75087

CARREIRO DENNIS
2190 GARDEN CREST DR
ROCKWALL, TX 75087

WILKERSON STEPHEN AND LORI
2190 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2195 GARDEN CREST DR
ROCKWALL, TX 75087

GAWEDZINSKI ROBERT W & DIANE B
2195 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SALCIDO MORGAN
2200 CRESTLAKE DR
ROCKWALL, TX 75087

CAMPION ANGELA D
2201 RANDAS WAY
ROCKWALL, TX 75087

WHITE LARRY & JANETLYN
2205 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2210 GARDEN CREST DR
ROCKWALL, TX 75087

ARZYMBETOV RUSTEM
2210 THOMAS JEFFERSON DR
RENO, NV 89509

GARDNER SUZANNE ROGERS
2215 CRESTLAKE DR
ROCKWALL, TX 75087

FORD FRANK G & RHYS O
2215 GARDEN CREST DR
ROCKWALL, TX 75087

LEE MARK AND KIMBERLY
222 EAGLES BLUFF BLVD
BULLARD, TX 75757

RESIDENT
2220 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2225 GARDEN CREST DR
ROCKWALL, TX 75087

O'CAMPO ANITA T
2230 GARDEN CREST DR
ROCKWALL, TX 75087

DUNNE ELIZABETH
2235 GARDEN CREST DR
ROCKWALL, TX 75087

WALKER MERVIN NELSON AND NELDA DARLENE
2240 GARDEN CREST DR
ROCKWALL, TX 75087

VITIELLO KRISTINE A & DAN F
2245 GARDEN CREST DR
ROCKWALL, TX 75087

FRANCES B STINNETT REVOCABLE TRUST
FRANCES BELK STINNETT- TRUSTEE
2250 GARDEN CREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2255 GARDEN CREST DR
ROCKWALL, TX 75087

CANNON CHRISTI
2260 GARDEN CREST DR
ROCKWALL, TX 75087

KRATZ WILLIAM
2265 GARDEN CREST DR
ROCKWALL, TX 75087

CORBELL TAMMIE
2270 GARDEN CREST DR
ROCKWALL, TX 75087

FALETTO DARRYL D
2275 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2280 GARDEN CREST DR
ROCKWALL, TX 75087

KRAWIETZ LUKE & CYNTHIA
2285 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2290 GARDEN CREST DR
ROCKWALL, TX 75087

WAGNER STACY L
2295 GARDEN CREST DR
ROCKWALL, TX 75087

RILEY DANA J AND RICHARD E
2305 CRESTLAKE DR
ROCKWALL, TX 75087

STEGMAN STACIE AND JOSHUA
2305 GARDEN CREST DR
ROCKWALL, TX 75087

MULLIKEN MATTHEW S & ELLIE T
2305 LAKE FOREST DR
ROCKWALL, TX 75087

WATSON DANIEL L AND JANIS A
2305 SADDLEBROOK LN
ROCKWALL, TX 75087

RESIDENT
2315 GARDEN CREST DR
ROCKWALL, TX 75087

BENTON JOHN
2315 CRESTLAKE DRIVE
ROCKWALL, TX 75087

BRISCOE OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

TESTA LAURA & NICHOLAS
2325 CRESTLAKE DR
ROCKWALL, TX 75087

CONFIDENTIAL
2325 GARDEN CREST DR
ROCKWALL, TX 75087

LYLE BRADLEY JAMES
2335 CRESTLAKE DR
ROCKWALL, TX 75087

PACOT MICHELLE BROUSSARD & SCOTT
2335 FALLS VIEW DR
ROCKWALL, TX 75087

BAGNASCHI STEVEN A & LORI D
2345 LAKE FOREST DR
ROCKWALL, TX 75087

FITZPATRICK ADAM AND SARAH
2360 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2365 LAKE FOREST DR
ROCKWALL, TX 75087

SINUTKO JOHN & NANCY BEVERLY
2375 FALLS VIEW DRIVE
ROCKWALL, TX 75087

2023 K T HOLT REVOCABLE TRUST
2375 Lake Forest Dr
Rockwall, TX 75087

GEISINGER MATT D & JOYCE O
2385 FALLS VIEW DR
ROCKWALL, TX 75087

MILLER MICHAEL AND NATALIE
2395 FALLS VIEW DRIVE
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 Park Sorrento Ste 300
Calabasas, CA 91302

ARP 2014-1 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT
23975 Park Sorrento Ste 300
Calabasas, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES TWO LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

AMH 2014-2 BORROWER LLC
23975 Park Sorrento Ste 300
Calabasas, CA 91302

DUGGAN JOEL D & MELBA L
2405 FALLS VIEW DR
ROCKWALL, TX 75087

SMITH STOVE L III AND AMY ONOFRIO-SMITH
2415 FALLS VIEW DR
ROCKWALL, TX 75087

MATHSON KATHLEEN G
2430 SHORECREST DR
ROCKWALL, TX 75087

WARE WILSON G & CARRIE L
2440 SHORECREST DR
ROCKWALL, TX 75087

STEVENSON BENJAMIN AND LAUREN
2450 SHORECREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2460 SHORECREST DR
ROCKWALL, TX 75087

KEITH MACKENZIE D & KERRY S
2470 SHORECREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2480 SHORECREST DR
ROCKWALL, TX 75087

DEVLIN MARY RACHEL
249 CRAFTS ST
NEWTON, MA 2460

WHITE RICHARD A
2490 SHORECREST DR
ROCKWALL, TX 75087

NIEBLA OYUKI
2500 SHORECREST DRIVE
ROCKWALL, TX 75087

TETER ERIC JASON AND MELANIE ANN
2510 SHORECREST DRIVE
ROCKWALL, TX 75087

RILEY TONY & KATHY
2520 SHORECREST DR
ROCKWALL, TX 75087

2024 G C FREDERICKS REVOCABLE TRUST
GARY PAUL FREDERICKS & CHRISTINE
FREDERICKS - TRUSTEES
2530 SHORECREST DR
ROCKWALL, TX 75087

HARRIS FAMILY LIVING TRUST
MARLENE & NORMAN HARRIS TRUSTEES
25534 WEST COLETTE WAY
CALABASAS, CA 91364

GOTROCKS PROPERTIES LLC
ATTN: GENE COOPER, MANAGER
2560 Technology Dr Ste 100
Plano, TX 75074

SEARCY LAURA L
2620 ROLLING MEADOWS DR
ROCKWALL, TX 75087

THE SHORES ON LAKE RAY HUBBARD
OWNERS ASSOCIATION INC
2650 CHAMPIONS
ROCKWALL, TX 75087

HENRIQUEZ ERICK J
ASHLEY NICOLE ONEY
2802 EMBERWOOD DR
GARLAND, TX 75043

ST BENEDICT ANGLICAN CHURCH-REFORMED
EPISCOPAL
304 GLENN AVENUE
ROCKWALL, TX 75087

HOLLOWAY WILLIAM DAVID & LISA K
3090 N Goliad St Ste 102 PMB 214
Rockwall, TX 75087

ANDING JEFF AND
DENISE ANDING
3514 SHADY VILLAGE DR
KINGWOOD, TX 77345

MALCHEV CHARLES G & IVANKA
3635 NAVARRO WAY
FRISCO, TX 75034

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

FERREN CAREY M & ALISON R
4036 Flintridge Dr
Dallas, TX 75244

CANTILLO JOSE C & ROSIE
41051 CRIMSON PILLAR LN
LAKE ELSINORE, CA 92532

GOODWIN FAMILY REVOCABLE TRUST
4559 LANDEROS AVE
LA VERNE, CA 91750

NIRVANA PROPERTY LLC
4697 EDITH ST
PLANO, TX 75024

LAKEVILLE LLC
4750 N JUPITER RD STE 106
GARLAND, TX 75044

TAKENAMI KENSETSU CO LTD
5050 Quorum Dr Ste 225
Dallas, TX 75254

OPEN HOUSE TEXAS REALTY & INVESTMENTS
LLC
5050 QUORUM DR STE 225
DALLAS, TX 75254

OH SINEUI
5050 Quorum Dr Ste 610
Dallas, TX 75254

ARAKI YU
5050 Quorum Dr Ste 610
Dallas, TX 75254

HASSAN IBRAHIM AND LATIFAT
5090 BERLIN PLACE
DULLES, VA 20189

HOLLAND RODNEY B
536 LOMA VISTA
HEATH, TX 75032

S HAYS FAMILY PARTNERSHIP LTD
555 LONE RIDER CT
ROCKWALL, TX 75087

STAR BORROWER SFR5 LP
591 W PUTNAM AVE
GREENWICH, CT 6830

HARMON ROBERT R & KIMBERLY
616 CHRISTAN CT
ROCKWALL, TX 75087

GRIFFIN BILLY G AND PATRICIA L
617 CHRISTAN CT
ROCKWALL, TX 75087

EDWARDS BRYAN K & SUSAN L
624 KNOLLWOOD DR
ROCKWALL, TX 75087

AARON DONALD AND
LAURA SAXON
625 KNOLLWOOD DR
ROCKWALL, TX 75087

ROCKMANN, LLC
627 SORITA CIR
HEATH, TX 75032

2017 S. A. KHALSA-GLEZEN REVOCABLE TRUST
SAT KARTAR S KHALSA AND ALISON J GLEZEN
632 SUNSET HILL DRIVE
ROCKWALL, TX 75087

KUNKEL GARY A
635 SUNSET HILL DRIVE
ROCKWALL, TX 75087

GEHAN MICHAEL P & AMY M
6613 SHADY POINT DR
PLANO, TX 75024

RESIDENT
670 PRINCETON WAY
ROCKWALL, TX 75087

MEANS AMANDA & AARON
671 PRINCETON WAY
ROCKWALL, TX 75087

TELSCHOW NATHAN & KRISTI
672 Princeton Way
Rockwall, TX 75087

STEWART KIMBERLYN & CAROLYN
672 ST JOHNS PLACE
ROCKWALL, TX 75087

BURKHOLDER DANIEL
673 PRINCETON WAY
ROCKWALL, TX 75087

MATTESON TORY AND BRITTANY
674 SAINT JOHNS PLACE
ROCKWALL, TX 75087

PERKINS RUSSELL AND LESLIE
675 PRINCETON WAY
ROCKWALL, TX 75087

ZUECH TODD HAYES AND TERESA MARIA
676 ST JOHNS PL
ROCKWALL, TX 75087

DHAKAL PRABESH AND ALINA
678 SAINT JOHNS PLACE
ROCKWALL, TX 75087

HUDSON MATTHEW AND JESSICA
679 PRINCETON WAY
ROCKWALL, TX 75087

CROWLEY RICHARD R & LAUREN D
701 CORNELL DRIVE
ROCKWALL, TX 75087

BOWMAN ROBERT T & SHARON C
701 SUNSET HILL DR
ROCKWALL, TX 75087

THOMAS JEFFREY EARL & SUSAN TERRELL
703 CORNELL DRIVE
ROCKWALL, TX 75087

FREESE JUDY J MCCORMACK
703 SUNSET HILL DR
ROCKWALL, TX 75087

KIRK DAVID AND KATIE CHEY
705 CORNELL DR
ROCKWALL, TX 75087

KECIK LEVENT
705 SUNSET HILL DR
ROCKWALL, TX 75087

VOORHIES JON AND TERESA
707 CORNELL DR
ROCKWALL, TX 75087

DINH STEPHEN T AND
JESSIE V NGUYEN
707 SUNSET HILL DRIVE
ROCKWALL, TX 75087

VATS AKHIL AND DEEPTI
709 CORNELL DR
ROCKWALL, TX 75087

RAPHAEL KEN E & KATHLEEN M
709 SUNSET HILL DR
ROCKWALL, TX 75087

PROTHRO LANCE G AND DERONDA
711 CORNELL DR
ROCKWALL, TX 75087

NOTT OLIVER W AND JENNIFER L
711 SUNSET HILL DRIVE
ROCKWALL, TX 75087

AKHTAR USMAN AND
AQSA MAHMOOD
713 CORNELL DRIVE
ROCKWALL, TX 75087

RESIDENT
715 CORNELL DR
ROCKWALL, TX 75087

FOLK JERRY A AND RHONDA G
719 BELFORT DR
ROCKWALL, TX 75087

RENDON MARSHALL SR & VIRGINIA
719 FAIRFAX LN
ROCKWALL, TX 75087

DUNCAN DESTINY R AND ROHAN D
721 BELFORT DR
ROCKWALL, TX 75087

BUENO RICKEY AND CHRISTIE
721 FAIRFAX LN
ROCKWALL, TX 75087

FLICKINGER DAVID & DEBBIE
721 SUNSET HILL DR
ROCKWALL, TX 75087

HUMPHREY JEFF H AND SHANNA A
723 BELFORT DR
ROCKWALL, TX 75087

PENNINGTON GRANT MARTIN & EDITH A
723 FAIRFAX LANE
ROCKWALL, TX 75087

BAILEY LESLIE ANN AND SHAWN A
724 FAIRFAX LN
ROCKWALL, TX 75087

NASH JARED AND HOLLI
725 FAIRFAX LN
ROCKWALL, TX 75087

RESIDENT
727 FAIRFAX LN
ROCKWALL, TX 75087

COLLINS LINDA B
728 FAIRFAX LN
ROCKWALL, TX 75087

LANDRY CHARLES R & TRACEY L
729 FAIRFAX LANE
ROCKWALL, TX 75087

CORCORAN CYNTHIA L
730 FAIRFAX LN
ROCKWALL, TX 75087

SANDERS JAMES F AND RENATE
731 FAIRFAX LANE
ROCKWALL, TX 75087

GUNTER FAMILY TRUST
BARTON FREEZE GUNTER & SHARON MARIE
GUNTER - TRUSTEES
732 Fairfax Lane
Rockwall, TX 75087

CHAPMAN LESLIE L & PENELOPE C
733 SUNSET HILL DR
ROCKWALL, TX 75087

MARTINEZ RAYMOND L & ANN
734 FAIRFAX LANE
ROCKWALL, TX 75087

LITTLE KYLE W
735 FAIRFAX LANE
ROCKWALL, TX 75087

BAYLOR WILLIAM & CAROLE
743 SUNSET HILL DR
ROCKWALL, TX 75087

VINES LARRY R & TREVELYN
751 SUNSET HILL DR
ROCKWALL, TX 75087

SATRIO FAMILY LIVING TRUST
7512 JOSHUA RD
FRISCO, TX 75033

SPRADLING JR ARNOLD JOE & NANCY L
759 SUNSET HILL DR
ROCKWALL, TX 75087

LAUN MICHAEL & JENNIFER
769 SUNSET HILL DR
ROCKWALL, TX 75087

ALLEN PAULA S
777 SUNSET HILL DR
ROCKWALL, TX 75087

LENA INVESTMENT INC
779 MOUNTCASTLE DR
ROCKWALL, TX 75087

THE WITZKE FAMILY TRUST
EDWARD S WITZKE AND BARBARA J WITZKE -
TRUSTEES
785 SUNSET HILL DRIVE
ROCKWALL, TX 75087

WILKINSON CHRISTOPHER R
805 SUNSET HILL DR
ROCKWALL, TX 75087

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

DUCA-PALMER FAMILY TRUST 5/25/2022
JOHN V DUCA AND THERESE A PALMER - TRUSTEES
815 SUNSET HILL
ROCKWALL, TX 75087

CHRISTOPHER DAVID G
825 SUNSET HILL DR
ROCKWALL, TX 75087

COUSINEAU STACEY
8424 Santa Monica Blvd # A818
West Hollywood, CA 90069

DURHAM JEFFREY WAYNE AND PAMELA RUTH
905 SUNSET HILL DR
ROCKWALL, TX 75087

THAMES ROBERT & PAULA
910 SUNSET HILL DR
ROCKWALL, TX 75087

THE MANLEY GRANDCHILDREN'S TRUST FBO JASON MANLEY
KEVIN C SHORT TRUSTEE
915 SUNSET HILL DR
ROCKWALL, TX 75087

HUANG CHAN M
920 SUNSET HILL DR
ROCKWALL, TX 75087

925 SUNSET HILL LLC
925 Sunset Hill Dr
Rockwall, TX 75087

BARROWS FAMILY TRUST
CLIFFORD D BARROWS & DANI C BARROWS - TRUSTEES
928 SUNSET HILL DR
ROCKWALL, TX 75087

GEE PATRICIA ANN
935 SUNSET HILL DR
ROCKWALL, TX 75087

REDMOND JEFFREY J & REBECCA ANN
936 SUNSET HILL DR
ROCKWALL, TX 75087

RESIDENT
940 SHORES BLVD
ROCKWALL, TX 75087

JOHNSON KEVIN & CARISSA
944 SUNSET HILL DR
ROCKWALL, TX 75087

BROWN KEVIN K
947 SUNSET HILL DRIVE
ROCKWALL, TX 75087

BOWKER LEROY C & KIM L
950 SHORES BLVD
ROCKWALL, TX 75087

WANDA VERNE DUVALL SHERMAN FAMILY TRUST
WANDA VERNE DUVALL SHERMAN - TRUSTEE AND JOHANNA BAER
960 Shores Blvd
Rockwall, TX 75087

HARRIS NAIL FAMILY REVOCABLE TRUST
RON H NAIL & DEBORAH J HARRIS - CO-TRUSTEES
9618 MUIRFIELD DR
GRANBURY, TX 76049

BAKER STEVEN R AND MELISSA A
970 SHORES BLVD
ROCKWALL, TX 75087

MACK DANNY AND JANET
980 SHORES BLVD
ROCKWALL, TX 75087

GEORGE THOMAS & ANIEAMMA THOMAS
990 SHORES BLVD
ROCKWALL, TX 75087

PARAN LLC
P.O. BOX 27337
ANAHEIM, CA 92809

RWC HILLCREST SHORES THREE HOMEOWNERS ASSOC INC
C/O PRINCIPAL MANAGEMENT GROUP
P.O. BOX 650255
DALLAS, TX 75265

PRESERVE HOMEOWNERS ASSOC INC
C/O REALMANAGE
P.O. BOX 702348
DALLAS, TX 75370

1190 CRESTCOVE DRIVE LLC
PO BOX 1265
ALLEN, TX 75013

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

TRAN KELLY H
PO Box 894578
Mililani, HI 96789

RICHARD CARL M AND ROSE M
PO BOX 904
ROCKWALL, TX 75087

DELLINGER TRUST
MARVIN L DELLINGER AND ELAINE S DELLINGER CO-TRUSTEES
PO BOX 906
SOLANA BEACH, CA 92075

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:

Z2025-032: Amendment to Planned Development District 11 (PD-11)

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 11 (PD-11) [Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-032: Amendment to Planned Development District 11 (PD-11)

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

June 13, 2025

TO: The Residents of the Hillcrest Shores Subdivision

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

SUBJECT: Case No. Z2025-032; Amendment to Planned Development District 11 (PD-11)

Property Owners and/or Residents of the Hillcrest Shores Subdivision,

The City of Rockwall has initiated an amendment to Planned Development District 11 (PD-11) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 11 (PD-11) -- *which regulates the Hillcrest Shores Subdivision* -- consists of over 30 pages of regulations within seven (7) regulating ordinances, and over 20 development cases. The proposed amendment *does not* change the land uses, development requirements, or the concept plans associated with these ordinances. The proposed amendment will, however, consolidate these ordinances and development cases into a single Planned Development District ordinance. The purpose of making this change is to make the document easier to read and understand for residents and contractors looking to do work in this Subdivision, and for City staff when reviewing permits.

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

DOES THIS CHANGE MY PROPERTY'S ZONING?
NO. The proposed amendment to Planned Development District 11 (PD-11) will *not* change your zoning or any development requirements associated with your property or any other properties located within the Hillcrest Shores Subdivision. It will *only* make it easier to find the development requirements associated with property for property owners, contractors, and city staff. Any property that is located within the 500-foot notification area -- *but is not situated within the Hillcrest Shores Subdivision* -- will *not* be affected by the proposed zoning change.

WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?
The Planning and Zoning Commission will hold a *PUBLIC HEARING* on Tuesday, *July 15, 2025* at 6:00 PM, and the City Council will hold a *PUBLIC HEARING* on Tuesday, *July 21, 2025* at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email planning@rockwall.com.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2025-032

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 Jennifer Davis

ADDRESS 2135 Garden Crest Dr, Rockwall, TX, 75087, USA

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

As long as Emerald Bay remains as zoned.

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 Z2025-032

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 Julia King

ADDRESS 2025 Heather Glen Dr, Rockwall, TX, 75087, USA

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

I am opposed to Emerald Bay Park being changed to affordable housing . That will bing Section 8 housing. That changes the aria and not in a good way.

PLEASE CHECK ALL THAT APPLY.

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

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

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

PUBLIC NOTICE

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

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

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

Z2025-032: Amendment to Planned Development District 11 (PD-11)

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change amending Planned Development District 11 (PD-11) [Ordinance No.'s 73-52, 80-13, 93-11, 94.28, 01-08 & 04-37] for the purpose of consolidating the regulating ordinances for a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98 and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 11 (PD-11), generally located west of N. Lakeshore Drive, north of North Hills Drive, south of Shores Boulevard, 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-032: Amendment to Planned Development District 11 (PD-11)

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: Donald & Ann LaGrange

Address: 1546 Edmondson Trl Rockwall 75087

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

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

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 73-52

An Ordinance of the City of Rockwall amending the Comprehensive Zoning Ordinance, as heretofore amended, so as to give the following described tracts of land a Planned Development District zoning classification for Recreational Facilities uses, to be designated as Planned Development District No. 10, said Planned Development District being descreibed as follows, to-wit: Being a tract or parcel of land out of the A. Hanna Survey, Abstract No. 98, in the City and County of Rockwall and being part of a 40 acre tract conveyed to Lillian Peace, et al, by deed dated July 21, 1949 and part of a 186.168 acre tract of land conveyed to R. S. Folsom by R. W. Pickens by deed dated September 29, 1971, as recorded in Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete monument located at the point of intersection of the West line of said 40 acre tract with the East takeline of Lake Ray Hubbard;

THENCE: North 87° 18' 57" East 220 ft. to a point for a corner;

THENCE: North 80°00' East 670 ft. to the beginning of a curve to the right having a central angle of 66° 20' and a radius of 160 ft.;

THENCE: Along the arc of said curve a distance of 185.24 ft. to a point for a corner;

THENCE: North 56° 20' East 190.0 ft. to a point for a corner;

THENCE: North 80 ft. to a point for a corner;

THENCE: North 68° 55' 30" East 210 Ft. to a point for a corner;

THENCE: South 33° 47' 20" East 140 ft. to a point for a corner;

THENCE: East 550 ft. to a point for a corner;

THENCE: South 260 ft. to a point for a corner;

THENCE: West 635 ft. to a point for a corner;

THENCE: South 0° 33' 21" East 128.3 ft. to a point on a curve to the left having a central angle of 68° 09' 26" and a radius of 160 ft.;

THENCE: Along the arc of said curve a distance of 190.33 ft. to the point of reverse curve to theright having a central angle of 34° 0' 0" and a radius of 225 ft.;

THENCE: Along the arc of said curve a distance of 133.52 ft. to a point for a corner;

THENCE: South 43° 30' West a distance of 380 ft. to the beginning of a curve to the right having a central angle of 122° 51'13" and a radius of 75 ft.;

THENCE: Along the arc of said curve a distance of 161.71 ft. to a point for a corner;

THENCE: North 51° 08' 56" West a distance of 185.0 ft. to the beginning of a curve to the left having a central angle of 237° 32' 51" and a radius of 50 ft.;

THENCE: Along the arc of said curve a distance of 103.87 ft. to a point for a corner;

THENCE: South 76° 08' 27" West a distance of 95.0 ft. to a point for a corner;

THENCE: North 15° 08' 23" West a distance of 60.0 ft. to a point for a corner;

THENCE: North 85° 38' 21" West a distance of 237.69 ft. to a point for a corner;

THENCE: North 1° 55' 08" West a distance of 151.52 ft. to a point for a corner;

THENCE: North 68° 29' 59" West a distance of 264.04 ft. to the place of beginning and containing 19.24 acres of land; providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars ($200.00) for each offense; and declaring an emergency.

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

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

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

That the following area be, and the same is hereby zoned Planned Development District No. 10 under special conditions, to-wit:

Being a tract or parcel of land out of the A. Hamma Survey, Abstract No. 98, in the City and County of Rockwall and being part of a 40 acre tract conveyed to Lillian Peace, et al, by deed dated July 21, 1949 and part of a 186.168 acre tract of land conveyed to R. S. Folsom by R. W. Pickens by deed dated September 29, 1971, as recorded in Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING AT a concrete monument located at the point of intersection of the West line of said 40 acre tract with the East takeline of Lake Ray Hubbard;

THENCE: North 87°18' 57" East 220 Ft. to a point for a corner;

THENCE: North 80° 00' East 670 ft. to the beginning of a curve to the right having a central angle of 66° 20' and a radius of 160 ft.;

THENCE: Alone the arc of said curve a distance of 185.24 ft. to a point for a corner;

THENCE: North 56° 20' East 190.0 ft. to a point for a corner;

THENCE: North 80 ft. to a point for a corner;

THENCE: North 68° 55' 30" East 210 ft. to a point for a corner;

THENCE: South 33° 47' 20" East 140 ft. to a point for a corner;

THENCE: East 550 ft. to a point for a corner;

THENCE: South 260 ft. to a point for a corner;

THENCE: West 635 ft. to a point for a corner;

THENCE: South 0° 33' 21" East 128.3 ft. to a point on a curve to the left having a central angle of 68° 09' 26" and a radius of 160ft.;

THENCE: Along the arc of said curve a distance of 190.33 ft. to the point of reverse curve to the right having a central angle of 34° 0' 0" and a radius of 225 ft.;

THENCE: Along the arc of said curve a distance of 133.52 ft. to a point for a corner;

THENCE: South 43° 30' West a distance of 380 ft. to the beginning of a curve to the right having a central angle of 122° 51' 13" and a radius of 75 ft.;

THENCE: Along the arc of said curve a distance of 161.71 ft. to a point for a corner;

THENCE: North 51° 08' 56" West a distance of 185.0 ft. to the beginning of a curve to the left having a central angle of 237° 32' 51" and a radius of 50 ft.;

THENCE: Along the arc of said curve a distance of 103.87 ft. to a point for a corner;

THENCE: South 76° 08' 27" West a distance of 95.0 ft. to a point for a corner;

THENCE: North 15° 08' 23" West a distance of 60.0 ft. to a point for a corner;

THENCE: North 85° 38' 21" West a distance of 237.69 ft. to a point for a corner;

THENCE: North 1° 55' 08" West a distance of 151.52 ft. to a point for a corner;

THENCE: North 68° 29' 59" West a distance of 264.04 ft. to the place of beginning and containing 19.24 acres of land; providing for certain conditions; providing for a penalty not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and declaring an emergency.

SECTION 2. That the above zoning classification as Planned Development District No. 10 is granted subject to the following special conditions:

(1) That the Planned Development District for Recreational Facilities purposes shall be developed in accourance with the site plan for said area, which is attached to and made a part of this ordinance for all purposes.

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

(3) Planned Development District permitting uses for Marina with a Service Dock, Club House and Parking Area, Swimming Pool, Tennis Courts, Picnic Areas & Play Apparatus, subject to the approval of the site plan by the Planning and Zoning Commission prior to the issuance of any building permit or certificate of occupancy for any structure or use on the premises. Such site plan shall set forth the areas designated for the basic building areas, yards, setbacks, offstreet parking, points of access, sidewalks, drives drainage facilities, utility easements, recreational areas and service areas appropriate to the location and function of the development, and shallprovide for the dedication and improvement of any street deemed necessary by the

Planning and Zoning Commission for access to the property, to adjacent property or for circulation around the site.

The offstreet loading and parking standards shall be set forth on the site plan.

The requisite site plan may be approved in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered by an overall site plan.

(4) That in the development of said property under Planned Development District No. 10 zoning classification, such property shall be developed in accordance with the regulations applicable to Recreational Facilities district regulations under Comprehensive Zoning Ordinance, except where said regulations shall be different from the attached site plan, and to that extent said attached site plan shall control. Otherwise, as shown on said site plan the regulations applicable to the Recreational Facilities districts relating to area regulations offstreet parking loading regulations, accessory building regulations, as contained in the Comprehensive Zoning Ordinance shall be applicable.

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

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

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

SECTION 6. WHEREAS, it appears that the above described property requires that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest and general welfare of the City of Rockwall, and creates an urgency and an emergency in the preservation of the public health, safety and welfare of the City of Rockwall, and requires that this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance, as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 3rd day of December, 1973.

APPROVED:

Harry L Myers
Mayor

DULY RECORDED:

Dawn E Williams
City Secretary

ORDINANCE NO. 80-13

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE TRACTS I AND II TO "SF-2" ONE-FAMILY DWELLING DISTRICT CLASSIFICATION AND TRACTS III, IV AND V TO "PD" PLANNED DEVELOPMENT DISTRICT NO. 11, SUBJECT TO SITE PLAN APPROVAL; SAID TRACTS BEING MORE FULLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant "SF-2" One-Family Dwelling District Classification on Tracts I and II described as follows:

TRACT I. BEING a tract or parcel of land situated in the W. B. Bowles Survey, Abstract No. 12, and the B. F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Robert S. Folsom by W. L. Lofland by deed, recorded in Volume 101, Page 714, and being part of a 15.4 Acre tract conveyed to Billy Ray Cameron by deed, dated December 6, 1961, and recorded in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNNING at a concrete monument on the City of Dallas Take Line for Lake Ray Hubbard and on the South line of said Folsom tract, said point bears North 77 deg. 18' 39" West a distance of 1309.00 feet from the intersection of the West line of North Lake Shore Drive and the North line of Highway 66;
THENCE: North 23 deg. 47' 23" East a distance of 550.00 feet to a point for a corner;
THENCE: North 89 deg. 53' 31" East a distance of 842.88 feet to a point for a corner on the West line of North Lake Shore Drive, said point being on a circular curve to the right having a central angle of 3 deg. 54' 08", a radius of 621.90 feet and a chord that bears South 31 deg. 24' 30" East a distance of 42.35 feet;
THENCE: Along said curve in a Southerly direction an arc distance of 42.36 feet to the Point of Tangency of said curve;
THENCE: West a distance of 682.46 feet to a point on a circular curve to the right having a central angle of 21 deg. 04' 17", a radius of 1173.74 fet, and a chord that bears South 13 deg. 15' 14" West a distance of 429.23 feet;
THENCE: Along said curve in a Southerly direction an arc distance of 431.66 feet to the point of Compound Curvature of a circular curve to the right having a central angle of 21 deg. 34' 05", and a radius of 320.00 feet;
THENCE: Along said curve in a Southwesterly direction an arc distance of 120.46 feet to the Point of Tangency of said curve;
THENCE: South 55 deg. 47' 23" West a distance of 170.00 feet to a point on the City of Dallas Take Line for a corner;
THENCE: North 34 deg. 12' 37" West a distance of 167.98 feet to the Point of Beginning and Containing 3.96 Acres of Land.

TRACT II. BEING a tract or parcel of land situated in the B. F. Boydstun Survey, Abstract No. 14 and the W. B. Bowles Survey, Abstract No. 12, City of Rockwall, Rockwall County, Texas, and being a part of a tract of land conveyed to Rockwall Joint Venture by D. L. Hairston by deed, recorded in Volume 102, Page 460, and part of a tract of land conveyed to Robert S. Folsom by W. L. Lofland by deed, recorded in Volume 101, Page 714, and being a part of a tract of land conveyed to Billy Ray Cameron, by deed, dated December 6, 1961, and all of the above conveyances are recorded in the Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Southerly line of said Folsom Tract and on the City of Dallas Take Line for Lake Ray Hubbard, said point bears South 66 deg. 12' 37" East a distance of 325.67 feet from the Southwest corner of said Folsom tract:
THENCE: North 23 deg. 47' 23" East a distance of 973.41 feet to a point for a corner;
THENCE: North 89 deg. 55' 24" East a distance of 986.81 feet to a point for a corner:
THENCE: South 0 deg. 22' 11" West a distance of 518.71 feet to a point for a corner;
THENCE: North 88 deg. 04' 15" East a distance of 704.43 feet to a point for a corner;
THENCE: South 0 deg. 18' 51" East a distance of 150.20 feet to a point for a corner;
THENCE: South 89 deg. 53' 31" West a distance of 1271.97 feet to a point for a corner:
THENCE: South 23 deg. 47' 23" West a distance of 550.00 feet to a point for a corner:
THENCE: North 66 deg. 12' 37" West a distance of 641.66 feet to the Point of Beginning and Containing 25.00 Acres of land.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be, and the same is further hereby amended by amending the Zoning Map of the City of Rockwall so as to grant "PD" Planned Development District No. 11 on Tracts III, IV and V described as follows:

TRACT III. A 65.954 acre tract of land out of the A. Hanna Survey, Abstract 98, Rockwall County, Texas.

BEGINNING at a point North + 450.00 feet and West + 85.0 feet from the Southeast corner of the A. Hanna Survey, Abstract 98:
THENCE West, a distance of 2155.67 feet to a point for a corner;
THENCE North, a distance of 1000.00 feet to a point for a corner;
THENCE East, a distance of 800.00 feet to a point;
THENCE North 18 deg. 06' 10" East, a distance of 910.42 feet to a point in the center of a Gravel Road;
THENCE along said center line of road, South 62 deg. 00' 00" East, a distance of 276.00 feet;
THENCE South 48 deg. 15' 00" East, a distance of 170.00 feet to a point;
THENCE South 63 deg. 30' 00" East, a distance of 465.00 feet to a point;
THENCE South 00 deg. 14' 35" East, a distance of 28.16 feet to a point in the fence line;
THENCE along said fence line South 72 deg. 25' 15" East, a distance of 300.00 feet to a point;
THENCE South a distance of 1296.34 feet to the Point of Beginning, containing 65.954 acres of land, more or less.

TRACT IV. A 66.777 acre tract of land out of the A. Hanna Survey, Abstract 98, Rockwall County, Texas.

BEGINNING at the Southeast corner of a 40.00 acre tract of land recorded in Volume 45, Page 125, Deed Records, Rockwall County, Texas;
THENCE North 00 deg. 33' 21" West, 1338.89 feet to a point in the center line of a gravel road;
THENCE along said center line of gravel road, North 89 deg. 45' 00" East, 1365.80 feet to a point;
THENCE South 55 deg. 45' 00" East, 312.00 feet to a point;
THENCE South 31 deg. 30' 00" East, 194.00 feet to a point;
THENCE South 18 deg. 06' 10" West, 910.42 feet to a point;
THENCE West 800.00 feet to a point;
THENCE South 1000.00 feet to a point;
THENCE West 790.00 feet to a point;
THENCE North 04 deg. 49' 27" East, 100.00 feet to a point;
THENCE North 42 deg. 25' 33" West, 500.00 feet to a point;
THENCE North 36 deg. 22' 08" East, 479.75 feet to a point;
THENCE North 89 deg. 30' 54" East, 774.25 feet to the Point of Beginning, containing 66.777 acres of land, more or less.

TRACT V. Being a tract of land situated in the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being a part of a 40 acre tract of land conveyed to Lillian Peace, et al by deed dated July 21, 1949, and recorded in Volume 45 page 125 in the Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of the above mentioned 40 acre tract;

THENCE South 89 deg. 25' 54" West along the South line of said 40 acre tract and along a fence for a distance of 774.25 feet to an iron rod for corner, same being in the Easterly line of a tract of land conveyed to the City of Dallas;
THENCE North 01 deg. 09' 26" East for a distance of 103.21 feet to an iron rod for corner;
THENCE North 15 deg. 08' 56" West for a distance of 328.07 feet to a concrete monument for corner;
THENCE North 85 deg. 38' 21" West for a distance of 237.69 feet to a concrete monument for corner;
THENCE North 01 deg. 55' 08" East for a distance of 151.52 feet to a concrete monument for corner;
THENCE North 80 deg. 10' 03" East for a distance of 417.73 feet to a concrete monument for corner;
THENCE North 67 deg. 33' 30" East for a distance of 260.70 feet to a concrete monument for corner;
THENCE North 23 deg. 59' 58" West for a distance of 99.20 feet to a concrete monument for corner;
THENCE South 70 deg. 53' 20" West for a distance of 353.77 feet to a concrete monument for corner;
THENCE South 85 deg. 41' 23" West for a distance of 127.69 feet to a concrete monument for corner;
THENCE South 47 deg. 18' 57" West for a distance of 220.00 feet to a concrete monument for corner in the West line of said 40 acre tract of land.
THENCE North 00 deg. 04' 14" West along said West line of 40 acre tract and along a fence for a distance of 609.30 feet to a fence post for corner;
THENCE North 87 deg. 48' 20" East along a fence for a distance of 980.60 feet to a point for corner;
THENCE South 88 deg. 04' 40" East along a fence for a distance of 344.05 feet to a fence post for corner;
THENCE South 00 deg. 33' 21" East along the East line of said 40 acre tract for a distance of 1313.11 feet to the Place of Beginning, containing 30.57 acres of land.

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

SECTION 4. That the above described tracts of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended herein, provided that the granting of Planned Development District No. 11 to the above described tracts of land is subject to the following special conditions:

(a) Prior to the issuance of any building permit in Planned Development District No. 11, a comprehensive site plan of the development shall be filed with the Planning and Zoning Commission and, after appropriate hearing, sent to the City Council of the City of Rockwall with an appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final site plan, which shall be filed and included as Exhibit "A" and made a part of this ordinance for all purposes. Such comprehensive site plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

(b) No building or other permits shall be issued by any officer, agent or employee of the City of Rockwall for development of the above described tracts in "PD" No. 11 unless and until a final comprehensive site plan shall have been finally approved by the City Council of the City of Rockwall and attached to and made a part of this ordinance as Exhibit "A".

(c) All development of property covered by Planned Development District No. 11 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

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

SECTION 6. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THE 7th DAY OF July, 1980.

APPROVED:

Harry L. Myers
MAYOR

ATTEST:

Jesse Pullen
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Dillard
CITY ATTORNEY

ORDINANCE NO. 93-11

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11" PLANNED DEVELOPMENT-11 ZONING CLASSIFICATION TO "PD-11 REVISED" PLANNED DEVELOPMENT-11 REVISED ZONING CLASSIFICATION TO PERMIT SF-10 ZONING, SINGLE FAMILY 10 RESIDENTIAL ZONING CLASSIFICATION REQUIREMENTS; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development Zoning Classification to "PD-11 Revised" Planned Development 11 Revised Zoning Classification on the property described on Exhibit "A" has been requested by MAHR Development; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change from "PD-11" Planned Development-11 Zoning Classification to "PD-11 Revised" Planned Development Zoning Classification on the property described on Exhibit "A".

Section 2. That Planned Development District No. 11-Revised shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of Planned Development District No. 11-Revised to the above described tract of land is subject to the following special conditions:

A. All development of property covered by Planned Development District No. 11-

Revised shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 11-Revised shall be regulated by the zoning requirements of the SF-10 Zoning Classification, Single Family 10 Zoning Classification with the following conditions:

1. approval subject to a detailed review at time of platting, including roadway alignments and intersections, and flood study of the drainway,

2. that the proposed area suggested as park land be submitted for approval to the Park Board in a manner such that specific park use locations are shown,

3. that access ways along both sides of the proposed park land be shown,

4. that access ways be provided to Lake Ray Hubbard, that the the take line be clearly defined, and that disclosure be made to potential purchasers that this is public land,

5. that the park area be subject to completion of a flood study and further analysis of the proposed park area for suitability as park land,

6. that any parkland that may ultimately be accepted by the City, including the existing lake, shall be brought up to an acceptable condition for maintenance and development as a park site by the City by the developer, and

7. that an acceptable phasing plan for development of the park be provided with the submission of the first phase of development.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

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

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 7th day of June, 1993.

APPROVED:

Mayor

ATTEST:

By: Hilda Crangle

1st reading May 17, 1993
2nd reading June 7, 1993

Exhibit "A" Ord 93-11

STATE OF TEXAS

COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.H.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and part of a 40.00 acre tract of land conveyed to Lillian Peace, et al, by deed dated July 21, 1949, and recorded in Volume 45, Page 125, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for a corner at the Northwest corner of Northshore Phase 2B, an addition to the City of Rockwall, recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, and on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: Along the City of Dallas Take Line of Lake Ray Hubbard North 4 Degrees 49' 27" East a distance of 58.69 feet to a 1/2" iron rod found for a corner;
THENCE: Continuing with said Take Line to City of Dallas concrete monuments found as follows: North 42 Degrees 24' 03" West a distance of 500.00 feet; North 36 Degrees 21' 10" West a distance of 479.78 feet; North 0 Degrees 57' 12" East a distance of 105.85 feet; North 15 Degrees 00' 45" West a distance of 325.15 feet; North 85 Degrees 27' 08" West a distance of 237.68 feet; North 1 Degree 59' 22" East a distance of 151.40 feet; North 80 Degrees 22' 19" East a distance of 417.61 feet; North 67 Degrees 45' 06" East a distance of 260.70 feet; North 23 Degrees 50' 12" West a distance of 98.95 feet; South 71 Degrees 06' 47" West a distance of 235.33 feet; North 78 Degrees 21' 59" West a distance of 353.79 feet; South 85 Degrees 51' 16" West a distance of 126.39 feet; and South 47 Degrees 38' 46" West a distance of 221.15 feet;
THENCE: North 0 Degrees 09' 23" East a distance of 609.42 feet with the most Northerly West line of said Tract 1 to an iron rod set at the Northwest corner of said Tract 1 and in a fence line on the Southerly line of a public road (Alamo);
THENCE: North 88 Degrees 01' 57" East a distance of 980.60 feet with said Southerly line and generally with said fence line to an iron rod set for a corner;
THENCE: South 87 Degrees 51' 03" East a distance of 344.05 feet continuing with said Southerly line and said fence line to an iron rod set for a corner on the West line of said Pickens tract;
THENCE: North 0 Degrees 43' 11" West a distance of 20.56 feet to an iron rod set for a corner in the centerline of said road at the most Northerly Northwest corner of said Pickens tract;
THENCE: North 89 Degrees 35' 48" East a distance of 1304.62 feet along the center of said public road to a point for a corner on the West line of North Lake Shore Drive, a 100 foot right-of-way;

Exhibit "A" Ord 93-11

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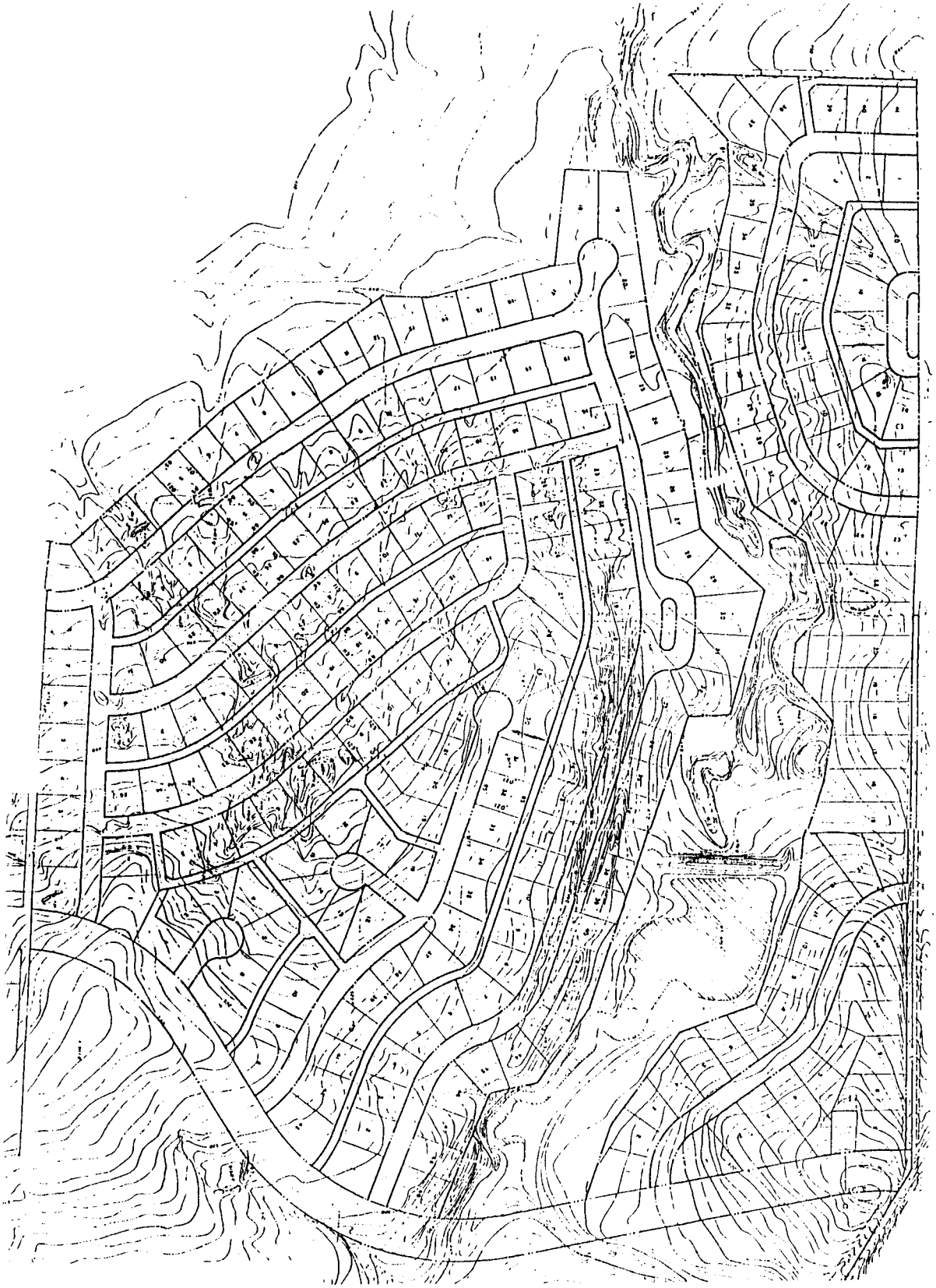
THENCE: Along the Westerly lines of said North Lake Shore Drive as follows: South 0 Degrees 37' 01" East a distance of 55.33 feet to the beginning of a curve to the left, having a central angle of 10 Degrees 15' 10", a radius of 850.00 feet, and a chord that bears South 5 Degrees 44' 36" East a distance of 151.90 feet; Along said curve an arc distance of 152.10 feet to a point for a corner; South 10 Degrees 52' 11" East a distance of 800.41 feet to the beginning of a curve to the right, having a central angle of 67 Degrees 17' 45", a radius of 581.01 feet, and a chord that bears South 22 Degrees 46' 41" West a distance of 643.86 feet; Along said curve an arc distance of 682.42 feet to a point for a corner; South 56 Degrees 25' 34" West a distance of 279.87 feet to the beginning of a curve to the left, having a central angle of 51 Degrees 36' 07", a radius of 550.00 feet, and a chord that bears South 30 Degrees 37' 30" West a distance of 478.77 feet; Along said curve an arc distance of 495.34 feet to a point for a corner; and South 4 Degrees 49' 27" West a distance of 21.19 feet to a point for a corner on the North line of the previously mentioned Northshore Phase 2B;
THENCE: Along the North lines of said addition as follows: North 89 Degrees 29' 00" West a distance of 722.07 feet to a point for a corner; North 85 Degree 10' 33" West a distance of 50.00 feet to a point for a corner; South 4 Degrees 49' 27" West a distance of 6.97 feet to a point for a corner; and North 85 Degrees 10' 33" West a distance of 120.00 feet to the Point of Beginning and containing 101.453 acres of land.



Ordinance No. 94-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11", PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY 10 DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NO. 41; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development No. 41 on the property described on Exhibit "A" has been requested by MAHR Development; and

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development District No. 41 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 41 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 41 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in

compliance with the preliminary plan attached hereto as Exhibit "B", and made a part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended herein are attached hereto and made a part hereof as Exhibit "C".

2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq.ft. lots and the drainway/open space shall not be less than the acreage identified on the preliminary plan.

3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore and 5 feet of ROW along Alamo Road adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase, the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.

5. The Developer may, if approved by the City, construct an amenity center

in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense continues shall be deemed to constitute a separate offense.

SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of April, 1994.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Juanita Jones
City Secretary

1st reading 03-21-94

2nd reading 04-04-94

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;
Along said curve an arc distance of 405.28 feet to the end of said curve;
North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;
Along said curve an arc distance of 799.87 feet to the end of said curve;
North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;
Along said curve an arc distance of 134.21 feet to the end of said curve; and
North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;
THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;
THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2' iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;
THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;
THENCE" South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A. Page 337;
THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition:
THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;
THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;
THENCE: South 89 degrees 26' 01 West a distance of 252.98 feet to an "ell" corner of said Addition;
THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records. Rockwall County, Texas;
THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;
South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;
South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;
THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;
THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;
THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;
THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;
THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;
THENCE: South 0 degrees 44' 21' East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;
THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;
THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;
THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;
THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;
THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;
THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2' iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of ~~1323.03~~ 500.68 feet to the Point of Beginning and containing 145.744 acres of land.

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

PROPOSED PLANNED DEVELOPMENT DISTRICT FOR RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.

2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.

4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.

5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.

HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD, SUITE 102
P.O. BOX 28355 214-328-8133
DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS
Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots	Approximately 55 units	19.6 Acres
Assuming no alleys		
	386	137.7 Acres
Park/Greenbelt		8.0 Acres
		145.7 Acres

The plan as submitted indicates the following percentages:

10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units

HILLCREST MEADOWS

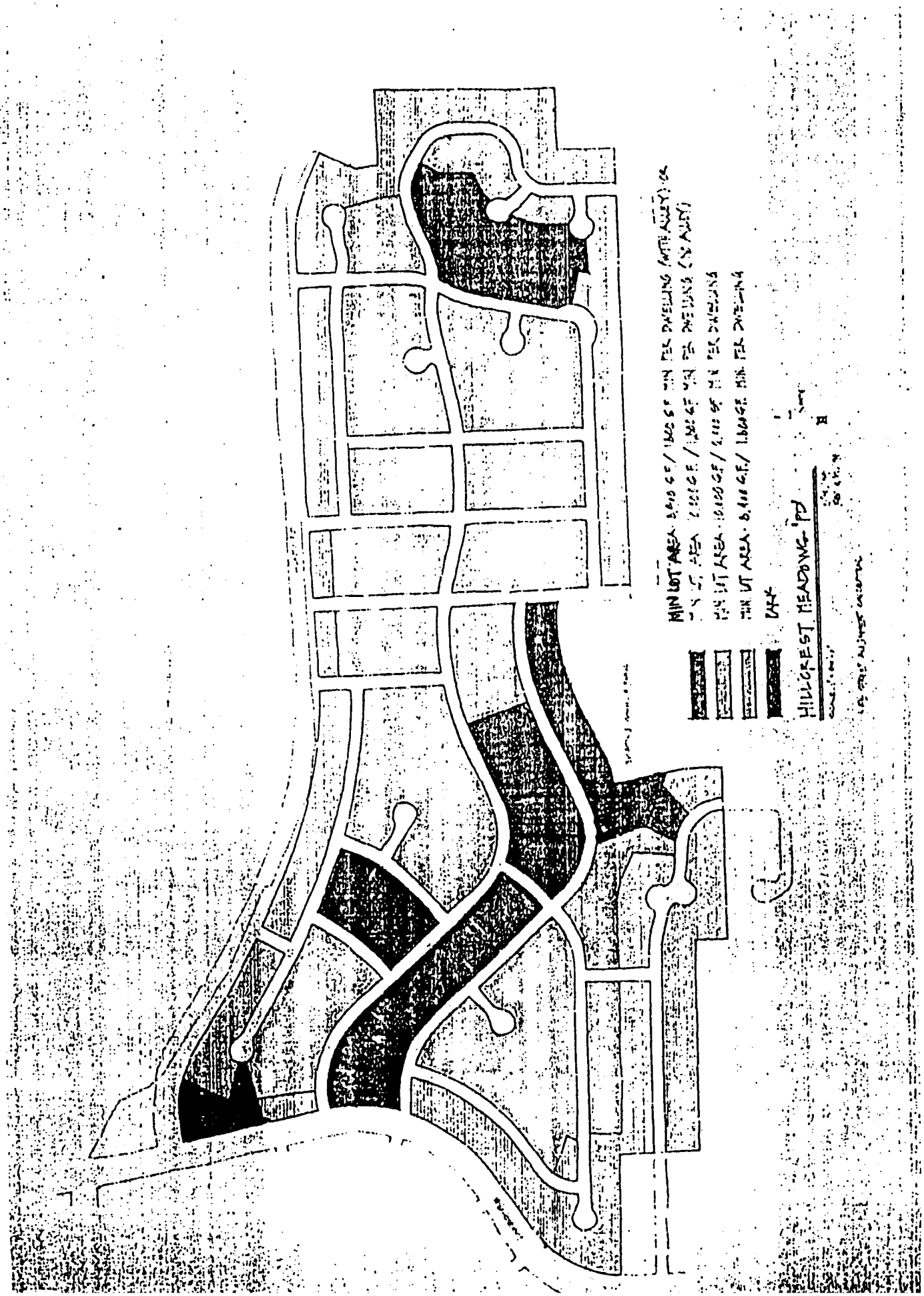
PD _____

AREA REQUIREMENTS - AREA ONE

1. Minimum Lot Area -	10,000 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	2,000 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

HILLCREST MEADOWS
PD _____
AREA REQUIREMENTS - AREA TWO

1. Minimum Lot Area -	8,400 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	65 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

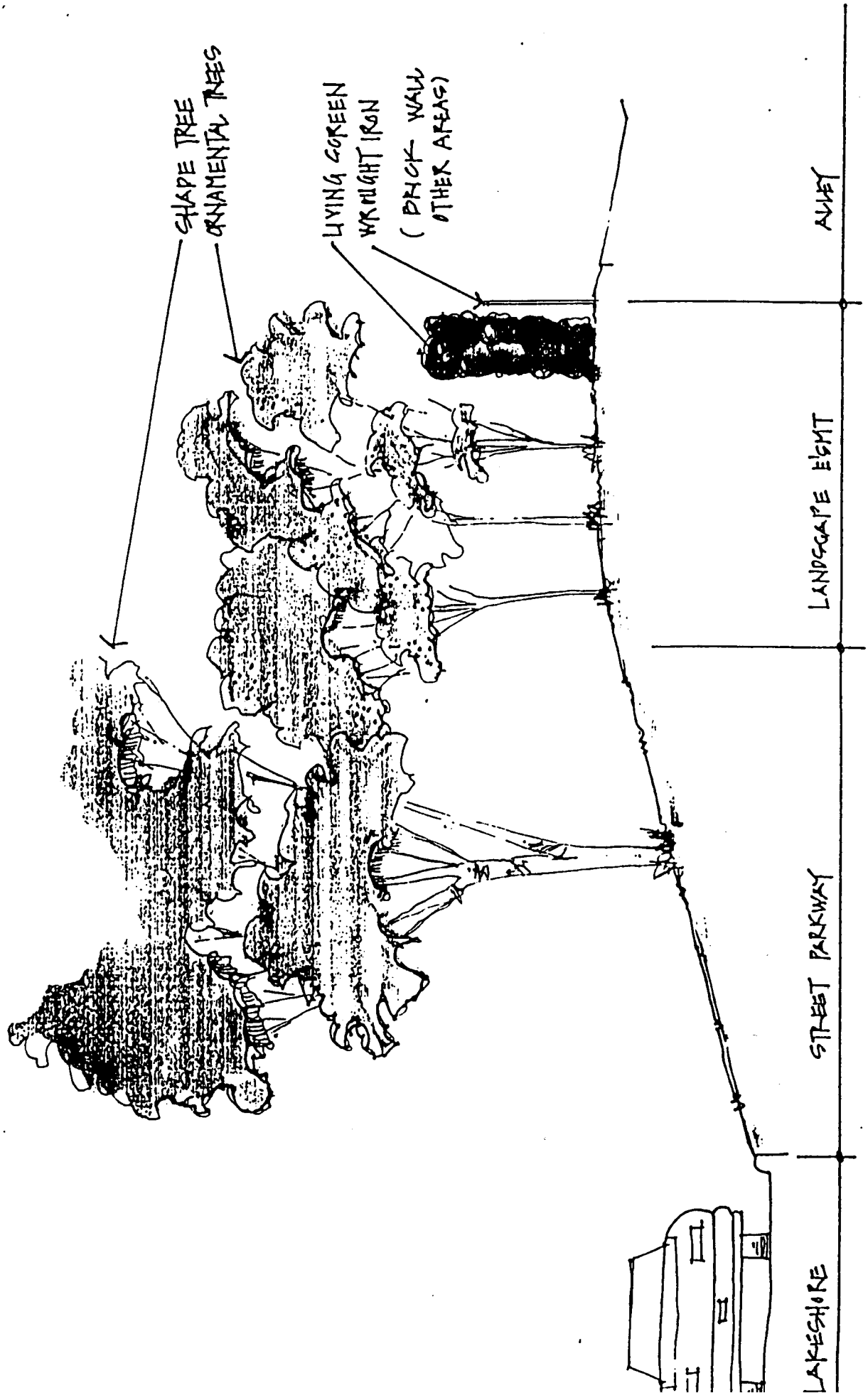

HILLCREST MEADOWS PUD

HILLCREST MEADOWS

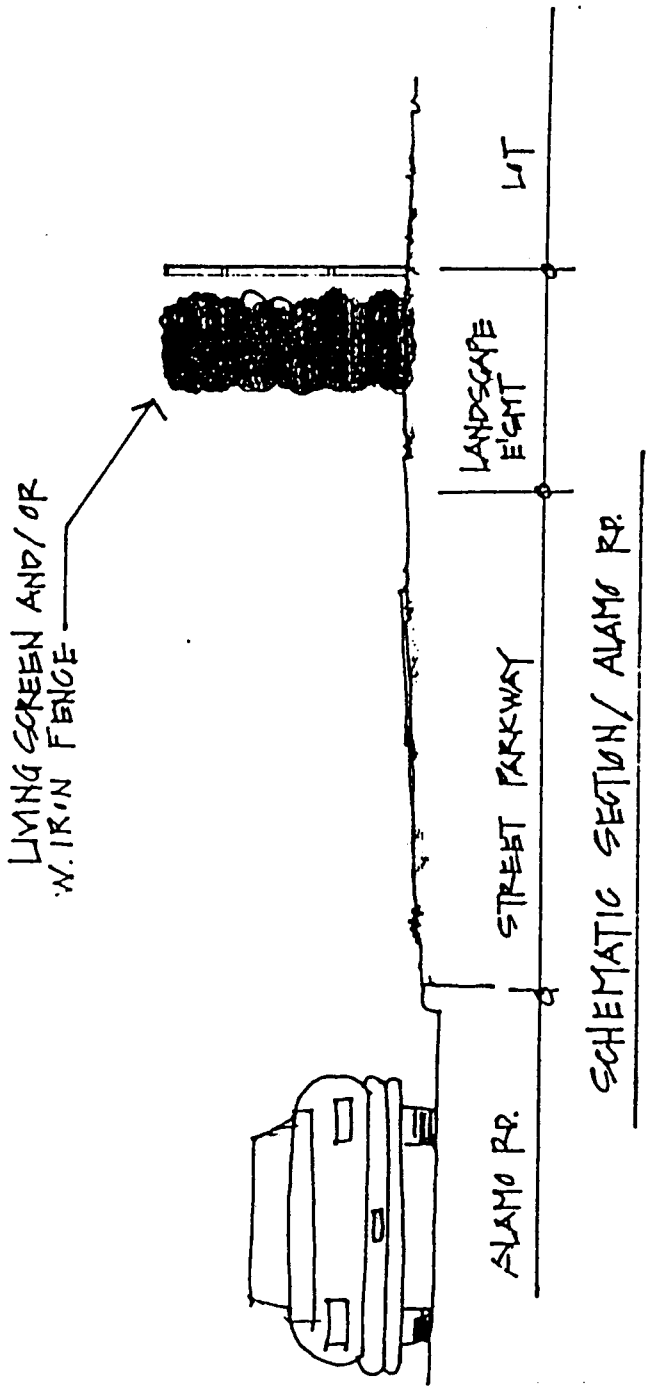
PD _____

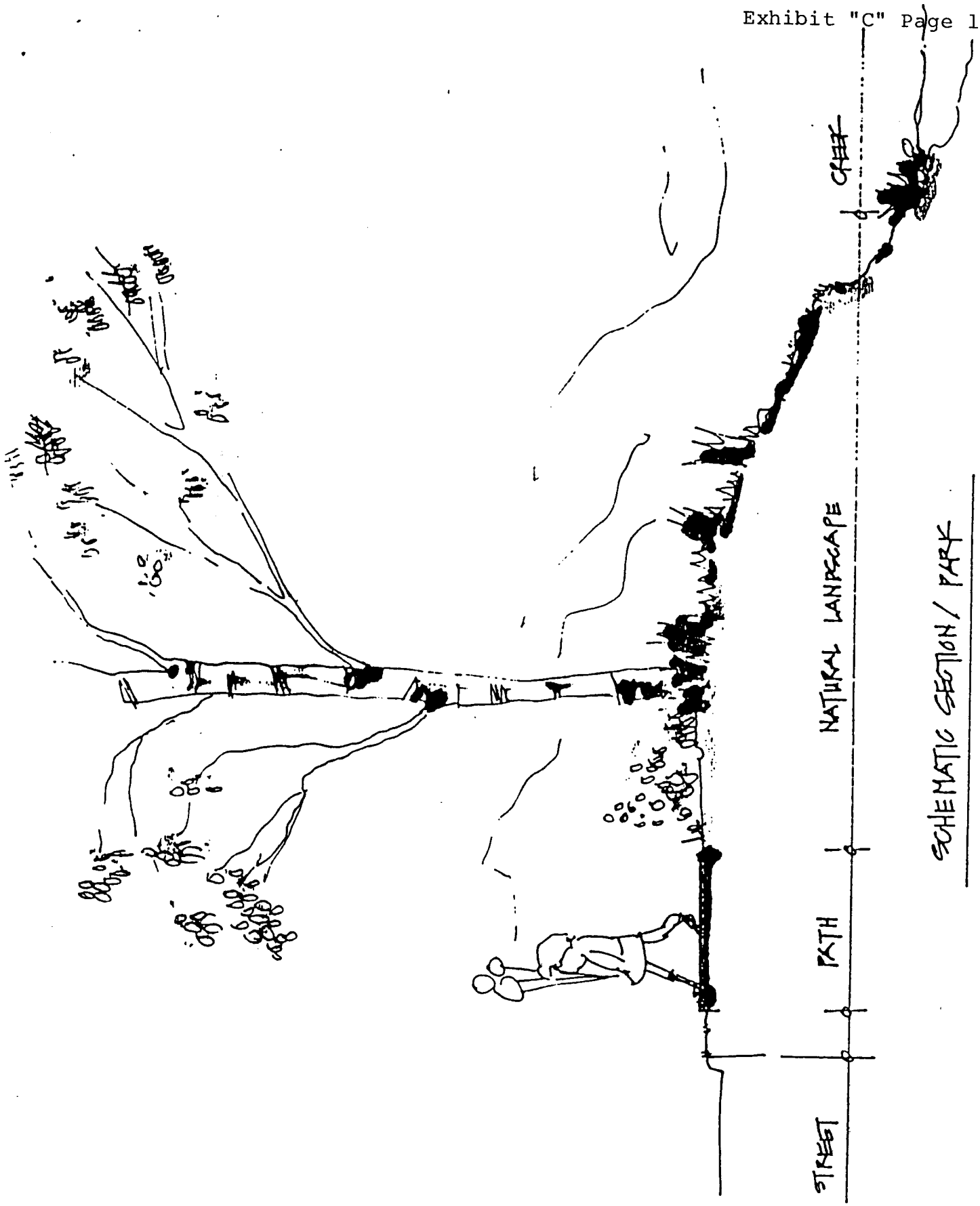
AREA REQUIREMENTS - AREA FOUR

1. Minimum Lot Area -	10,000 square feet (w/o alleys) 8,400 square feet (with alleys)
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2



SCHEMATIC SECTION / LAKE SHORE


LIVING SCREEN AND/OR
W. IRON FENCE
LOT
LANDSCAPE
EASMT
STREET PARKWAY
ALAMO RD.
SCHEMATIC SECTION/ ALAMO RD.



SCHEMATIC SECTION / PARK

ORDINANCE NO. 94-28

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 93-11 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-11, PROVIDING 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 REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, MAHR Development has requested approval of an amendment to PD-11 to amend certain area requirements, and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 93-11 of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 93-11 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending Section 2.B. to add the following subsection:

"8. The minimum depth of front setbacks shall be as follows:

1 story structure - 20 feet
2 story structure - 25 feet"

Section 2. All development of property covered by Planned Development District No. 11 shall be in accordance with the provisions of this ordinance, and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

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

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this the 6th day of September, 1994.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Stacy R Robbins
City Secretary

1st reading: 08-15-94
2nd reading: 09-06-94

ORDINANCE NO. 01-08

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 93-11 AS HERETOFORE AMENDED SO AS TO APPROVE ZONING AND AMEND THE PRELIMINARY PLAN FOR PD-11 - PLANNED DEVELOPMENT NO. 11 ATTACHING THE AMENDING PRELIMINARY PLAN DESCRIBED AS EXHIBIT A, ON PROPERTY DESCRIBED HEREIN; AND SHALL INCLUDE A CHANGE IN ZONING FROM SF-10, SINGLE-FAMILY RESIDENTAIL DISTRICT TO PD-11 - PLANNED DEVELOPMENT NO.11 FOR A 4.0715 ACRE TRACT OF LAND IN THE NATHAN BUTLER SURVEY, ABSTRACT NO. 21, ROCKWALL COUNTY, TEXAS HEREIN DESCRIBED AS TRACT 1 AND A CHANGE IN ZONING FROM A, AGRICULTURAL DISTRICT TO PD-11 - PLANNED DEVELOPMENT NO.11 FOR A 5.101 ACRE TRACT OF LAND IN THE ARCHIBALD HANNA SURVEY ABSTRACT NO. 98, ROCKWALL COUNTY, TEXAS HEREIN DESCRIBED AS TRACT 2; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the Preliminary Plan for PD-11 with special conditions, as described in Exhibit "A" and shall include a change in zoning from "SF-10", Single-Family Residential District to PD-11, Planned Development No. 11 for a 4.0715 acre tract of land in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas herein described as Tract 1 and a change in zoning from "A", Agricultural District to PD-11, Planned Development No. 11 for a 5.101 acre tract of land in the Archibald Hanna Survey Abstract No. 98, Rockwall County, Texas herein described as Tract 2; has been submitted by Joey Howell on behalf of Arkoma Realty Ltd.; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the

exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of the amended Preliminary Plan for PD-11 with special conditions for the area identified in Exhibit "A" and shall include a change in zoning from "SF-10, Single-Family Residential District to PD-11, Planned Development No. 11 for a 4.0715 acre tract of land in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas herein described as Tract 1 and a change in zoning from "A", Agricultural District to PD-11, Planned Development No. 11 for a 5.101 acre tract of land in the Archibald Hanna Survey Abstract No. 98, Rockwall County, Texas herein described as Tract 2. That said Preliminary Plans are attached hereto and made a part hereof for all purposes.

Section 2. That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of this amended preliminary Plan for PD-11 shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

Section 3. That development in the area within Exhibit "A" shall be limited to uses and requirements listed in the "SF-10", Single-Family Residential District of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council with the following additional conditions:

A. Average of more than 10,600 square feet per lot.

B. Maximum of 117 lots, with at least 83 lots with minimum lot areas of 10,000 square feet and the rest with minimum lot areas of 8,400 square feet.

C. The minimum square footage per dwelling unit will be 2,000 square feet.

D. Minimum of a 2 car garage will be provided for each dwelling unit.

E. The exterior of the dwellings will be a minimum of 75% masonry.

F. Roof pitch of 6/12 or higher.

G. Rear or side entry garages only.

H. The screening walls (fences) along N. Lakeshore Drive will be wrought iron

with stone or masonry columns and the entry sign will be stone or masonry.

I. Cul-de-sac, corner and irregular shaped lots can be used to meet the lot area minimum square footage requirements.

J. Access to park provided via walkway at approximately the location shown on revised concept plan just to the west of pond, with bridge provided over gully into park.

K. Access to take line provided via walkway at approximately the location shown on revised concept plan at point of drainage easement.

L. If requested by the City, the developer will build up to an eight car parking area in the adjacent park, either off of North Lakeshore Drive or to the south of the southern subdivision street leading into the subdivision from North Lakeshore Drive.

M. Anti-monotony restriction in deed restrictions which does not allow the same elevation any closer than 5 houses apart on the same side of street or closer than 200 feet if across the street or around a corner. An architectural review committee will review and control this requirement, with committee and review procedures being established in the deed restrictions. The deed restrictions will be provided for the City's review with the final plat and will be filed prior to the filing of the final plat.

N. The developer agrees to make a contribution of $25,000 for park equipment or other park improvements, rather than the approximate $8,000 required under the current park fee formula. This money is in addition to the park bridge and park parking that the developer has agreed to provide.

Section 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

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

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

section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. 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 8. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 19 day of March, 2001.

Scott L. Self

Scott Self, Mayor

ATTEST

Belinda Page

Belinda Page, City Secretary

CITY OF ROCKWALL TEXAS SEAL

1st Reading 3/5/01

2nd Reading 3/19/01

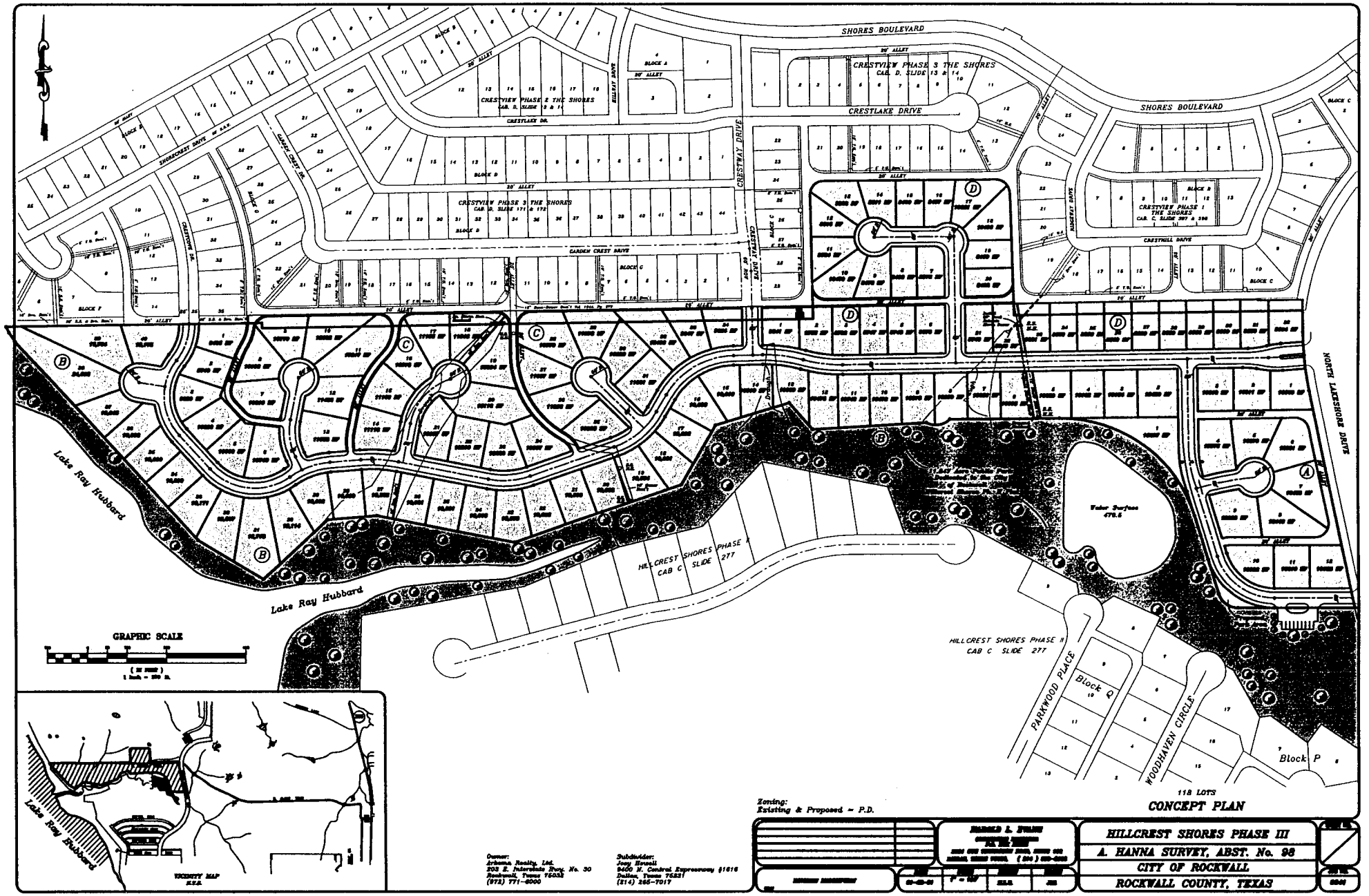

SHORES BOULEVARD
CRESTVIEW PHASE 3 THE SHORES
CAB. D, SLIDE 13 & 14
CRESTLAKE DRIVE
CRESTVIEW PHASE 2 THE SHORES
CAB. D, SLIDE 171 & 172
CRESTVIEW PHASE 1 THE SHORES
CAB. C, SLIDE 397 & 398
CRESTWAY DRIVE
GARDEN CREST DRIVE
SHORECREST DRIVE
CRESTCOVE DRIVE
CRESTHILL DRIVE
RIDGECREST DRIVE
NORTH LAKESHORE DRIVE
Lake Ray Hubbard
Lake Ray Hubbard
HILLCREST SHORES PHASE I
CAB C SLIDE 277
HILLCREST SHORES PHASE II
CAB C SLIDE 277
PARKWOOD PLACE
WOODHAVEN CIRCLE
Block Q
Block P
Water Surface
478.5
GRAPHIC SCALE
VICINITY MAP
118 LOTS
CONCEPT PLAN
Zoning:
Existing & Proposed = P.D.
HILLCREST SHORES PHASE III
A. HANNA SURVEY, ABST. No. 98
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
Owner:
Arkema Realty, Ltd.
203 E. Interstate Hwy. No. 30
Rockwall, Texas 75032
(972) 771-5000
Subdivider:
Joey Herrell
8400 N. Central Expressway #1616
Dallas, Texas 75231
(214) 265-7017

EXHIBIT "A"

Description

Exhibit A (including Tract 2)

BEING 31.8939 acres of land located in the Archibald Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, being a portion of a 101.453 acre tract of land described in deed to Hillcrest Shores, Ltd., recorded in Volume 829, Page 237, Deed Records, Rockwall County, Texas and being all of a tract of land described in deed to William D. Lynch, recorded in Volume 391, Page 77, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod set at the northeast corner of an 11.847 acre Public Park to the City of Rockwall in Hillcrest Shores Phase II, an addition in the City of Rockwall, Texas in Cabinet C, Slide 277, Map Records, Rockwall County, Texas, and being in the west R.O.W. line of North Lake Shore Drive (a 100' R.O.W.);

THENCE, West, along the north line of said Public Park, a distance of 295.30 feet to a ½ inch iron rod found at the beginning of a curve to the right, having a central angle of 73° 14' 11", a radius of 50.00 feet and chord bearing and distance of N 53° 22' 55" W, 59.65 feet;

THENCE, Northwesterly, along said curve to the right and the easterly line of said Public Park, an arc distance 63.91 feet to a ½ inch iron rod found at the end of said curve;

THENCE, N 16° 45' 49" W, a distance of 208.25 feet to a ½ inch iron rod found at the beginning of a curve to the left, having a central angle of 73° 45' 00", a radius of 350.00 feet and a chord bearing and distance of N 53° 38' 20" W, 420.05 feet;

THENCE, Northwesterly, along said curve to the left and the north line of said Public Park, a distance of 450.52 feet to a ½ inch iron rod found at the end of said curve;

THENCE, S 89° 29' 10" W, a distance of 277.42 feet to a ½ inch iron rod found at the beginning of a non-tangent curve to the right, having a central angle of 73° 05' 48", a radius of 50.00 feet and a chord bearing and distance of S 81° 46' 00" W, 59.55 feet;

THENCE, Southwesterly, along said curve to the right and the north line of said Public Park, an arc distance of 63.78 feet to a ½ inch iron rod found at the end of said curve;

THENCE, S 86° 36' 47" W, along the north line of said Public Park, a distance of 287.54 feet to a ½ inch iron rod set;

THENCE, N 41° 23' 13" W, along the north line of said Public Park, a distance of 90.00 feet to a ½ inch iron rod set;

THENCE, S 73° 06' 47" W, along the north line of said Public Park, a distance of 195.00 feet to a ½ inch iron rod set;

THENCE, S 29° 36' 47" W, along the north line of said Public Park, a distance of 175.00 feet to a ½ inch iron rod set;

THENCE, S 71° 06' 47" W, a distance of 210.00 feet to a found monument, being a corner of said 101.453 acre tract, lying on the east City of Dallas Take Line for Lake Ray Hubbard;

THENCE, along the east City of Dallas Take Line for Lake Ray Hubbard and south boundary line of said 101.453 acre tract, the following four (4) calls:

(1) S 70° 33' 25" W, a distance of 235.33 feet to a ½ inch iron rod found;

(2) N 78° 53' 31" W, a distance of 353.74 feet to a found monument;

(3) S 85° 17' 29" W, a distance of 125.97 feet to a found monument;

(4) S 47° 09' 49" W, a distance of 221.45 feet to a found monument, being the most northerly southwest corner of said 101.453 acre tract and the southeast corner of said William D. Lynch tract;

THENCE, N 58° 42' 20" W, along the east City of Dallas Take Line for Lake Ray Hubbard and northeast line of said William D. Lynch tract, a distance of 191.20 feet to a monument found;

THENCE, N 42° O4' 39" W, along the east City of Dallas Take Line for Lake Ray Hubbard and the northeast line of said William D. Lynch tract, a distance of 683.04 feet to a monument found;

THENCE, N 26° 37' 57" W, 17.98 feet to a ½ inch iron rod set, said point being the southeast corner of Lot 5 and the southwest corner of Lot 6 in Block F of Crestview Addtion Phase 3;

THENCE, N 89° 11' 29" E, 643.51 feet (called S 89° 10' 27" W, 643.51 feet by plat of Crestview Phase 3, Cabinet D, Slide 171/172) along the south line of Crestview Addition Phase 3 to a ½ inch iron rod set;

THENCE, S 01° 08' 08" E, 13.71 feet (called N 01° 09' 07" W, 13.71 feet by plat of Crestview Phase 3, Cabinet D, Slide 171/172) along the south line of Crestview Addtion Phase 3 to a ½ inch iron rod set;

THENCE, N 89° 03' 01" E, 2,624.51 feet, along the south line of Crestview Addition Phase 3 (Cabinet D, Slide 171/172), a called 1.341 acre tract to Bessie Anne Campbell (Volume 504, Page 50) and Crestview Addtion Phase I (Cabinet C, Slide 399/400) to a ½

inch iron rod set at the northeast corner of said 101.453 acre tract, lying in the west R.O.W. line of North Lake Shore Drive as shown by the plat recorded in Slide A, Page 327, Plat Records, Rockwall County, Texas;

THENCE, along the west R.O.W. line of said North Lake Shore Drive and the east boundary line of said 101.453 acre tract, the following three (3) calls:

(1) S 01° 09' 48" E, 55.33 feet to a ½ inch iron rod set at the beginning of a curve to the left, having a central angle of 10° 15' 10", a radius of 850.00 feet and a chord bearing and distance of S 06° 17' 23" E, 151.90 feet;

(2) Southeasterly, along said curve to the left, an arc distance of 152.10 feet to a ½ inch iron rod set at the end of said curve;

(3) S 11° 24' 56" E, a distance of 565.54 feet to the Place of Beginning and containing 31.8939 acres of land.

Description

Tract 1

BEING a 4.0715 acre tract of land situated in the Nathan Butler Survey, Abstract No. 21, Rockwall County, Texas and being part of a 4.00 acre tract conveyed to Charles Smith recorded in Volume N, Page 253, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod set for the southwest corner of Crestview Phase 1 - The Shores, and addition to the City of Rockwall recorded in Cabinet C, Slide 397 & 398, Plat Records, Rockwall County, Texas, said point being in North Alamo Road, a variable width prescribed right-of-way;

THENCE South 89° 02' 15" West along said Alamo Road, a distance of 508.31' to a ½ inch iron rod set for the southeast corner of Crestview Phase 3 – The Shores, and addition to the City of Rockwall recorded in Cabinet D, Slide 171 & 173, Plat Records, Rockwall County, Texas;

THENCE North 01° 28' 25" West leaving said Alamo Road and along the east line of said Crestview Phase 3, a distance of 317.19' to a found aluminum cap stamped "NDM" for the beginning of a curve to the right having a central angle of 91° 02' 18", a radius of 35.00' and chord that bears North 44° 02'44" East a distance of 49.94';

THENCE along said curve an arc distance of 55.61' to a found aluminum cap stamped "NDM" for a corner on the south line of a 20' wide alley right-of-way, said point being on the south line of Crestview Phase 2 – The Shores, an addition to the City of Rockwall recorded in Cabinet D, Slide 13 & 14 of the Plat Records of Rockwall County, Texas;

THENCE North 89°33'53" East along the south line of said alley right-of-way, a distance of 434.22' to a found aluminum cap stamped "NDM" for the beginning of a curve to the right having a central angle of 88°12'24", a radius of 35.00' and a chord that bears South 46°19'55" East a distance of 48.72';

THENCE along said curve an arc distance of 53.88' to a found aluminum cap stamped "NDM" for a corner, said point being on the west line of a 20' wide alley right-of-way being the west line of Crestview Phase 1 – The Shores, an addition to the City of Rockwall recorded in Cabinet C, Slide 397 & 398 of the Plat Records of Rockwall County, Texas;

THENCE South 02°13'43" East a distance of 314.34' to the POINT OF BEGINNING and containing 176,835 square feet or 4.0696 acres of land.

Description

Tract 2

BEING a tract of land out of the Archibald Hanna Survey Abstract No. 98, Rockwall County, Texas, and being part of a called 165 acre tract of land in the name of J.S. and Roy R. Smith as recorded in Volume 27, Page 427, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found for corner in a Public Road, said point being in the north line of said Archibald Hanna Survey Abstract No. 98 and also being the northeast corner of said J.S. and Roy R. Smith 165 acre tract;

THENCE South 00 degrees 04 minutes East along the east line of said Smith Tract, a distance of 634.0 feet to a bronze marker set in concrete stamped with a Designation Number C11-C38-C1 for a corner;

THENCE North 58 degrees 19 minutes West, a distance of 191.2 feet to a bronze marker set in concrete for an angle point;

THENCE North 41 degrees 50 minutes 36 seconds West a distance of 683.13 feet to a bronze marker set in concrete for an angle point;

THENCE North 28 degrees 43 minutes West, a distance of 28.5 feet to an iron rod found for a corner in said Public Road;

THENCE South 89 degrees 58 minutes 12 seconds East, a distance of 631.37 feet to the Place of Beginning and containing 222,220.851 square feet or 5.101 acres gross-less 18,690.228 square feet in Public Road and right-of-way Easement leaving 4.672 acres net.

CITY OF ROCKWALL

ORDINANCE NO. 04-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 01-08, AS HERETOFORE AMENDED, SO AS TO AMEND "PD-11" PLANNED DEVELOPMENT DISTRICT NO. 11 TO REQUIRE A MINIMUM FRONT YARD SETBACK OF TWENTY (20) FEET ON AN APPROXIMATE 37.423-ACRE TRACT OF LAND KNOWN AS HILLCREST SHORES PHASE 3 AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE AND EVERY DAY THE OFFENSE CONTINUES SHALL BE DEEMED A SEPARATE OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Joey Howell of Rockwall Shores, Ltd., for an amendment to PD-11, Planned Development District No. 11 for an approximate 37.423-acre tract known as Hillcrest Shores Phase 3 and more specifically described in Exhibit "A" attached hereto and made a part hereof for all purposes; and

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

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

Section 1. That the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 01-08 of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended so as to require a minimum front yard setback of twenty (20) feet on the property more specifically described in Exhibit "A" attached hereto.

Section 2. That the portion of Planned Development District No. 11 as described above shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 01-08 of the City of Rockwall, as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of Two Thousand

Dollars ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 5. This ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 6. That this ordinance shall take effect immediately from and after its passage and approval, and it is so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 7th day of June, 2004.

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

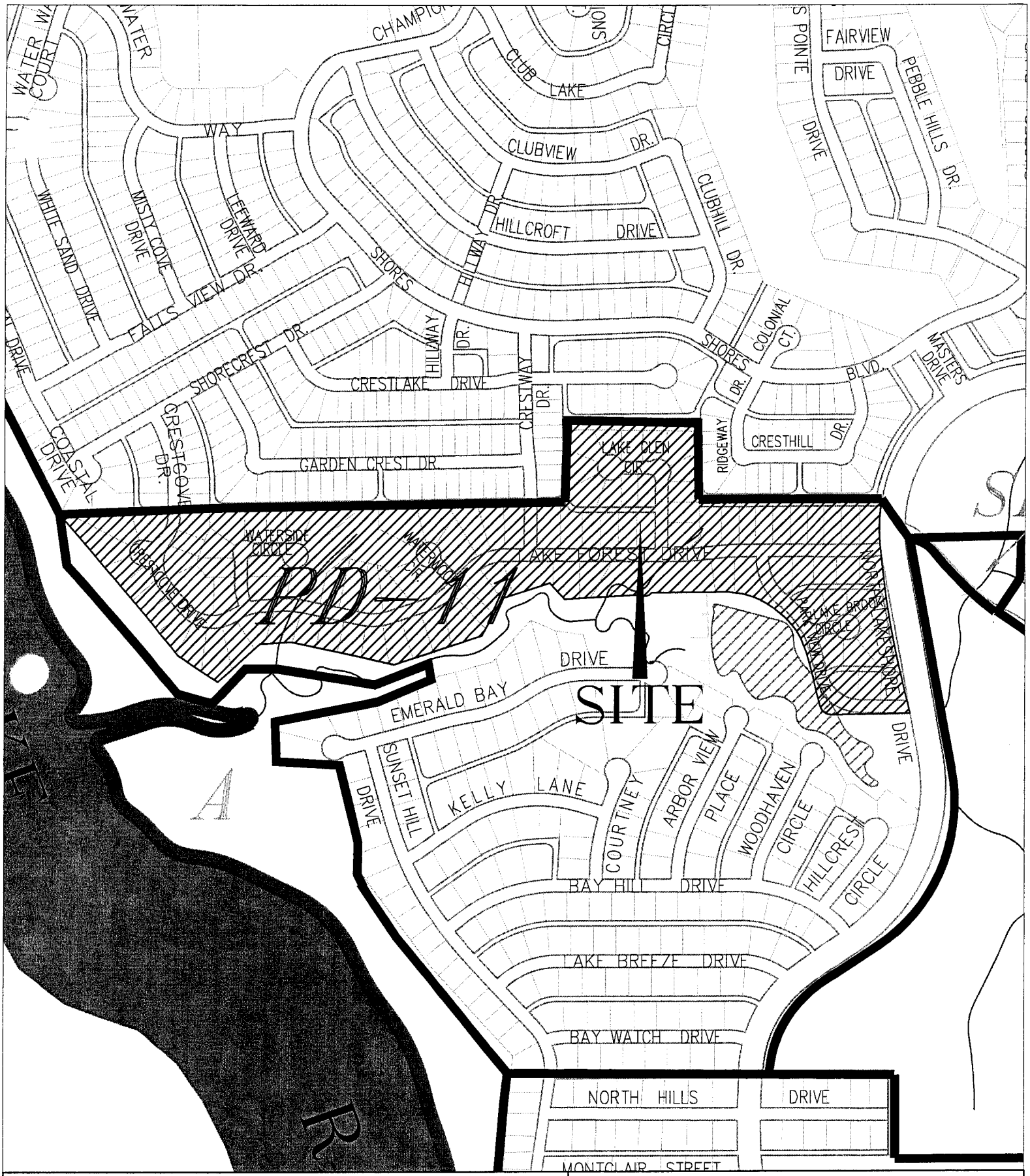
APPROVED AS TO FORM:

Pete Eckert, City Attorney

CITY OF ROCKWALL TEXAS
SEAL

1st Reading: May 17, 2004

2nd Reading: June 7, 2004



Z2004-020

20-ft Front Yard Setback

PD-11 Amendment (Hillcrest Shores 3)

N

1" = 500'

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 11 (PD-11) AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 118.53-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98, AND THE N. BUTLER SURVEY, ABSTRACT NO. 21, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall has initiated an amendment to the Planned Development District 11 (PD-11) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*]; and,

WHEREAS, Planned Development District 11 (PD-11) is a 118.53-acre tract of land situated within the A. Hanna Survey, Abstract No. 98, and the N. Butler Survey, Abstract No. 21, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 11 (PD-11) [*Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-52, 80-13, 93-11, 94-28, 01-08, & 04-37*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated

DRAFT ORDINANCE 01.21.2025

herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

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Exhibit 'A':
Legal Description

BEING 118.53 acres of land situated in Abstract 98, A. Hanna and Abstract 21, N. Butler Surveys in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING in the Southeast corner of Lot 16, Block M, Hillcrest Shores Addition, RCAD # 44180, and the West Right of Way line of North Lakeshore Drive *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,588,906.727, N7,030,070.403 Feet);*

1 **THENCE** North 88°-56'-18" West, along the Southern boundary line of the Hillcrest Shore Addition, a distance of 724.279 feet to a point;
2 **THENCE** North 83°-45'-12" West, continuing along said boundary line, a distance of 49.405 feet to a point;
3 **THENCE** South 02°-36'-24" West, a distance of 5.253 feet to a point;
4 **THENCE** North 86°-25'-49" West, a distance of 121.1 feet for a corner;
5 **THENCE** North 05°-32'-43" East, along the City of Dallas Lake Ray Hubbard Takeline, a distance of 60.502 feet for a corner;
6 **THENCE** North 42°-07'-32" West, continuing along said Takeline, a distance of 503.224 feet to a point;
7 **THENCE** North 34°-38'-28" West, a distance of 119.083 feet to a point;
8 **THENCE** North 36°-04'-27" West, a distance of 359.701 feet to a point;
9 **THENCE** North 01°-58'-02" East, a distance of 106.557 feet to a point;
10 **THENCE** North 14°-10'-52" West, a distance of 326.452 feet to a point;
11 **THENCE** North 84°-56'-38" West, a distance of 238.245 feet to a point;
12 **THENCE** North 02°-26-00" East, a distance of 153.538 feet to a point;
13 **THENCE** North 81°-55'-48" East, a distance of 200.961 feet to a point;
14 **THENCE** North 80°-31'-26" East, a distance of 216.91 feet to a point;
15 **THENCE** North 68°-22'-45" East, a distance of 260.441 feet to a point;
16 **THENCE** North 23°-23'-19" West, a distance of 96.295 feet to a point;
17 **THENCE** South 71°-49'-15" West, a distance of 229.31 feet to a point;
18 **THENCE** North 77°-23'-38" West, a distance of 356.781 feet to a point;
19 **THENCE** South 86°-51'-07" West, a distance of 125.365 feet to a point;
20 **THENCE** South 47°-47'-09" West, a distance of 220.357 feet to a point;
21 **THENCE** North 57°-32'-43" West, a distance of 190.446 feet to a point;
22 **THENCE** North 41°-36'-42" West, a distance of 688.446 feet to a point;
23 **THENCE** North 30°-34'-19" West, a distance of 45.538 feet for a corner *(NAD83 Texas State Plane GPS Coordinate (Grid): E2,586,183.472, 7,032,240.766 Feet);*
24 **THENCE** North 89°-54'-31" East, along the Northern boundary line of the Hillcrest Shore Addition Phase 3, a distance of 606.247 feet to a point;
25 **THENCE** North 00°-12'-51" East, continuing along said boundary line, a distance of 15.459 feet to a point;
26 **THENCE** South 89°-29'-32" East, a distance of 665.819 feet to a point;
27 **THENCE** South 89°-52'-24" East, a distance of 762.35 feet for a corner;
28 **THENCE** North 00°-21'-55" West 291.147 feet to the beginning of a curve;
29 **THENCE** along said curve to the right having an angle of 70°-50'-26", and a radius of 34.945 feet, with a chord bearing of North 49°-30'-26" East, and a chord distance of 40.506 feet;
30 **THENCE** South 89-15-07" East, a distance of 437.391 to the beginning of a curve;
31 **THENCE** along said curve to the right having an angle of 94°-01'-39", and a radius of 35.92 feet, with a chord bearing of South 42°-21-29" East, and a chord distance of 52.552 feet;
32 **THENCE** South 01°-21'-08" East, a distance of 273.833 feet for a corner;
33 **THENCE** South 89°-25'-39" East, a distance of 737.795 feet to a point;
34 **THENCE** South 74°-56'-00" East, crossing North Lakeshore Drive, a distance of 83.869 feet to a point;
35 **THENCE** South 89°-35'-03" East, a distance of 17.421 to the beginning of a curve;
36 **THENCE** along said curve to the left and along the Eastern Right of Way line of North Lakeshore Drive, having an angle of 18°-18'-37", and a radius of 282.065 feet, with a chord bearing of South 05°-33'-18" West, and a chord distance of 89.757 feet;
37 **THENCE** continuing along said curve to the left having an angle of 05°-07'-36" and a radius of

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750.064 feet, with a chord bearing of South 05°-02'-27" East, and a chord distance of 67.09 feet;

THENCE South 10°-08'-02" East, a distance of 268.924 feet to a point;

THENCE South 10°-18'-33" East, a distance of 463.091 feet to a point;

THENCE South 10°-18'-22" East, a distance of 103.877 feet to the beginning of a curve;

THENCE along said curve to the right having an angle of 30°-06'-45", and a radius of 681.101 feet, with a chord bearing of South 04°-45'-34" West, and a chord distance of 353.855 feet;

THENCE along said curve to the right having an angle of 37°-09'-18", and a radius of 681.094 feet, with a chord bearing of South 38°-23'-35" West, and a chord distance of 433.974 feet;

THENCE South 56°-58'-57" West, a distance of 279.925 feet to the beginning of a curve;

THENCE along said curve to the left having an angle of 53°-15'-29", and a radius of 450.979 feet, with a chord bearing of South 30°-19'-37" West, and a chord distance of 404.269 feet, for a corner;

THENCE South 88°-43'-09" West, crossing North Lakeshore Drive, a distance of 95.674 feet to the POINT OF BEGINNING AND CONTAINING 118.53 acres of land (5,163,135.046 square feet) more or less.

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Exhibit 'B':
Survey

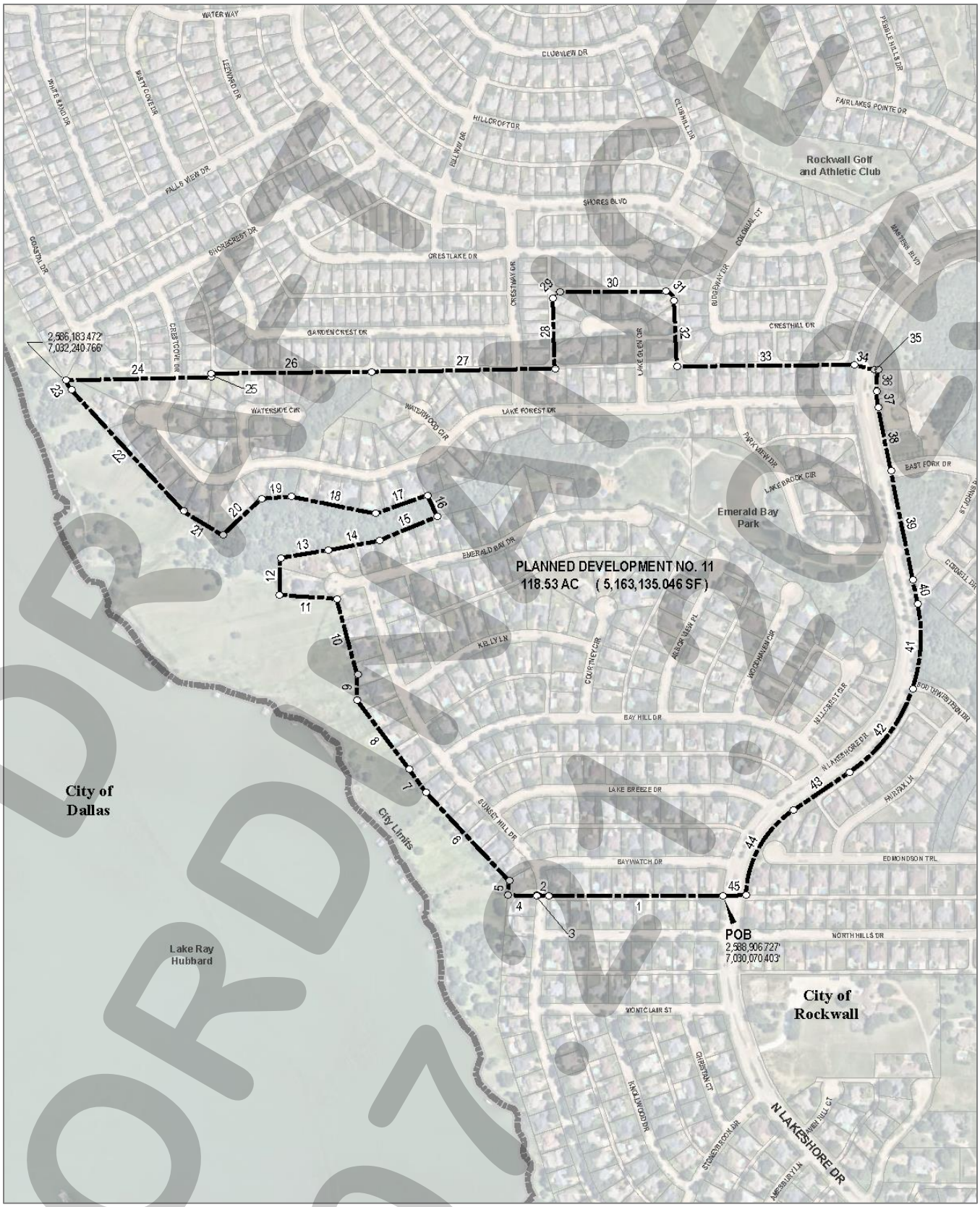

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Exhibit 'C':
Concept Plan

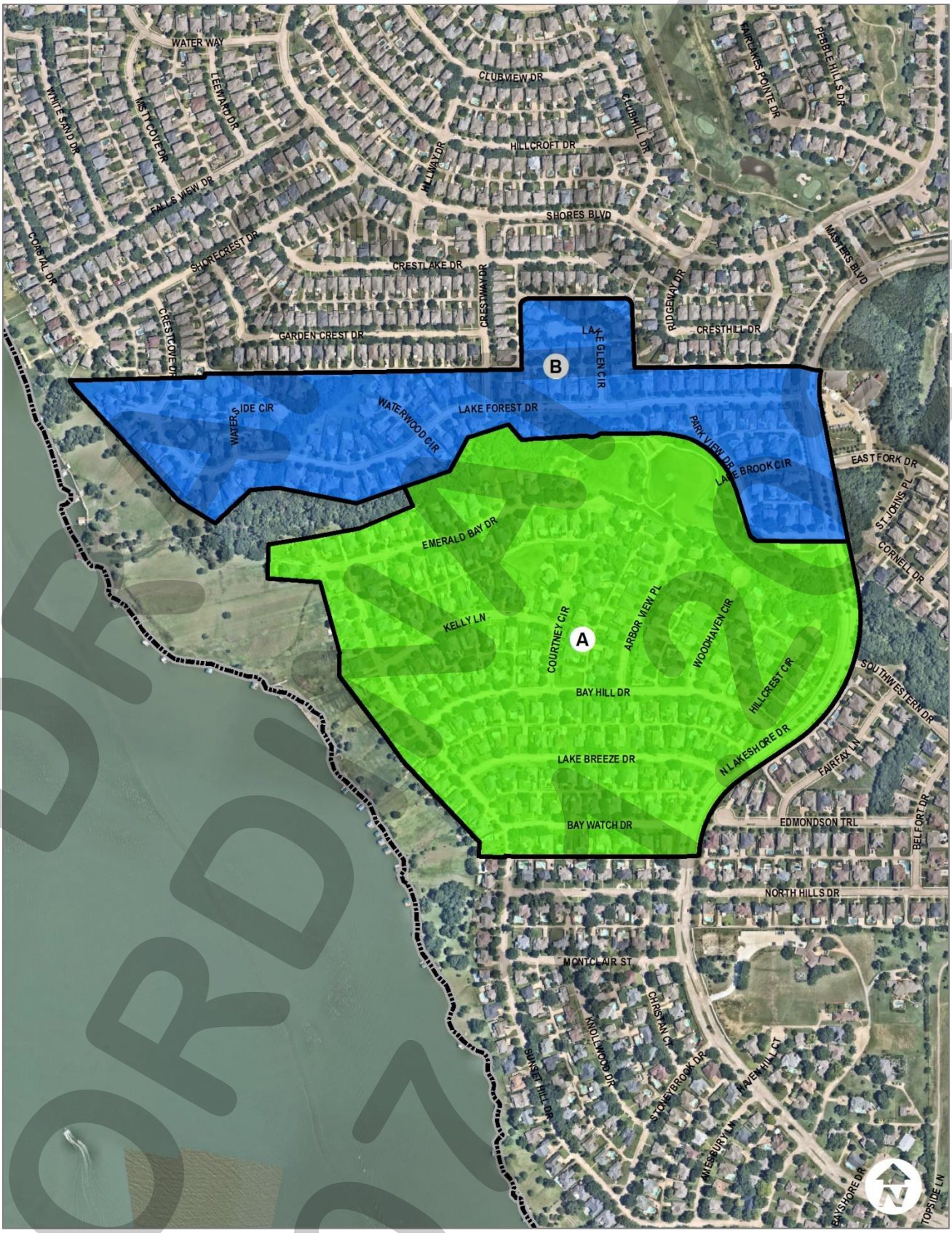
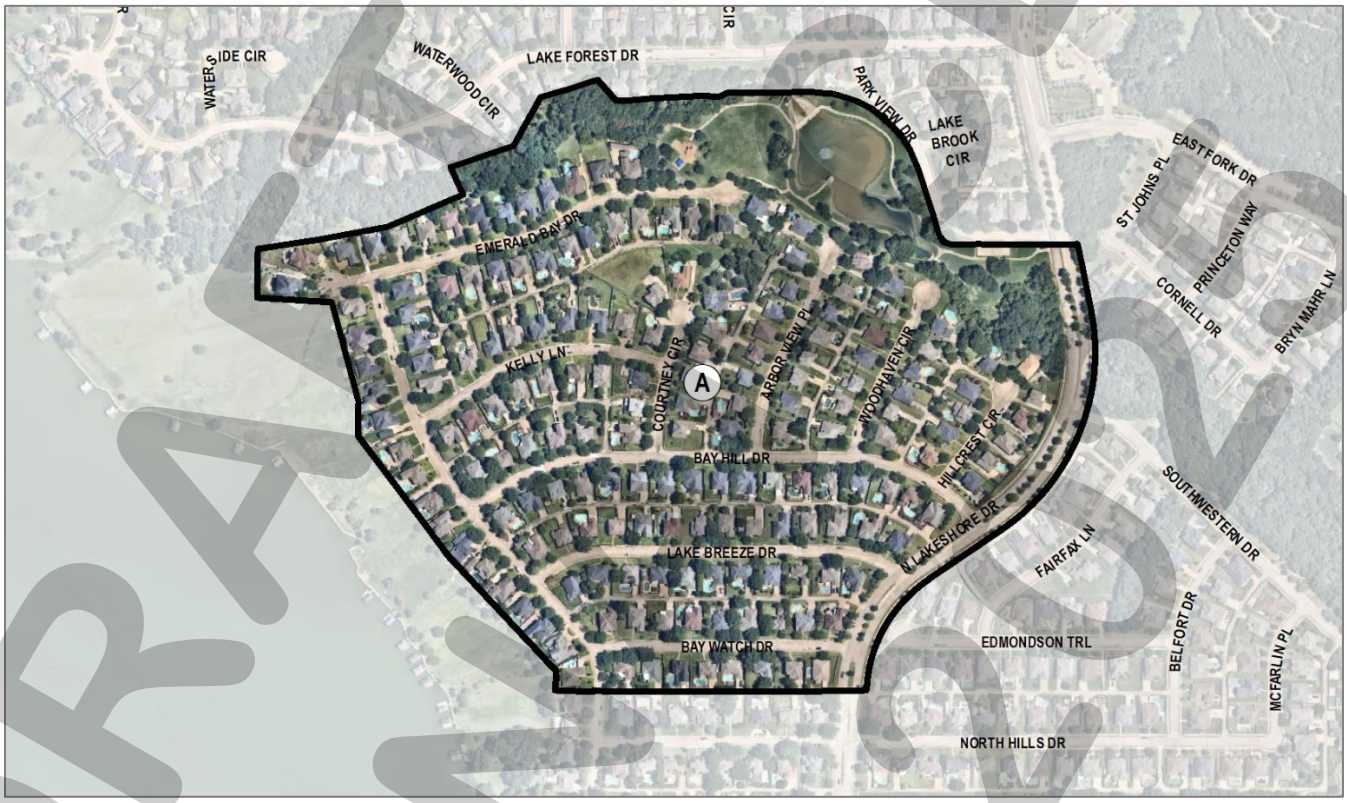


Exhibit 'D':
Density and Development Standards

(A) *TRACT A*. [*Hillcrest Shores, Phases 1 & 2*]

(1) *Concept Plan*. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT A



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract A* -- *as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract A* -- *as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 10 (SF-10) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract A* shall conform to the additional standards depicted in *Table 1*, which are as follows:

TABLE 1: LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT A

LOT TYPE ►	**SINGLE-FAMILY**
MINIMUM FRONT YARD SETBACK	
ONE (1) STORY STRUCTURE	20'
TWO (2) STORY STRUCTURE	25'

DRAFT ORDINANCE 07.21.25

(B) *TRACT B*. [*Hillcrest Shores, Phase 3*]

(1) *Concept Plan*. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

FIGURE 2. CONCEPT PLAN FOR TRACT B

(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses stipulated for properties in a Single-Family 10 (SF-10) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional requirements stipulated for properties in a Single-Family 10 (SF-10) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: *LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY IN TRACT B*

LOT TYPE ►	**SINGLE-FAMILY**
AVERAGE LOT SIZE [1]	10,600 SF
MINIMUM DWELLING UNIT SIZE	2,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK	6'
MINIMUM SIDE YARD ADJACENT TO A STREET [2]	15'
MINIMUM REAR YARD SETBACK	10'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES [3]	2

GENERAL NOTES:
[1]: *Tract B -- as depicted in Exhibit 'C' of this ordinance* -- may consist of 117 lots with at least 83 lots having a minimum lot size of 10,000 SF and the remaining 34 lots having a minimum lot size of 8,400 SF.
[2]: The side yard setback adjacent to North Lakeshore Drive shall be 20-feet.
[3]: Minimum of a two (2) car garage is required for each dwelling unit. All garages shall be side or rear entry only.

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(4) *Masonry Requirement*. The exterior façades of the dwelling unit shall consist of a minimum of 75.00% masonry materials.

(5) *Roof Design Standards*. The minimum roof pitch shall be 6:12 or higher.

(6) *Subdivision Entry Signage and Fencing*. The screening walls or fences along North Lakeshore Drive shall be wrought iron with masonry columns. The entry sign will be stone or masonry.

(7) *Anti-Monotony Standards*. 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 no closer than 200-feet on the opposite side of the street or around a corner.

(8) *Access to Public Park and Takeline*. *Tract B -- as depicted in Exhibit 'C' of this ordinance --* shall adhere to the following:

(a) Access to the public park and takeline shall be provided via walkways at approximately the locations as shown in *Exhibit 'C'* of this ordinance and as was established by the subdivision plat for Phase 3 of the Hillcrest Shores Subdivision.

(b) If requested by the City, the developer will build up to eight (8) parking spaces adjacent to the public park.

DRAFT ORDINANCE 07.21.2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	Cecilia Meca
CASE NUMBER:	Z2025-033; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 802 Jackson Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and take any action necessary.

BACKGROUND

A *Resolution for Dedication* of the Wade Addition was filed on March 24, 1954. This established the subject property as Lot 19, Block B, Wade Addition. According to the City's annexation ordinances, the subject property was annexed into the City of Rockwall by *Ordinance No. 59-02* on July 6, 1959 [*i.e. Case No. A1959-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Sometime between July 6, 1959 and January 3, 1972, the subject property was rezoned to Single-Family 3 (SF-3) District. The property was again rezoned to a Single-Family 7 (SF-7) District between January 3, 1972 and May 16, 1983, and has remained zoned Single-Family 7 (SF-7) District since this change. Based on the records listed on Rockwall Central Appraisal District (RCAD), there is currently a 1,660 SF single-family home that was constructed in 1975 on the subject property.

PURPOSE

The applicant -- *Cecilia Meca* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a *Guest Quarters/Secondary Living Unit* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 802 Jackson Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are seven (7) parcels of land [*i.e. 804, 806, 808, 810, 812,814, & 816 Jackson Street*] that are developed with single-family homes. Beyond this is Jackson Street, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various lots developed with single-family homes. All of these homes are within the Wade Subdivision and are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are two (2) parcels of land [*i.e. 106 & 108 Joe White Street*] developed with single-family homes. Beyond this is Joe White Street, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this are various lots developed with single-family homes. All of these homes are within the Wade Subdivision and are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property are multiple lots developed with single-family homes. Beyond this is Nash Street, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan

contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is another row of lots developed with single-family homes. All of these parcels are part of the Wade Addition and are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is Jackson Street, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) rows of lots developed with single-family homes that makeup part of the Wade Addition and are zoned Single-Family 7 (SF-7) District. West of this is Joe White Street, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

CHARACTERISTICS OF THE PROJECT

The applicant is seeking approval for the construction of a *Guest Quarters/Secondary Living Unit* on the subject property. The proposed accessory structure will be 40-feet by 20-feet or a total area of 800 square feet. The structure will be situated six (6) feet from the side (*or northern*) property line, ten (10) feet from the rear (*or eastern*) property line, and will be constructed on a concrete foundation. It is designed to have an overall height of 12-feet, 6-inches (*or ten [10] feet, six [6] inches at the midpoint of the pitched roof*), and will feature a roof with a 5:12 roof pitch. According to the floor plan submitted by the applicant, the structure will include two (2) bedrooms, two (2) bathrooms, a pantry, kitchen, living room, and laundry room. Staff notes that the proposed building contains all the components of a dwelling unit, and per zoning regulations for the Single-Family 7 (SF-7) District, only one (1) dwelling unit is permitted per lot.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE 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* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) 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, and [*3*] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure 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 maximum of 498 SF *Guest Quarters/Secondary Living Unit* (*i.e. 1,660 SF x 30.00% = 498 SF*) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is requesting an 800 SF *Guest Quarters/Secondary Living Unit*, which represents approximately 48.20% of the primary structure. This is approximately 18.20% or 302 SF *more* than what the Unified Development Code (UDC) allows. If the applicant's request 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 single-family home and *Guest Quarters/Secondary Living Unit*.

STAFF ANALYSIS

Based on the information provided and the plans submitted by the applicant, the proposed building *DOES NOT CONFORM* to most of the requirements for a *Guest Quarters/Secondary Living Unit* and appears to incorporate all elements of a dwelling unit (*i.e. it would be a classified as a dwelling unit*). Following a review of the surrounding properties, staff has determined that no existing buildings are comparable in size and composition to the proposed structure. As previously noted, the proposed *Guest Quarters/Secondary Living Unit* includes all the components characteristic of a dwelling unit and is intended to be located on a parcel where only one (1) dwelling unit is permitted per lot. Staff contacted the applicant to change the plans to better conform to the requirements of the Unified Development Code (UDC) by removing the kitchen; however, the applicant has failed to provide staff with updated plans and has chosen to move forward with the request as presented. Based on the fact that this request would essentially allow two (2) dwelling units on a property zoned Single-Family 7 (SF-7) District -- *which only allows one (1) dwelling unit per lot* --, staff is *obligated* to recommend denial of the applicant's request.

NOTIFICATIONS

On June 18, 2025, staff mailed 142 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Caruth Lakes Homeowners Association (HOA), which is the only Homeowner Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice in favor and six (6) notices in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for *a Guest Quarters/Secondary Living Unit*, 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 *Guest Quarters/Secondary Living Unit* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a G*uest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.

(c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 800 SF.

(d) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.

(e) The subject property shall be limited to one (1) dwelling unit as defined by the Unified Development Code (UDC); and,

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

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

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend denial of the *Specific Use Permit (SUP)* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	802 Jackson St, Rockwall, TX 75087				
SUBDIVISION	Wade Addition	LOT	19	BLOCK	B
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Single-Family 7 (SF-7)		CURRENT USE	Single living unit	
PROPOSED ZONING			PROPOSED USE	800SF guest quarters/secondary living unit	
ACREAGE	0.2380	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	Cecilia Meca	☐ APPLICANT	SAME
CONTACT PERSON		CONTACT PERSON	
ADDRESS	692 Channel Ridge Dr	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 200.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12th *DAY OF* June *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."*

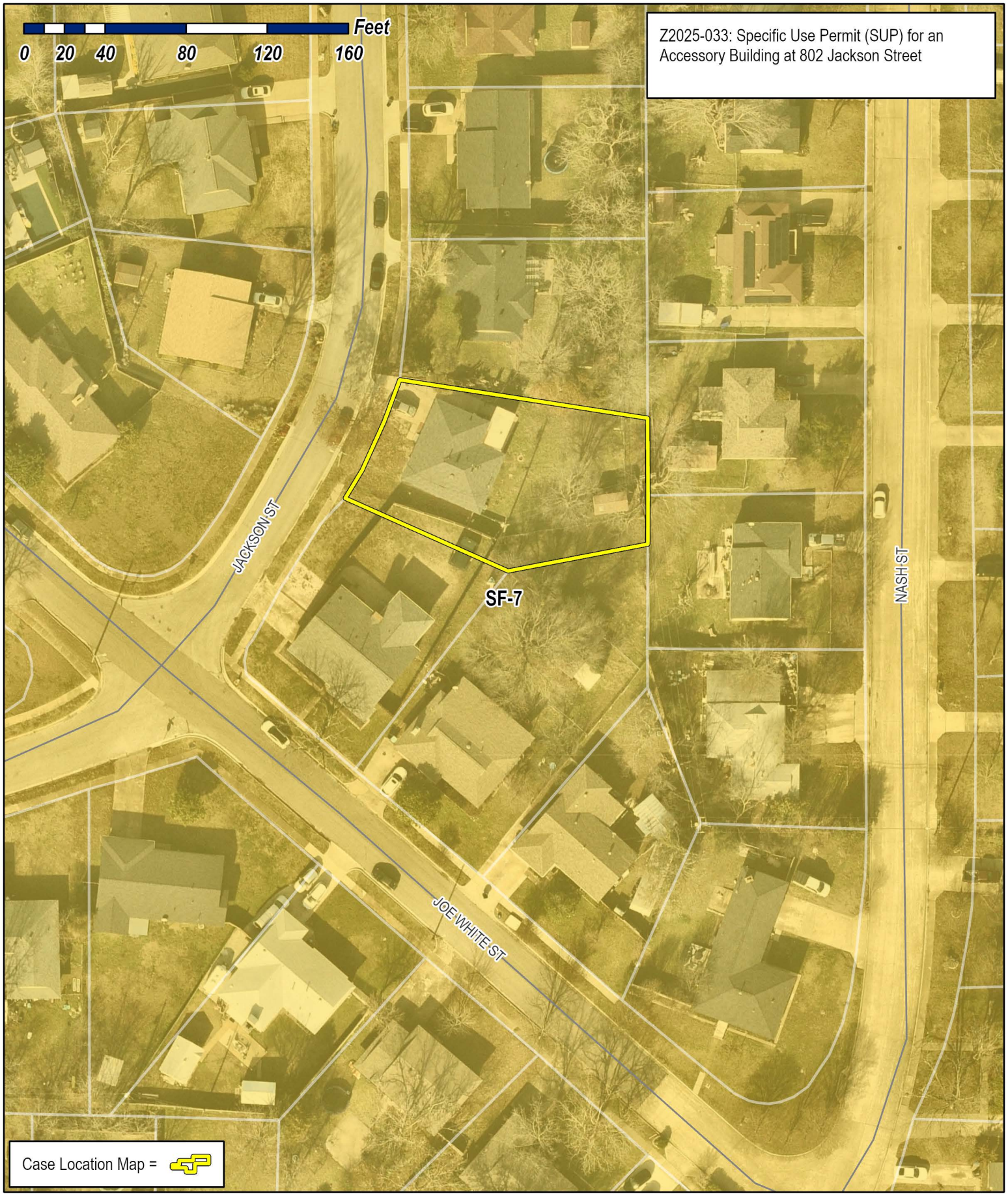
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* June *20* 25.

DAISY ALMAGUER
Notary ID #126213186
My Commission Expires
September 12, 2027

OWNER'S SIGNATURE Cecilia Meca

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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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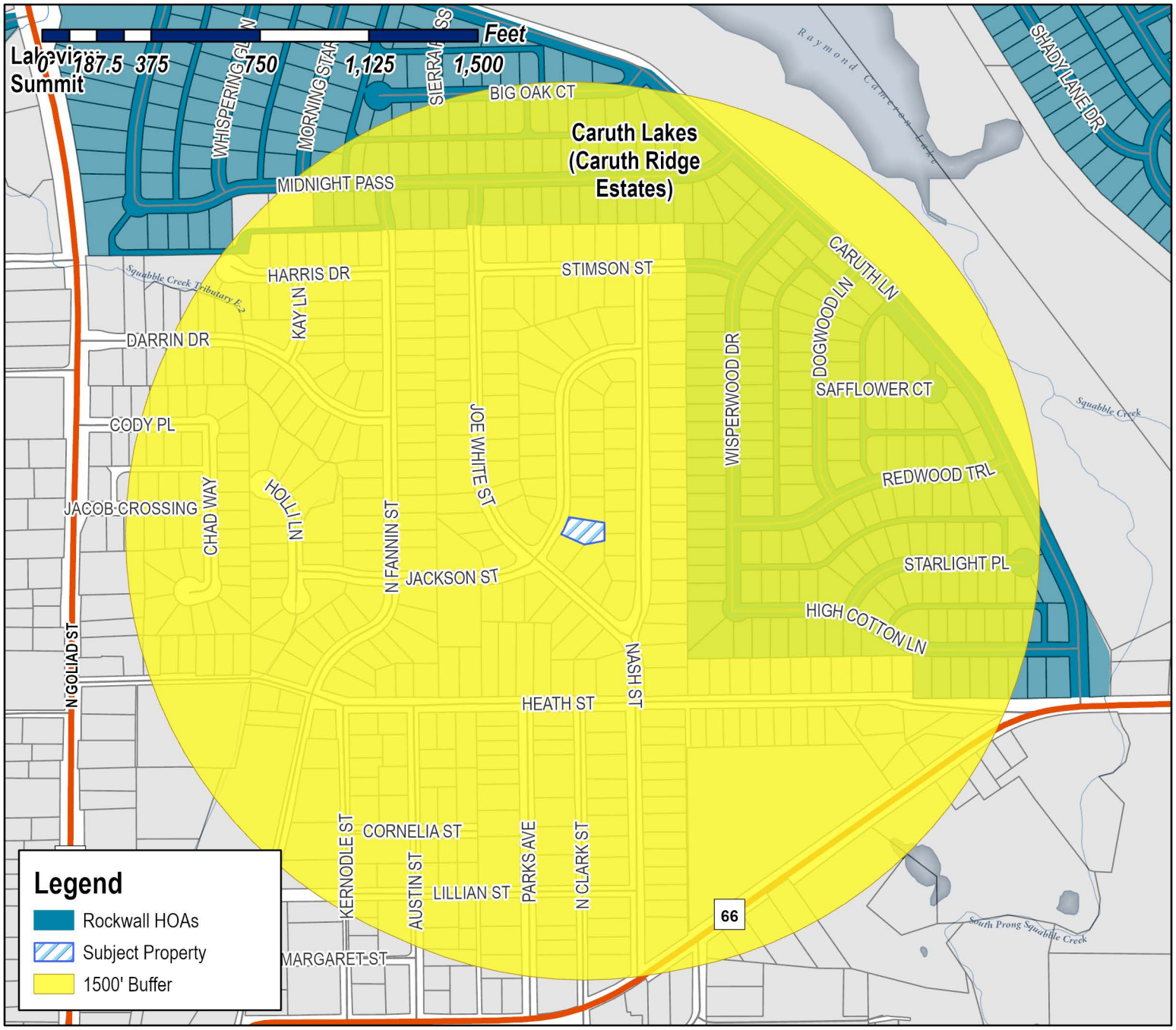
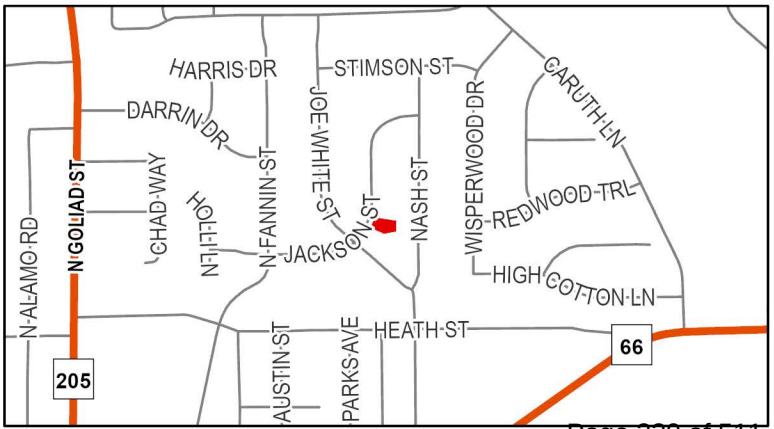


Case Number: Z2025-033
Case Name: SUP for an Accessory Building
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 802 Jackson Street



Date Saved: 6/12/2025
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 [Z2025-033]
Date:	Friday, June 20, 2025 10:05:01 AM
Attachments:	Public Notice (06.16.2025).pdf HOA Map.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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

Z2025-033: SUP for a Guest Quarters/Secondary Living Unit
Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, 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

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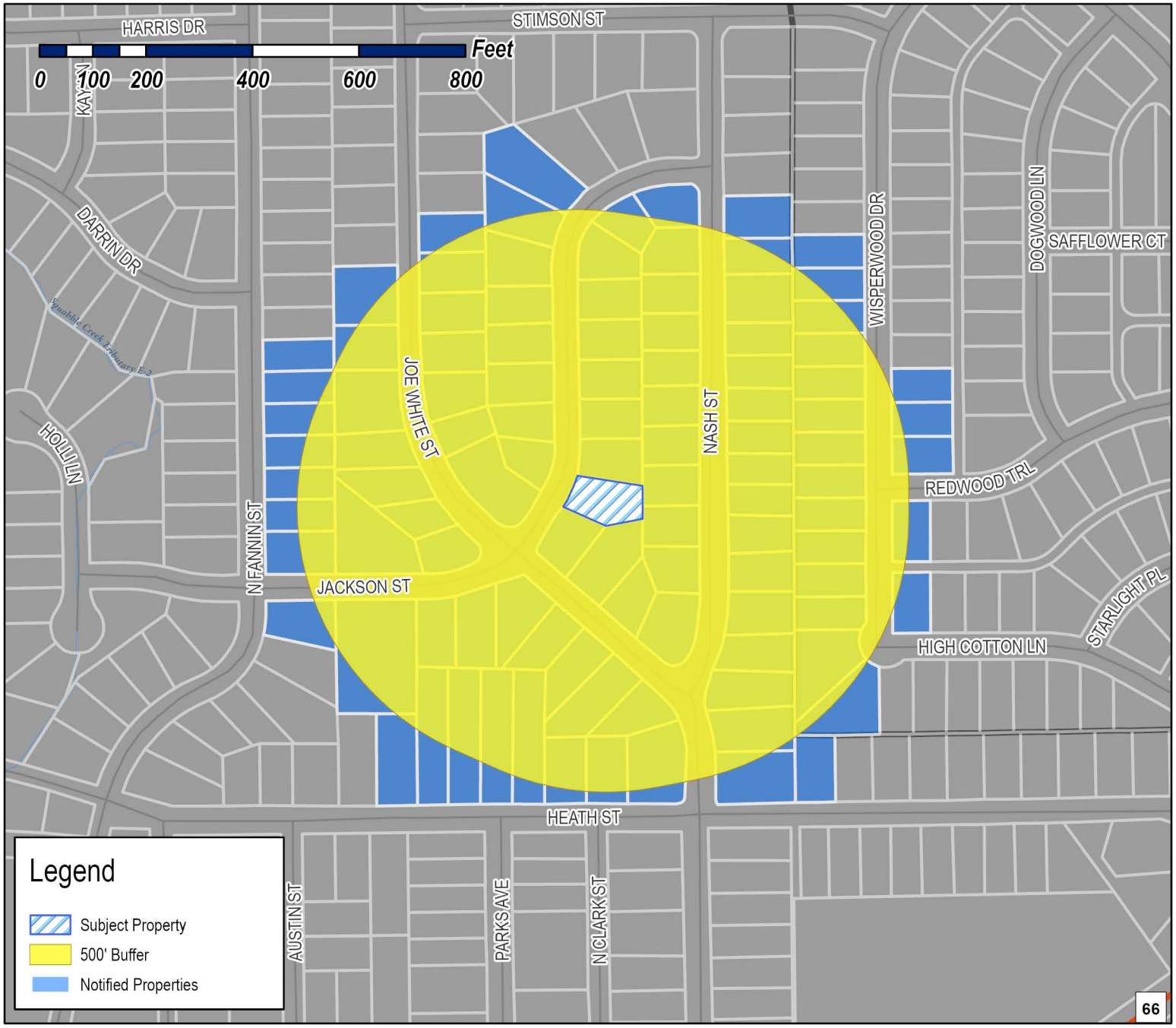

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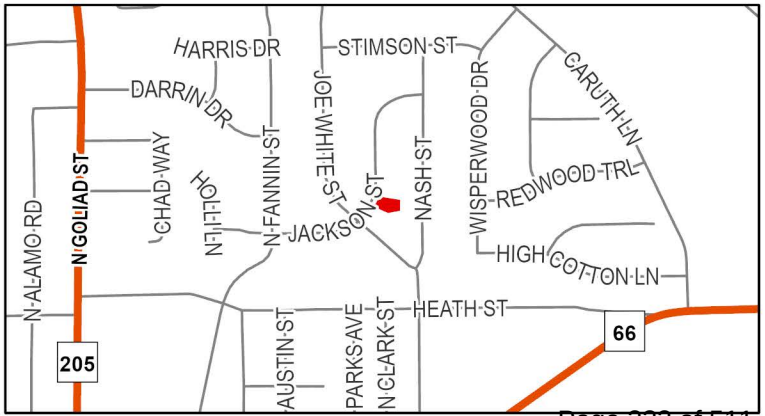

Date Saved: 6/12/2025
For Questions on this Case Call: (972) 771-7745

BURLESON CHRISTOPHER
1000 N FANNIN
ROCKWALL, TX 75087

GARNER ROY O & KAREN
1002 N FANNIN ST
ROCKWALL, TX 75087

PACHECO RUBEN & AMANDA
1004 N FANNIN ST
ROCKWALL, TX 75087

SPRINGER KATIE
1006 N FANNIN STREET
ROCKWALL, TX 75087

THOMAS THOMAS LEE AND LIZETTE
1008 N FANNIN ST
ROCKWALL, TX 75087

ROLAND RANDY C AND ANDREA B
101 JOE WHITE ST
ROCKWALL, TX 75087

SARVER WANDA L
1010 N FANNIN ST
ROCKWALL, TX 75087

BAUTISTA TEOBALDO SANTOS AND
MARIA LOURDES ORTEGA AGUILLON
1012 NORTH FANNIN STREET
ROCKWALL, TX 75087

PYLAND KENNETH C & MELANIE M
102 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
103 JOE WHITE ST
ROCKWALL, TX 75087

WOODARD EMILY E AND BRACY
1030 N BEN PAYNE RD
ROCKWALL, TX 75087

PERRY HERMAN E & DIANNA L
104 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
105 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
106 JOE WHITE ST
ROCKWALL, TX 75087

KRIZAN RASTISLAV
107 JOE WHITE
ROCKWALL, TX 75087

RESIDENT
108 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
109 JOE WHITE ST
ROCKWALL, TX 75087

JOSEY CHRIS
C/O BROOKE PADACHY
121 QUEENS DR
POTTSBORO, TX 75076

KHANNA NISHCHALE AND
SHRIYA ARORA
148 FLYNN AVE
MOUNTAIN VIEW, CA 94043

ANGUISH ROBERT H ET UX
1550 CHAMPIONS DR
ROCKWALL, TX 75087

GRIFFITH SARAH & JESSE
1578 FM 1141
ROCKWALL, TX 75087

MAYER GORDON E
1633 JUNIOR DR
DALLAS, TX 75208

RESIDENT
201 JOE WHITE ST
ROCKWALL, TX 75087

DALTON MELLONIE MCCROAN
202 JOE WHITE ST
ROCKWALL, TX 75087

DEAN LUTHER A
2026 SUN DR
ROCKWALL, TX 75032

RESIDENT
203 JOE WHITE ST
ROCKWALL, TX 75087

JONES MATTHEW AND MYA
204 JOE WHITE STREET
ROCKWALL, TX 75087

RESIDENT
205 JOE WHITE ST
ROCKWALL, TX 75087

WASHERLESKY MAKENZIE
206 JOE WHITE ST
ROCKWALL, TX 75087

GARNER RYAN ANDREW AND JENNY
207 Joe White St
Rockwall, TX 75087

RESIDENT
208 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
209 JOE WHITE ST
ROCKWALL, TX 75087

THOMPSON BLAKE & JENNIFER LYNN
210 JOE WHITE
ROCKWALL, TX 75087

RESIDENT
211 JOE WHITE ST
ROCKWALL, TX 75087

RESIDENT
212 JOE WHITE ST
ROCKWALL, TX 75087

GARVEY DAPHNE POTTER AND STEVEN T
213 BUSHWHACKER DR
MABANK, TX 75156

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

RESIDENT
214 JOE WHITE ST
ROCKWALL, TX 75087

SHAWPAK DEVELOPMENT & TRADING LLC
2140 ERIKA LN
FORNEY, TX 75126

RESIDENT
215 JOE WHITE ST
ROCKWALL, TX 75087

THOMAS ANGELA SUE
2200 KINGS PASS
ROCKWALL, TX 75032

BARFIELD JOHN A
244 WISE
ORANGE GROVE, TX 78372

CROWTHER CHAD ETHAN
2500 Summer Lee Dr
Rockwall, TX 75032

STANDARD FAMILY TRUST
ROBERT A & SHIRLEY M STANDARD TRUSTEE
2750 S NOLINA PL
CHANDLER, AZ 85286

GLASS JERRY R
301 MEADOWDALE DR
ROCKWALL, TX 75087

LASKY KRISTINE ELIZABETH
3021 Ridge Rd Ste A-66
Rockwall, TX 75032

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

STARK ROBERT S & TINA J
3090 N GOLIAD ST SUITE 102 #213
ROCKWALL, TX 75087

CHAPMAN CHRISTOPHER G AND
JAMES K CHAPMAN
3131 S HASKELL AVE
DALLAS, TX 75223

GRUBBS RUSSELL WAYNE
317 NORTHFORK RD
ROYSE CITY, TX 75189

DAVILA JUAN CARLOS
3740 CASA DEL SOL LANE
DALLAS, TX 75228

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

RODRIGUEZ SELVIN
401 WINCHESTER DR
CELINA, TX 75009

J&G HOME RENOVATIONS LLC & GREENBRIAR
REALTY LLC
4324 LONGWOOD DR
FRISCO, TX 75033

HODGES TERESA ANN
481 ARACADIA WAY
ROCKWALL, TX 75087

SPAFFORD SARAH
494 Dowell Rd
Rockwall, TX 75032

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

GREENAWALT PATRICK AND COURTNEY
513 E HEATH ST
ROCKWALL, TX 75087

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

RESIDENT
601 E HEATH ST
ROCKWALL, TX 75087

SUTTON JUDITH A
603 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
605 E HEATH ST
ROCKWALL, TX 75087

SPERLING SANDY
607 E HEATH ST
ROCKWALL, TX 75087

JOHN B PEDDIE AND VIRGINIA A PEDDIE
REVOCABLE LIVING TRUST
JUDY C SYLVESTER, JOE W PEDDIE, JASON H
PEDDIE & JANONA LCON
6220 BENTWOOD TRAIL, #1002 C/O JUDY C
SYLVESTER
DALLAS, TX 75252

TAYLOR JACOB DAVID AND
CAROLE ANNE TAYLOR
703 JACKSON STREET
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
706 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
708 JACKSON ST
ROCKWALL, TX 75087

SPARACIO RUTHANN
720 KENSINGTON DRIVE
ROCKWALL, TX 75032

PATINO'S LEGACY SERIES #1
723 DOVE HAVEN WAY
LAVON, TX 75166

LOPEZ IRMA A
741 E FM 550
ROCKWALL, TX 75032

WIMPEE TYLER
801 E HEATH STREET
ROCKWALL, TX 75087

RESIDENT
802 NASH ST
ROCKWALL, TX 75087

AZURDIA CECILIA RAQUEL
802 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
803 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
804 JACKSON ST
ROCKWALL, TX 75087

TANNER MATTHEW &
SHELBI SHAW
804 Nash St
Rockwall, TX 75087

HUDSON ALEC AND SHELBY
805 Jackson St
Rockwall, TX 75087

RESIDENT
806 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
806 NASH ST
ROCKWALL, TX 75087

HARGROVE JOSHUA
807 JACKSON ST
ROCKWALL, TX 75087

MILBY BOBBY
808 JACKSON ST
ROCKWALL, TX 75087

MCCASLAND R E
808 NASH ST
ROCKWALL, TX 75087

ISBELL KATHARINE A
809 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
810 JACKSON ST
ROCKWALL, TX 75087

COPAUS PHILLIP
810 NASH ST
ROCKWALL, TX 75087

KINSHELLA TYLER
811 JACKSON
ROCKWALL, TX 75087

RESIDENT
812 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
812 NASH ST
ROCKWALL, TX 75087

NEAL MERCY DAVID
813 JACKSON STREET
ROCKWALL, TX 75087

MASSEY BOBBY JOE
813 NASH ST
ROCKWALL, TX 75087

RESIDENT
814 NASH ST
ROCKWALL, TX 75087

DAWE BEVERLY G AND CURTIS J
814 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
815 JACKSON ST
ROCKWALL, TX 75087

RESIDENT
815 NASH ST
ROCKWALL, TX 75087

LEROY RAYMOND
816 JACKSON ST
ROCKWALL, TX 75087

DAVIS MARY FRANCINE
816 NASH ST
ROCKWALL, TX 75087

GARZA YOLANDA & JUAN
817 JACKSON ST
ROCKWALL, TX 75087

CAMPBELL JIMMY
817 NASH ST
ROCKWALL, TX 75087

WADE LAURA LOCKHART
818 NASH STREET
ROCKWALL, TX 75087

FREEMAN DARLENE KING
819 NASH STREET
ROCKWALL, TX 75087

RESIDENT
820 NASH ST
ROCKWALL, TX 75087

RESIDENT
821 NASH ST
ROCKWALL, TX 75087

RESIDENT
822 NASH ST
ROCKWALL, TX 75087

GARRETT JOHN AND DONNA
823 NASH STREET
ROCKWALL, TX 75087

BICKEL JAMES R & CONNIE L
824 NASH ST
ROCKWALL, TX 75087

DOOLEY THOMAS W
825 NASH ST
ROCKWALL, TX 75087

RESIDENT
826 NASH ST
ROCKWALL, TX 75087

RESIDENT
827 NASH ST
ROCKWALL, TX 75087

RESIDENT
828 NASH ST
ROCKWALL, TX 75087

RESIDENT
829 NASH ST
ROCKWALL, TX 75087

STEWART IRIS J
830 NASH STREET
ROCKWALL, TX 75087

RESIDENT
831 NASH ST
ROCKWALL, TX 75087

BAGWELL LAURA
832 NASH STREET
ROCKWALL, TX 75087

RANDALL ROBERT S & SHERY B
835 HIGH COTTON LN
ROCKWALL, TX 75087

MINCE RANDY JOE & RHONDA LYNN
844 HIGH COTTON LN
ROCKWALL, TX 75087

KORMOS RUSTIN AND NATALIE
845 REDWOOD TRAIL
ROCKWALL, TX 75087

MCGEE JEFFRY S & DONNA L
851 WISPERWOOD DR
ROCKWALL, TX 75087

RESIDENT
857 WISPERWOOD DR
ROCKWALL, TX 75087

LEVANDOWSKI SHANON
863 WISPERWOOD DRIVE
ROCKWALL, TX 75087

PETERSON MIRIAM P & RONALD S
869 WISPERWOOD DR
ROCKWALL, TX 75087

SMITH SUSAN
875 WHISPERWOOD
ROCKWALL, TX 75087

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

CONFIDENTIAL
907 WISPERWOOD DRIVE
ROCKWALL, TX 75032

RESIDENT
912 WISPERWOOD DR
ROCKWALL, TX 75087

MOORE NICKY A & JUDY A
912 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
913 WISPERWOOD DR
ROCKWALL, TX 75087

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

JELIC ANTHONY M & MOLLY A
919 WISPERWOOD DR
ROCKWALL, TX 75087

TIMIS MARIA R & DANUT
920 WHISPERWOOD DR
ROCKWALL, TX 75087

FOWLER ROBERT M
925 WISPERWOOD DR
ROCKWALL, TX 75087

PLOWMAN BRENDA
926 WISPERWOOD DRIVE
ROCKWALL, TX 75087

PAUL TIMOTHY AND ESTHER R
931 WISPERWOOD DR
ROCKWALL, TX 75087

SPADE LESLIE & TERESA
937 WISPERWOOD DRIVE
ROCKWALL, TX 75087

MICHALENKO WILLIAM J JR
943 WISPERWOOD DR
ROCKWALL, TX 75087

BORGERDING REVOCABLE TRUST
JOSEPH F BORGERDING JR - TRUSTEE
949 WISPERWOOD DR
ROCKWALL, TX 75087

RICKERSON CHARLES
9922 Donegal Dr
Dallas, TX 75218

601 E. HEATH, A SERIES OF STARK FAMILY
PROPERTIES, LLC
C/O ROBERT STARK 710 AGAPE CIR
ROCKWALL, TX 75087

VICENTI RUBY E
PO BOX 202
ROCKWALL, TX 75087

CUNNINGHAM BUDDY A & CATHEY L
REVOCABLE LIVING TRUST
PO BOX 96
ROYSE CITY, TX 75189

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:

Z2025-033: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Cecilia Meca for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-033: Specific Use Permit (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

ZONING & SPECIFIC USE PERMIT INFORMATION FORM

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

CASE NUMBER Z2025-033

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 Carole Taylor

ADDRESS [redacted]

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

N/A

PLEASE CHECK ALL THAT APPLY.

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

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2025-033: Specific Use Permit (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.

noise and As seen on tv news, problems that arise with renting out to groups who cause trouble

Name: Bud + Cathey Cunningham ([redacted])

Address: [redacted]

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

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PUBLIC NOTICE

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-033: Specific Use Permit (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.

IF IT IS USED FOR a GUEST HOUSE- AN Bed + BREAKFAST IT WILL INCREASE TRAFFIC IN THIS Neighborhood WHERE ALOT OF CHILDREN AND SENIORS LIVE. IF IS USED AS a ~~[illegible]~~ mother in law RESIDENCE IT MAY SET PRECEDENT FOR OTHERS TO BUILD 2 DWELLINGS.

Name: LOIS STEWART

Address: [redacted]

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

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

From: [redacted]
To: Planning
Subject: case z2025-033
Date: Wednesday, July 2, 2025 5:24:23 PM

I am voting NO on this specific use permit Z2025-033. My name Louise Campbell I Live at [redacted]. I live behind 802 Jackson ST. That is a rent house, the owner does not live there Anymore. There's renting out rooms there.

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.

From: Nick Moore
To: Planning
Subject: Case No. Z2025-033
Date: Thursday, June 26, 2025 2:04:37 PM

Sent from my iPhone
Regarding Case No. Z2025-033 SUP for a Guest Quarters/Secondary Living Unit - We are opposed to the request. Reasons: We choose to keep our neighborhood zoned for single family dwellings. Thanks to a lack of, or very poor planning, the city has overbuilt to a point the roads are overburdened with traffic creating dangerous and very aggravating driving conditions. Also, for the most part, rental property degrades a neighborhood. Multiple houses on a single lot degrades the neighborhood's even more.

Nick and Judy Moore
[redacted]
Rockwall, Tx 75087

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2025-033: Specific Use Permit (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.

1. No off Street Parking, Lot Too Small.
2. Area Not Zone for Duplex.
3. Area is Single Family Homes.

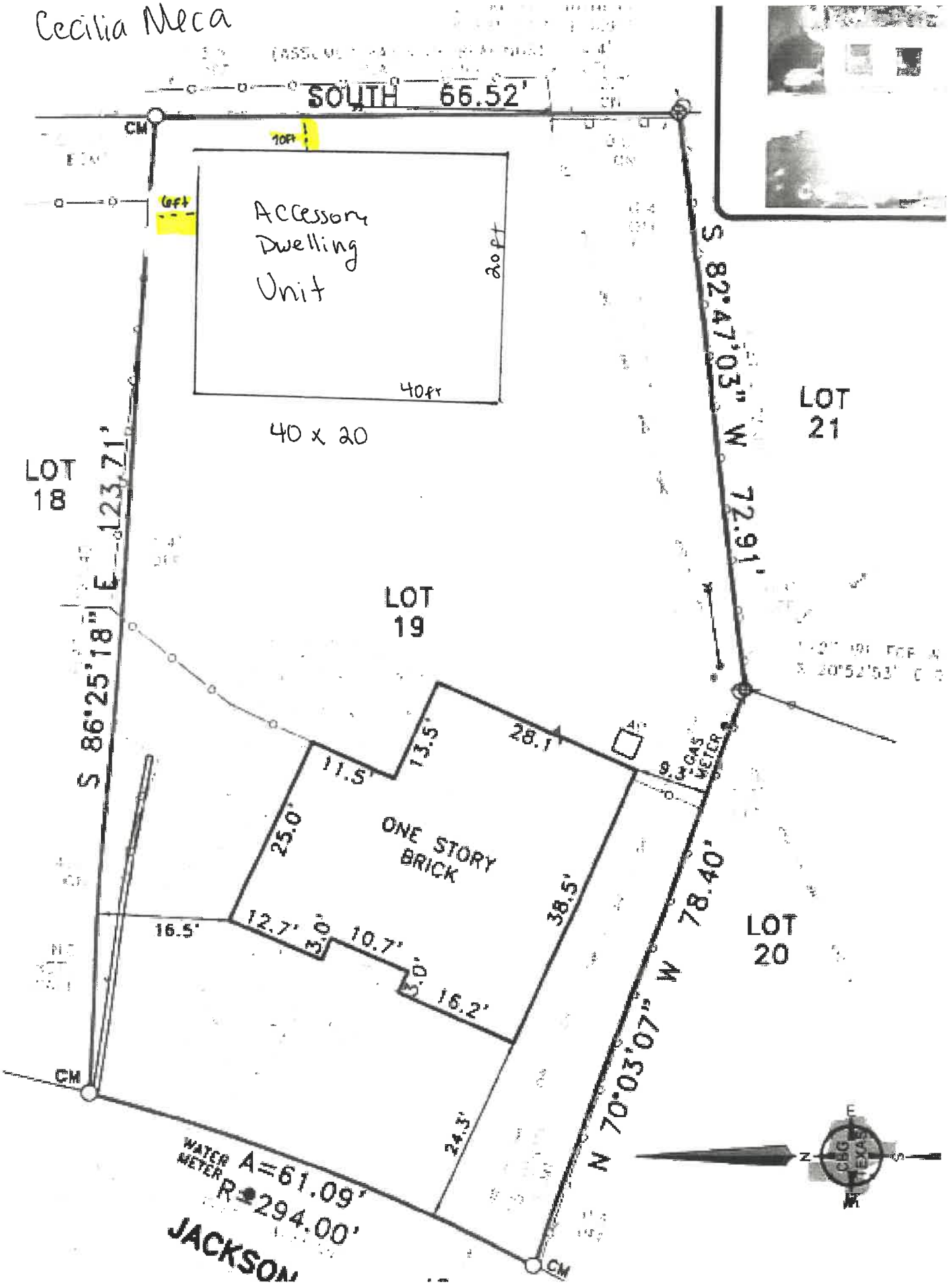
Name: Robert Stark

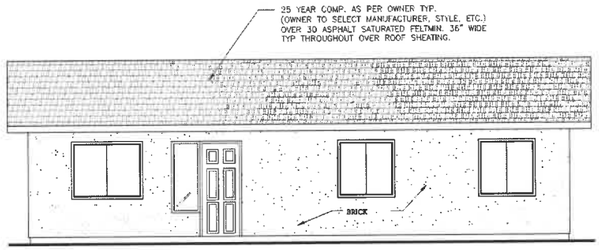
Address: [redacted]

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

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

802 Jackson St
Cecilia Meca



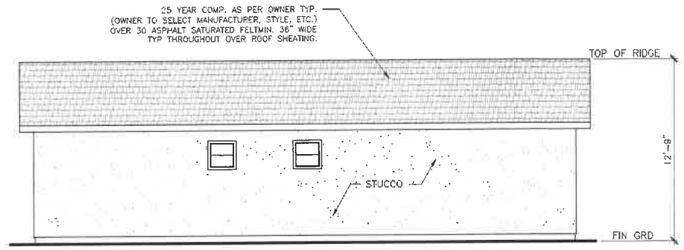


Front Elevation

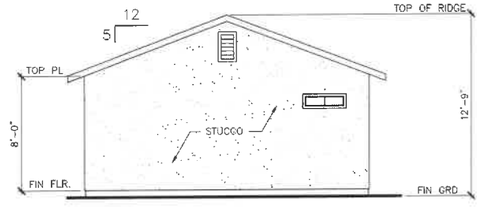
ELEVATION NOTES:

NOTE: PROVIDE 26 GA. CORROSION-RESISTANT WEEP SCREED WHICH WILL ALLOW WATER TRAPPED BEHIND THE STUCCO TO. WEEP SCREED MUST HAVE 4" CLEARANCE ABOVE GRADE AND 2" PAVED AREAS.

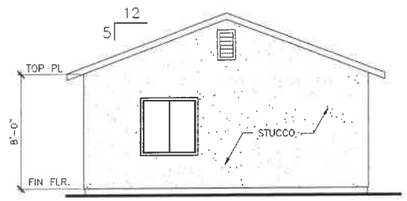
3- COAT 7/8" STUCCO FIN. TYP.
3 SIDES OVER PAPER BACKED METAL LATH, STUCCO, APPLIED OVER WOOD SHEATING SHALL HAVE (2) LAYERS GRADE "D" PAPER (VERIFY W OWNER/ CONTRACTOR)



Rear Elevation

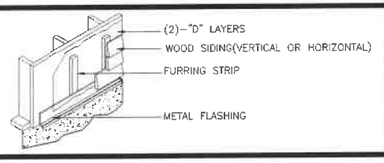


Right Elevation

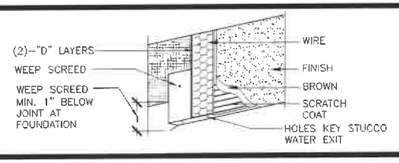


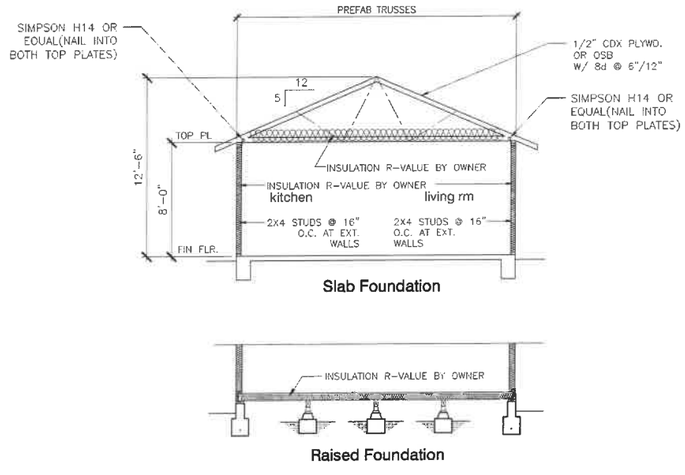
Left Elevation

TYPICAL EXTERIOR WOOD SIDING FINISH DETAIL
NTS



TYPICAL EXTERIOR STUCCO FINISH DETAIL
NTS





Section AA

ADU Plan
101 800SF

Project Address:

Sheet Name

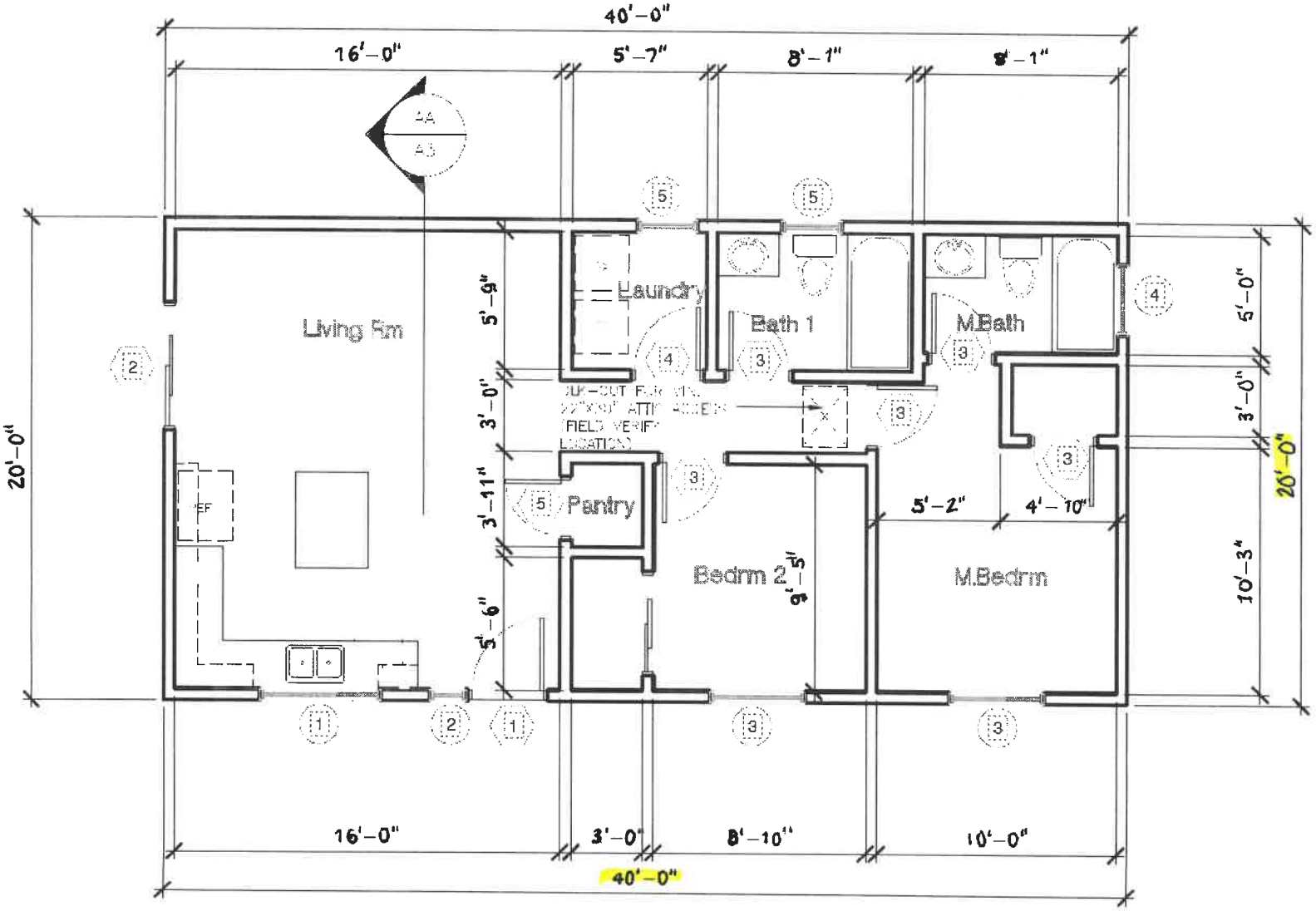
ELEVATIONS
SECTION

Scale: 1/4"= 1'-0"

Sheet Number

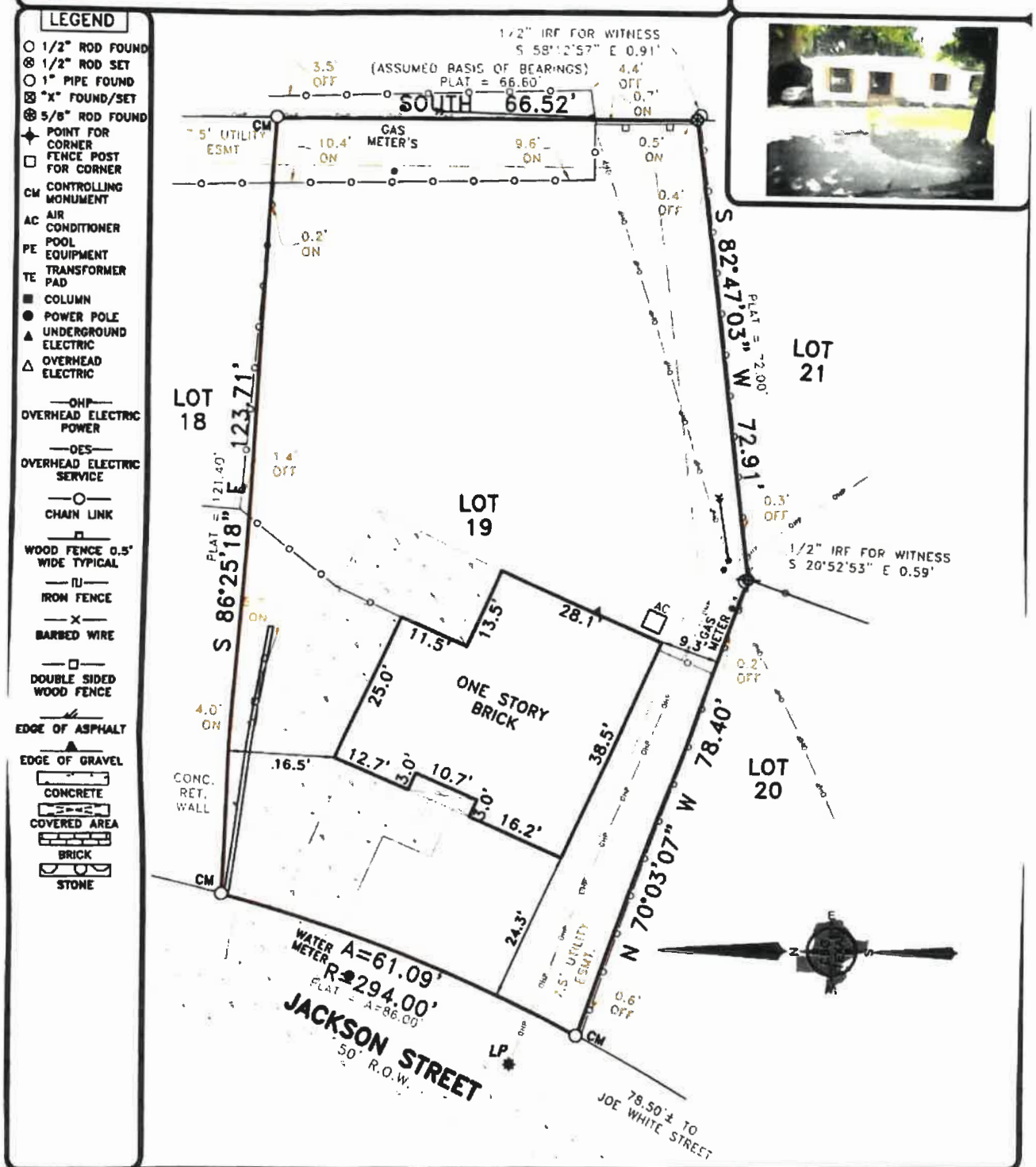
A5

ADU - 802 Jackson St - Cecilia Meca



802 Jackson Street

Being Lot 19, in Block B of WADE ADDITION to the City of Rockwall County, Texas, according to the Plat recorded in Volume 50, Page 55, Real Property Records of Rockwall County, Texas, and Cabinet A, Slide 3, Map Records of Rockwall County, Texas.



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0030L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by The Client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____ Purchaser

Date: _____

_____ Purchaser

Drawn By: JM/WRV

Scale: 1" = 20'

Date: 4-23-2020

GF No.: N/A

Job No. 2006896

CBG SURVEYING, TEXAS LLC

12025 Shiloh Road, Ste. 240

Dallas, TX 75228

P 214.349.9485

F 214.349.2216

Firm No. 10188800

www.cbgtxllc.com

STATE OF TEXAS REGISTERED TODD FINCHER 5633 PROFESSIONAL LAND SURVEYOR TODD FINCHER R.P.L.S. No. 5633

Scanned by TapScanner

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.2380-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 19, BLOCK B, WADE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Cecilia Meca for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2380-acre parcel of land identified as Lot 19, Block B, Wade Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 802 Jackson Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District Standards* and Subsection 07.04, A*ccessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

DRAFT 07.24.2025

2.1 OPERATIONAL CONDITIONS

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

1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the *Site Plan* as depicted in Exhibit 'B' of this ordinance.

2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 800 SF.

4) The *Guest Quarters/Secondary Living Unit* shall not incorporate full kitchen facilities.

5) The subject property shall be limited to one (1) dwelling unit as defined by the Unified Development Code (UDC); and,

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

DRAFT ORDINANCE 01.21.2025

force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.21.2025

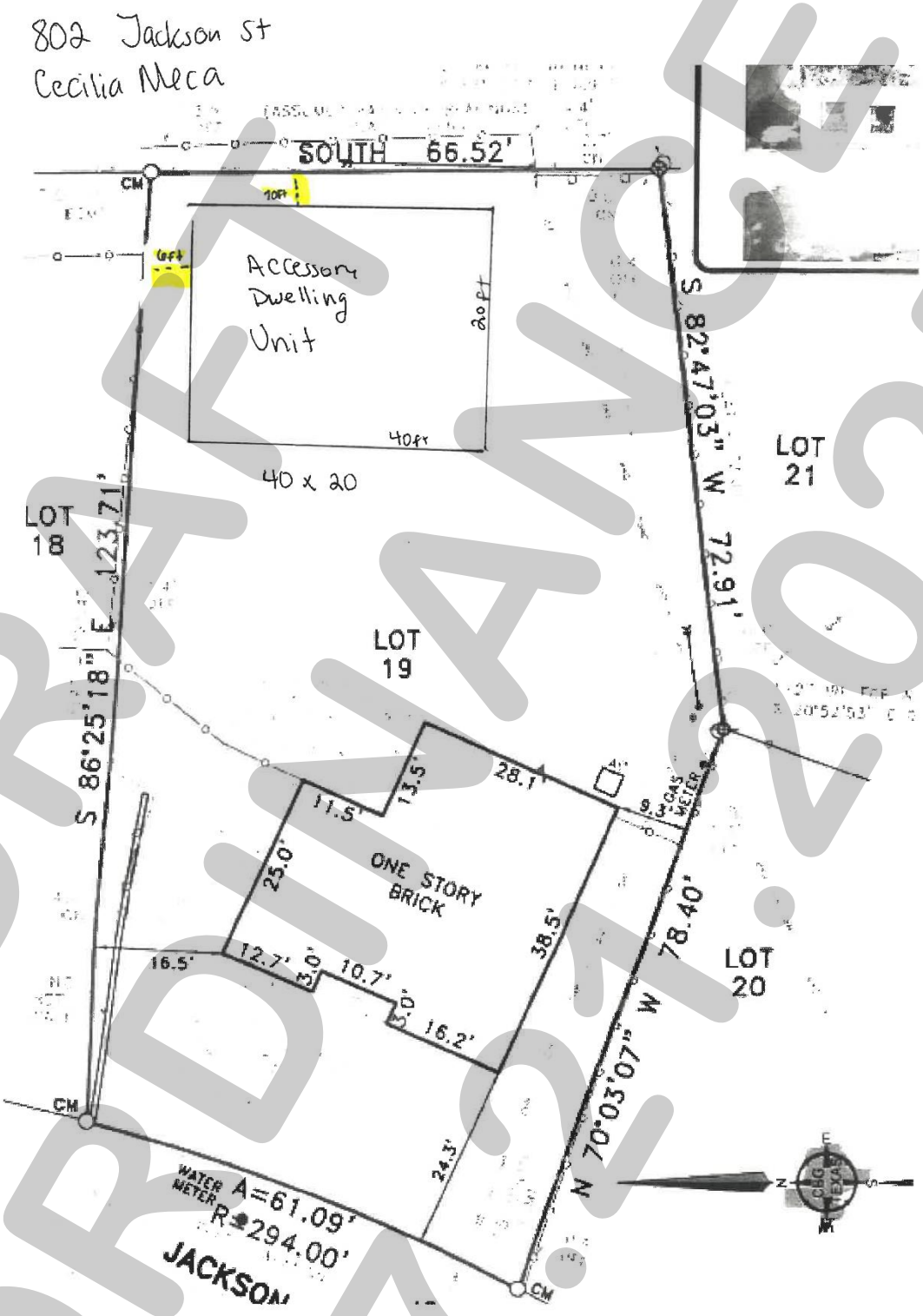
Exhibit 'A':
Location Map

Address: *802 Jackson Street*

Legal Description: *Lot 19, Block B, Wade Addition*

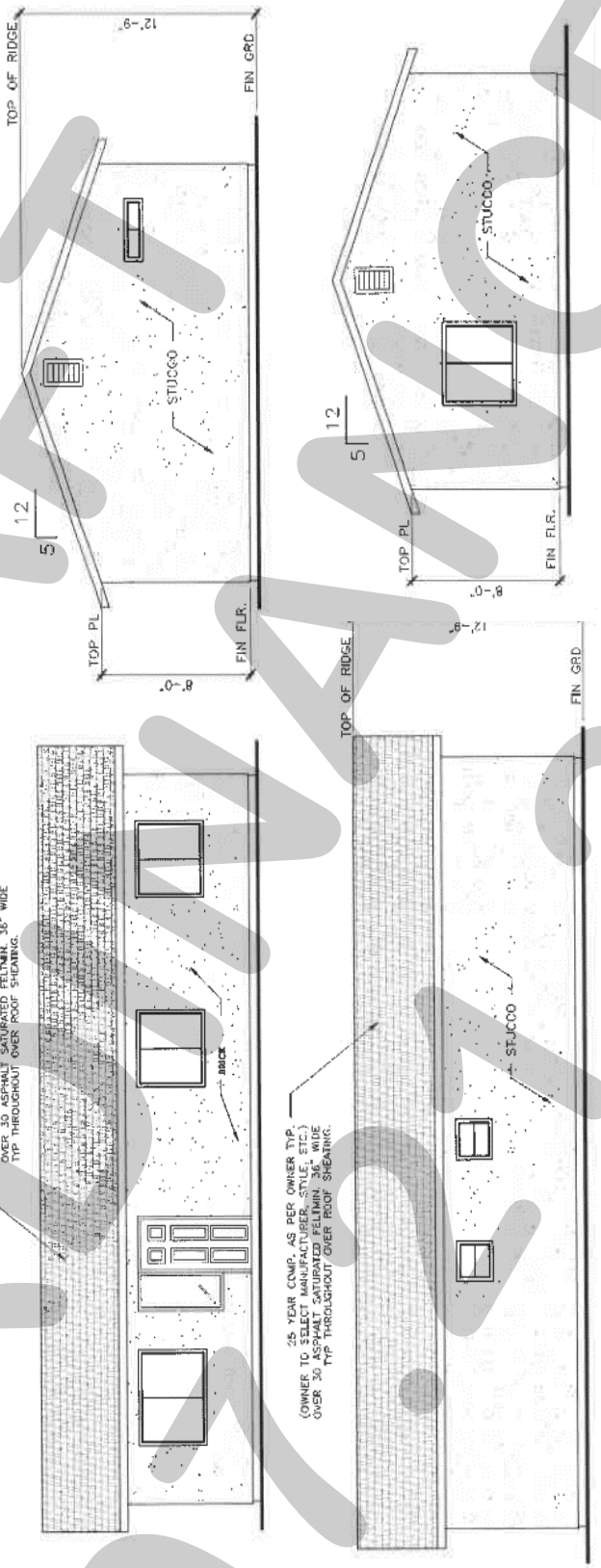
DRAFT 10/2025

Exhibit 'B':
Site Plan



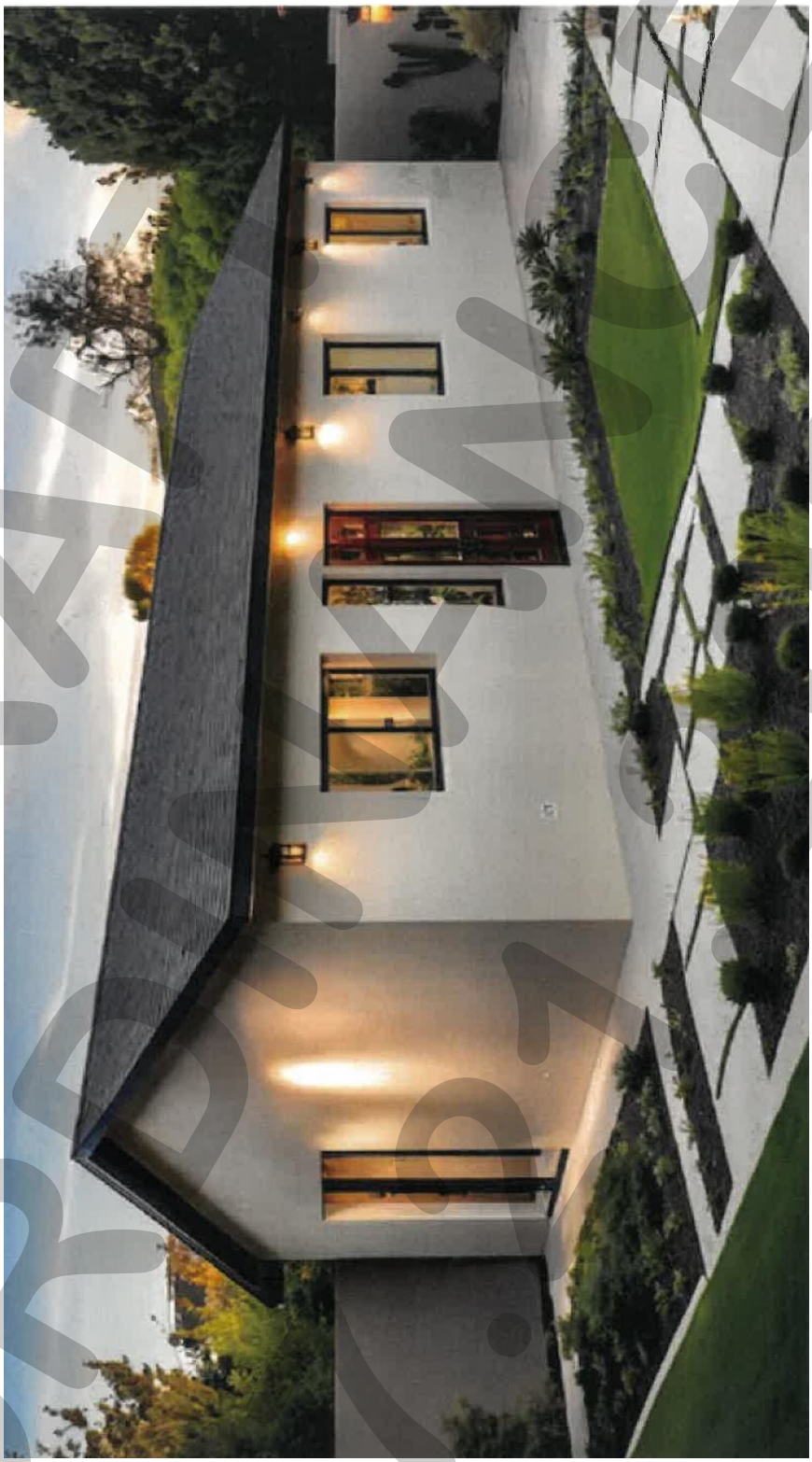
DRAFT ORDINANCE 07.21.2025

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 07.21.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
01.16.2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	Himmat Chauhan; *Homestay Rentals, LP*
CASE NUMBER:	Z2025-034: *Specific Use Permit (SUP) for a Short-Term Rental at 3985 Horizon Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon Road, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 610 with the Rockwall Lake Properties Development No. 1 Addition, which was filed with Rockwall County on June 15, 1956. According to the Rockwall County Appraisal District (RCAD), the subject property has a 1,876 SF single-family home situated on it that was built in 1982. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance.

PURPOSE

The applicant -- *Himmat Chauhan of Homestay Rentals, LP* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of allowing a *Non-Owner-Occupied Short-Term Rental* on the subject property, which is located within 1,000-feet of one (1) existing *Non-Owner-Occupied Short-Term Rental*.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 3985 Horizon Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) residential lots [*i.e. 3935,3885,3835, and 3775 Horizon Road*] that are vacant and zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Beyond this is a 2.5184-acre parcel of land (*i.e. Lot 17, Block C, Rockwall Lake Estates Addition*) that is zoned Planned Development District 75 (PD-75) and is designated for *Open Space and Drainage*. Beyond that is Tubbs Road, which is classified as a M4U *(i.e. major collector, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 0.1380-acre tract of land (*i.e. Part of Lots 637 & 638, Block C, Rockwall Lake Estates Addition #1*), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and developed with a 1,480 SF single-family home. Beyond this is Althea Road, 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 that is a 0.3160-acre parcel of land (*i.e. Lots 668, 669,*

& 670, Block C, Rockwall Lake Estates Addition #1), zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, and developed with a 2,078 SF single-family home.

South: Directly south of the subject property is Horizon Road, which is classified as an A4D (*i.e. arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 5.31-acre vacant tract of land owned by the City of Rockwall that is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

West: Directly west of the subject property is a 0.1492-acre vacant parcel of land (*i.e. Lot 13, Block C, Rockwall Lake Estates #1 Addition*) that is zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Beyond this is Horizon Road, which is classified as an A4D (*i.e. arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

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

On April 1, 2024, the City Council approved *Ordinance No. 24-10*, which amended both the Unified Development Code (UDC) and the Municipal Code of Ordinances for the purpose of creating zoning and regulatory restrictions for *Short-Term Rentals*. Specifically, this ordinance: [*1*] amended the *Permissible Land Use Charts* to create a *Short-Term Rental* land use, [*2*] created *Conditional Land Use Standards* for each type of *Short-Term Rental* (*i.e. Owner Occupied and Non-Owner Occupied*), [*3*] created a *Short-Term Rental Permit and Registration Program*, [*4*] created *General Standards* for *Short-Term Rentals*, [*5*] established a minimum general commercial insurance coverage requirement, [*6*] established enforcement and penalty procedures, [*7*] required a responsible party as part of the permit and registration, [*8*] created an appeal process, and [*9*] established non-conforming rights for properties that were in operation prior to the adoption of the ordinance. As part of this process, staff sent out notices to all existing *Short-Term Rentals* in the City of Rockwall, and established a *grace period* from April 1, 2024 to July 1, 2024 to allow existing *Short-Term Rentals* the ability to submit for a *Short-Term Rental Permit and*

Registration. During this *grace period* existing *Short-Term Rentals* were exempted from the proximity requirements established by the zoning ordinance.

According to Article 13, *Definitions*, of the Unified Development Code (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*.

(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 3985 Horizon Road, and at the time of application it was determined that there was already one (1) permitted *Non-Owner-Occupied Short-Term Rental* within 1,000-feet of the subject property, and that the applicant's request failed to meet the proximity requirements to allow another *Non-Owner-Occupied Short-Term Rental*. Based on this, the applicant was notified that a *Specific Use Permit (SUP)* would need to be requested before the *Short-Term Rental Permit* could be submitted and issued. In response to this, the applicant has provided the necessary permit application and photos of the property, which are included in the attached packet.

STAFF'S ANALYSIS

When evaluating a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental*, the Planning and Zoning Commission and City Council are asked to 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 814.5-feet from an existing, permitted *Non-Owner-Occupied Short-Term Rental* (*i.e.144 Mulberry Lane*) [*Permit No. STR2024-6131*] that accommodates up to six (6) guests with three (3) bedrooms and two (2) bathrooms. This *Non-Owner-Occupied Short-Term Rental (STR)* was in existence before the *Short-Term Rental (STR)* ordinance was adopted on April 1, 2024 and when the *Short-Term Rental (STR) permit was issued, there were no other* permitted *Non-Owner-Occupied Short-Term Rentals within 1,000 feet*. The proposed *Short-Term Rental* is an 1,876 SF single-family home that has four (4) bedrooms and three (3)

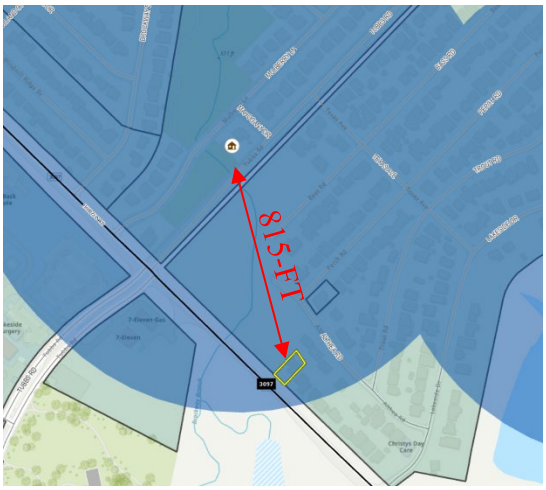


FIGURE 1: SUBJECT PROPERTY PROXIMITY TO EXISTING NON-OWNER OCCUPIED SHORT-TERM RENTALS

bathrooms. Staff should note that, as opposed to other *Non-Owner Occupied Short-Term Rentals* that have been denied in the past by the City Council, the applicant's property is [*1*] *not* interior to an established subdivision, [*2*] is situated on a major roadway adjacent to vacant lots that are currently situated within the floodplain, and [*3*] is not within the same subdivision as the existing *Non-Owner Occupied Short-Term Rental* (*i.e. the subject property is located within the Lake Rockwall Estates Subdivision and the property within 1,000-feet is located within the Windmill Ridge Estates Subdivision*). Based on this, the applicant's request may warrant additional consideration.

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 June 18, 2025, staff mailed 113 notices to property owners and occupants within 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 drafted, staff has received three (3) notices from two (2) property owners in opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

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

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

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

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend denial of the *Specific Use Permit* by a vote of 5-2, with Commissioners Hustings and Brock dissenting. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change "…is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	3985 Horizon Rd, Rockwall TX 75032				
SUBDIVISION	Rockwall Lake Estate No.1	LOT	609	BLOCK	C
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE	STR		
ACREAGE	0.17	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	Himmat chauhan	☑ APPLICANT	Homestay Rentals, LP
CONTACT PERSON		CONTACT PERSON	
ADDRESS	996 E. I-30	ADDRESS	996 E. I-30
CITY, STATE & ZIP	Rockwall TX 75087	CITY, STATE & ZIP	Rockwall TX 75087
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, 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."

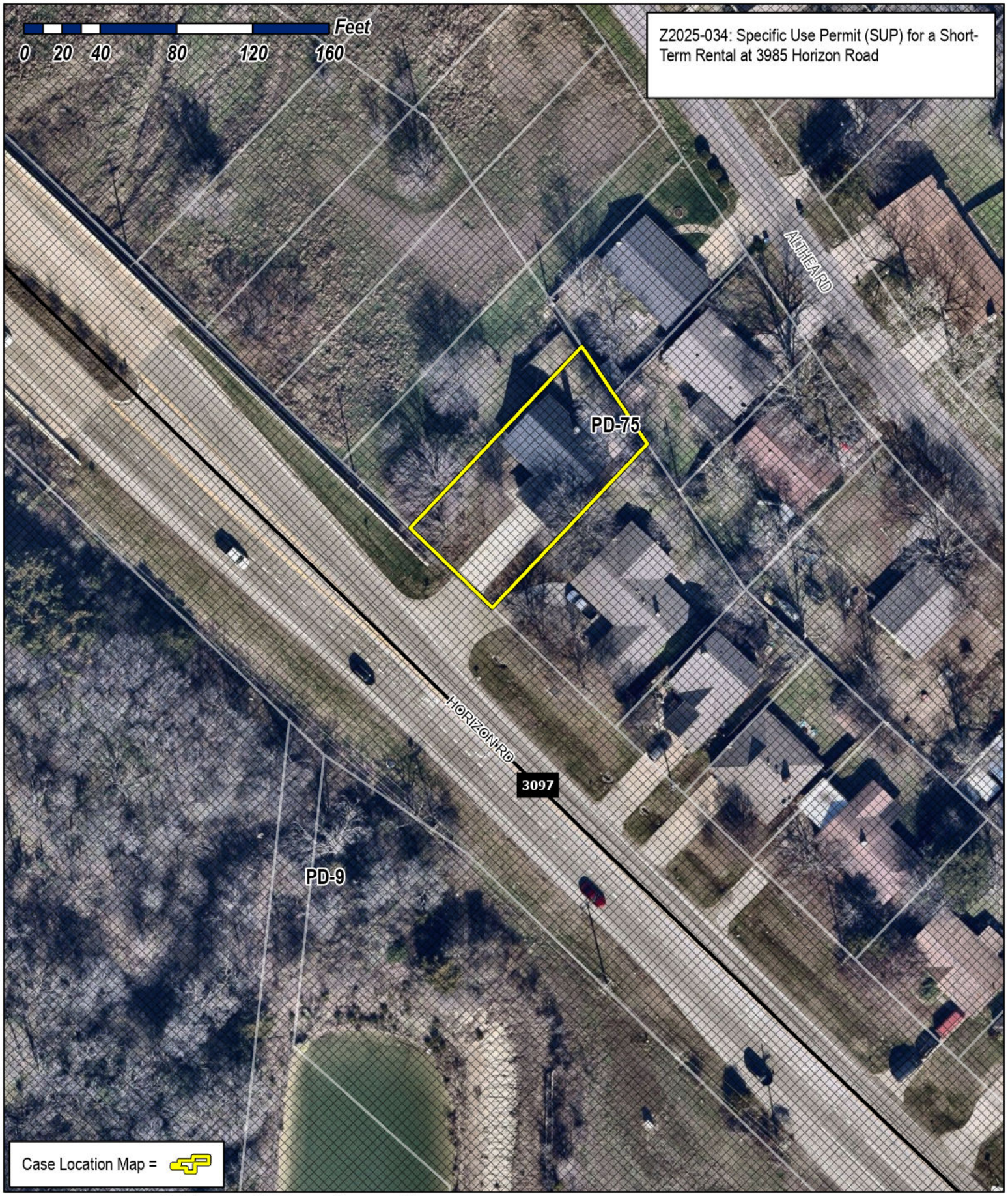
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June *, 20* 25

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAT TURNER
Notary Public, State of Texas
Comm. Expires 09-16-2025
Notary ID 131226555

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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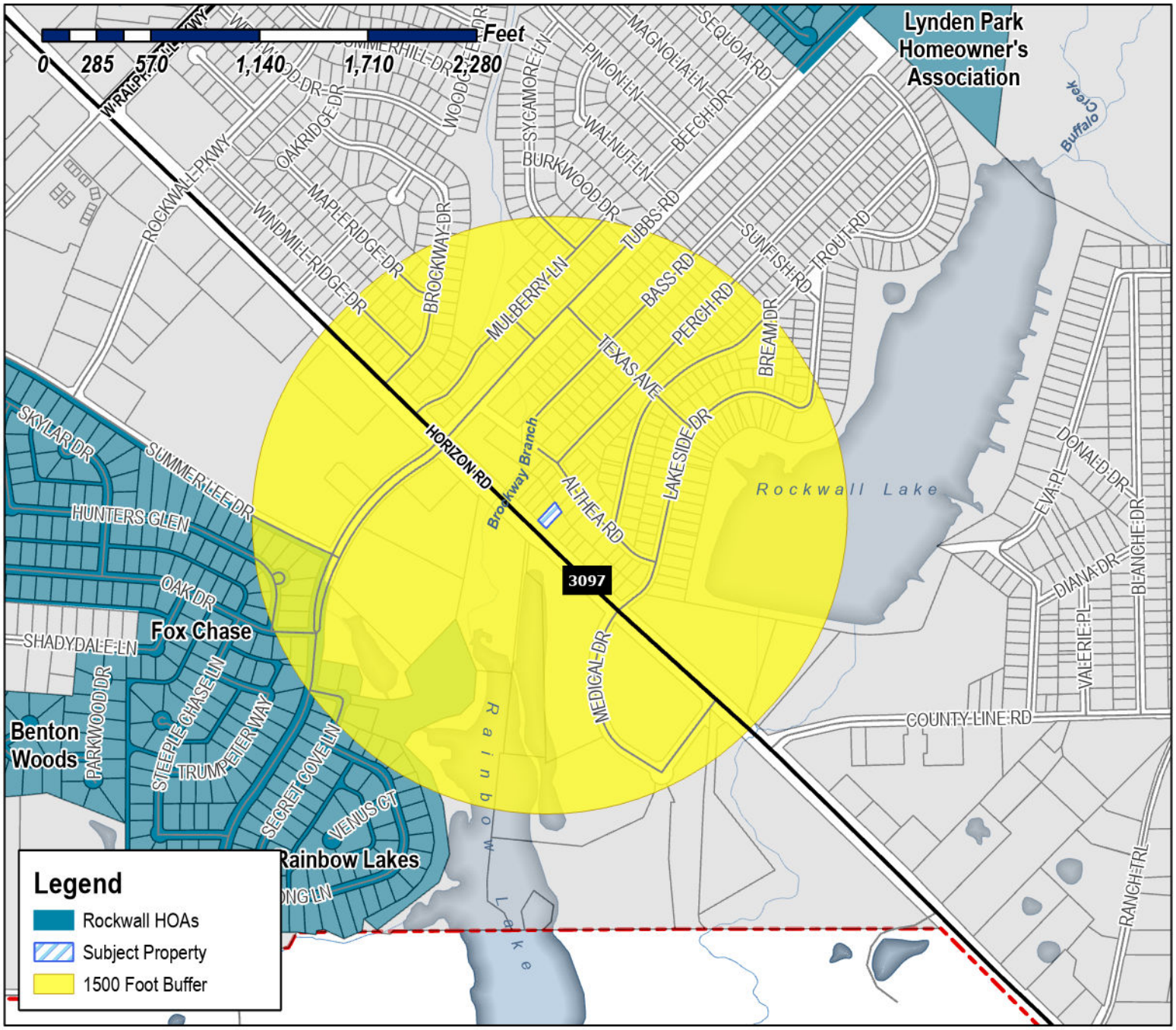
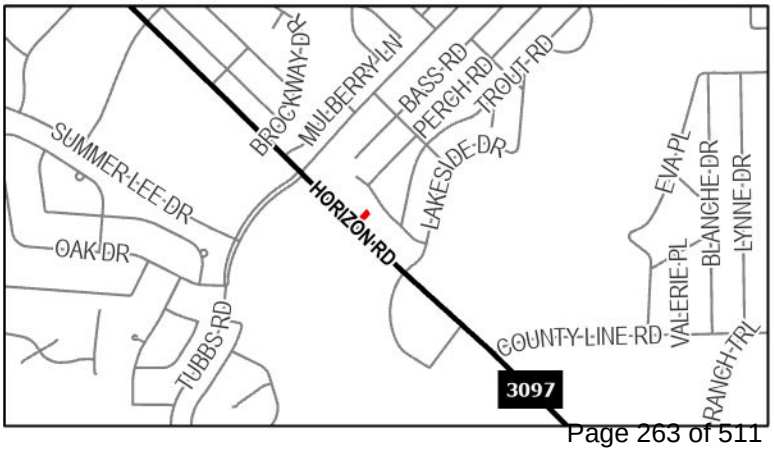


Case Number: Z2025-034
Case Name: Specific Use Permit (SUP) for a Short-Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Road

Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745



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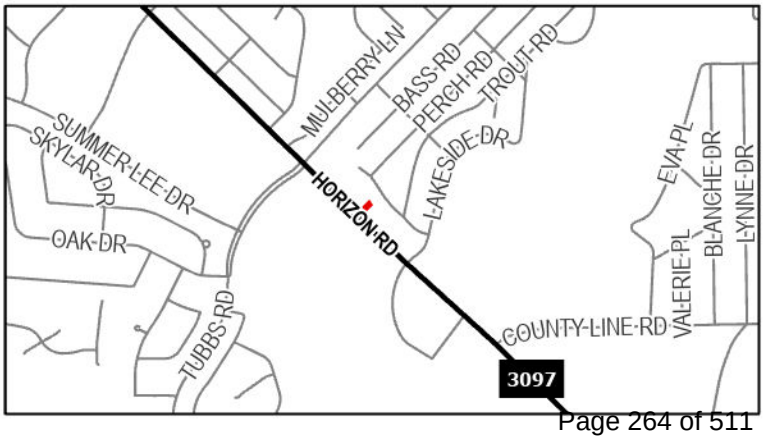


RESIDENT
0
FM3097 0
ROCKWALL, TX 75087

RESIDENT
103 ALTHEA RD
ROCKWALL, TX 75087

SHARING SMILES LLC
108 CRYSTAL CT
RICHARDSON, TX 75081

HUCK AMBER L
111 TROUT ST
ROCKWALL, TX 75032

RESIDENT
116 BASS RD
ROCKWALL, TX 75087

ESCOBAR SERGIO & ANABEL
118 ALTHEA RD
ROCKWALL, TX 75032

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

ZOMER JOHN DAVID
123 Trout St
Rockwall, TX 75032

TYRELL ROBERT & KATHY
127 BASS RD
ROCKWALL, TX 75032

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

OJEDA ELIZABETH RODRIGUEZ
128 Althea Rd
Rockwall, TX 75032

RESIDENT
130 PERCH RD
ROCKWALL, TX 75087

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

WADE CHELSEA L
133 ALTHEA ROAD
ROCKWALL, TX 75032

PALMER CHRIS
135 TROUT ST
ROCKWALL, TX 75032

RESIDENT
0
140 TROUT RD 0
ROCKWALL, TX 75087

SANCHEZ NANCY C AND VIDAL SANCHEZ-CRUZ
141 BASS RD
ROCKWALL, TX 75032

TAYLOR MARGOE
141 PERCH RD
ROCKWALL, TX 75032

RESIDENT
142 PERCH RD
ROCKWALL, TX 75087

GUZMAN LUIS & YOLANDA
142 ALTHEA RD
ROCKWALL, TX 75032

VASQUEZ THOMAS J AND
0
147 TROUT ST
ROCKWALL, TX 75032

RESIDENT
151 BASS RD
ROCKWALL, TX 75087

CASTILLO ARTURO & VICTORIA
151 PERCH RD
ROCKWALL, TX 75032

RESIDENT
152 ALTHEA RD
ROCKWALL, TX 75087

PEREZ JOSE D & MARIA M
152 PERCH RD
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE
154 TROUT ST
ROCKWALL, TX 75032

ALVARADO JOSE A
154 TROUT ST
ROCKWALL, TX 75032

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

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

BAUTISTA FRANCISCO GAMEZ AND MARIA DE LOS ANGELES ELIAS-GAMEZ
163 PERCH ST
ROCKWALL, TX 75032

JARAMILLO VERONICA
163 TROUT ST
ROCKWALL, TX 75032

RESIDENT
164 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
166 TROUT RD
ROCKWALL, TX 75087

PEDRAZA FRANCISCO JAVIER AND
0
168 PERCH RD
ROCKWALL, TX 75032

BAMFO GEORGE A & DONNA
173 TROUT ST
ROCKWALL, TX 75032

RESIDENT
174 TROUT DR
ROCKWALL, TX 75087

ESPINOSA DAVID AND ERIN
174 LAKESIDE DR
ROCKWALL, TX 75032

MCCREARY LARRY &
0
176 ALTHEA RD
ROCKWALL, TX 75032

AGUILAR IVAN D
177 ALTHEA RD
ROCKWALL, TX 75032

ALCALA GUADALUPE R
180 TROUT
ROCKWALL, TX 75032

RESIDENT
182 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
185 TROUT RD
ROCKWALL, TX 75087

RESIDENT
188 ALTHEA RD
ROCKWALL, TX 75087

WHITE JOHN N AND
0
1929 S Lakeshore Dr
Rockwall, TX 75087

RESIDENT
193 TROUT RD
ROCKWALL, TX 75087

RAMIREZ EDDIE RAFAEL & CASSANDRA GAYLE
194 Lakeside Dr
Rockwall, TX 75032

GARCIA CITLALLI SARAHI GONZALEZ
194 Trout St
Rockwall, TX 75032

RESIDENT
0
199 ALTHEA RD 0
ROCKWALL, TX 75087

RESIDENT
202 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
208 TROUT RD
ROCKWALL, TX 75087

CULEBRO EDGAR HAMED AND
0
208 Althea Rd
Rockwall, TX 75032

HAYMAC VENTURES LLC
218 CULLINS ROAD
ROCKWALL, TX 75032

CAMACHO JOEL MEJIA AND
0
218 LAKESIDE DRIVE
ROCKWALL, TX 75032

RESIDENT
220 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
223 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
230 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
232 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
235 ALTHEA RD
ROCKWALL, TX 75087

MIGUELS RENOVATION & CONSTRUCTION LLC
2381 FIELDCREST DR
ROCKWALL, TX 75032

ARP 2014-1 BORROWER LLC
0
23975 Park Sorrento Ste 300
Calabasas, CA 91302

GAMEZ BRIGIDO & MARIA NATALIA
240 BASS RD
ROCKWALL, TX 75032

RESIDENT
242 ALTHEA RD
ROCKWALL, TX 75087

REED JENNIFER LATRICE
242 LAKESIDE DRIVE
ROCKWALL, TX 75032

TOVAR LUISIHNO
245 ALTHEA RD
ROCKWALL, TX 75032

SIDNEY S NOE REVOCABLE TRUST
0
2497 ASHBURY CIRCLE
CAPE CORAL, FL 33991

RESIDENT
252 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
264 ALTHEA RD
ROCKWALL, TX 75087

RESIDENT
265 ALTHEA RD
ROCKWALL, TX 75087

PEOPLES BILLY W
302 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3520 HORIZON
ROCKWALL, TX 75087

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

RESIDENT
3615 FM3097
ROCKWALL, TX 75087

RESIDENT
3775 FM3097
ROCKWALL, TX 75087

RESIDENT
3835 FM3097
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL TEXAS
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3885 FM3097
ROCKWALL, TX 75087

RESIDENT
3935 FM3097
ROCKWALL, TX 75087

RESIDENT
3985 FM3097
ROCKWALL, TX 75087

RESIDENT
4065 FM3097
ROCKWALL, TX 75087

CASTILLO SILVIA
4125 FM 3097
ROCKWALL, TX 75032

RESIDENT
4175 FM3097
ROCKWALL, TX 75087

RESIDENT
4215 FM3097
ROCKWALL, TX 75087

RESIDENT
4275 FM3097
ROCKWALL, TX 75087

RESIDENT
0
4325 FM3097 0
ROCKWALL, TX 75087

RESIDENT
4375 FM3097
ROCKWALL, TX 75087

RESIDENT
4425 FM3097
ROCKWALL, TX 75087

RESIDENT
4475 TUBBS RD
ROCKWALL, TX 75087

RESIDENT
4485 HORIZON RD
ROCKWALL, TX 75087

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

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

BAF 3 LLC
5001 Plaza on the Lk Ste 200
Austin, TX 78746

CORNELIUS FAMILY TRUST
0
501 SCENIC PL
HEATH, TX 75032

LOPEZ RICARDO C
519 E Interstate 30 PMB 306
Rockwall, TX 75087

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

RAMOS JAIME & JUDITH
5411 VICTOR ST
DALLAS, TX 75214

BALDERAS VICTORIO AND
0
602 LAWRENCE
HEATH, TX 75032

NGUYEN TAMMY
7910 SARAHVILLE DR
DALLAS, TX 75252

GOYAL SANJAY K
8008 STRECKER LN
PLANO, TX 75025

NUNEZ LUZ ISELA
8655 Brookhollow Blvd Apt 8102
Frisco, TX 75034

SALDANA FLOR
8820 COUNTY RD 136
TERRELL, TX 75161

KLEIN ELIZABETH C
M/R

RESIDENT
0
N/A 0
ROCKWALL, TX 75087

GIST JESSE JR AND
0
PO BOX 1381
ROCKWALL, TX 75087

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

LEJ PARTNERS LTD
PO BOX 1499
PROSPER, TX 75078

JWS LAND LTD
PO Box 6621
McKinney, TX 75071

MURPHY ROAD LTD
0
PO Box 6621
McKinney, TX 75071

WHITECAP VENTURES LLC & WELCOME DFW
HOMES FUNDING LLC
PO BOX 7640
FORT WORTH, TX 76111

GRUBBS DAVID G
PO BOX 852
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:

Z2025-034: Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental

Hold a public hearing to discuss and consider a request by Himmat Chauhan of Homestay Rentals, LP for the approval of a Specific Use Permit (SUP) for a Non-Owner Occupied Short-Term Rental on a 0.2250-acre tract of land identified as a portion of Lot 609 and all of Lot 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 3985 Horizon 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-034: Specific Use Permit (SUP) for a Non-Owner Occupied 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 Z2025-034

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 Edgar Culebro

ADDRESS 208 Althea Rd, Rockwall, TX, 75032, USA

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

I would like to express my concern regarding the potential conversion of the home directly behind mine into a short-term rental property. I have children and a pet who frequently occupy and play in our backyard, and their safety is my top priority.
Allowing the property to be used for short-term rentals introduces a constant flow of unfamiliar individuals to the area, which raises safety concerns for my family. Short-term guests often have no established connection to the community and little accountability for their behavior.
This not only affects our family's peace and quiet but also makes it difficult to address issues directly, since guests are often temporary and there may not be a reliable or accessible point of contact on-site if something goes wrong.

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 Z2025034

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 Vandergrifft

ADDRESS 4975 Horizon Rd, Rockwall, TX, 75032, USA

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

Not happy about temporary renters in and out and , lots of wretched things have been happening in rental homes lately and as permanent residents of this fair town we are not in favor of random people in and out in our neighborhood.

PLEASE CHECK ALL THAT APPLY.

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

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

- ☑ 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 ZZ025-034

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 Skip Vandergrifft

ADDRESS 4975 Horizon Rd, Rockwall, TX, 75032, USA

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

AirBNB properties seem to have a negative impact on surrounding communities.

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:

HomeStay Rentals, LP

(Stay with Confidence) Rockwall or Rowlett

Tel: 469-465-8444 or 405-401-4626 Email: oklahomahotels@gmail.com

June 12-2025

To Mr. Ryan Miller

Planning & Zoning Director

City of Rockwall, TX

Short Term Rental Permit Application

Ref: 3985 Horizon Road, Rockwall, TX 75032. Previous address 4973 Horizon Road.

Dear Mr. Miller,

I hope this message finds you well. I am writing to express my continued enthusiasm for investing in the City of Rockwall and to respectfully request reconsideration or guidance regarding my recent short-term rental (STR) permit application for my newly purchased property—a two-story, single-family home featuring 4 bedrooms, 3 full bathrooms, and a 2-car garage.

One of the key reasons I chose this property was its location in a neighborhood with no HOA restrictions, making it ideal for STR. My vision for the home is to offer a high-quality, well-managed, and professionally operated rental experience that aligns with the standards and expectations of the community.

Although I was surprised to learn that my application was denied due to the 1,000-foot buffer rule, I remain optimistic and committed to working with the city to find a positive path forward.

I bring to this venture more than two decades of experience in the hospitality industry. For the past 24 years, I have owned and operated multiple franchised hotels, including the **Best Western Plus Rockwall Inn & Suites**, which I've successfully managed since 2010. As a long-time Rockwall resident living in Lake Side Village for the last 14 years, I am proud of my roots in the community and my commitment to operating respectfully and professionally.

HomeStay Rentals, LP

My experience with short-term rentals includes two additional properties:

- A former property in Rockwall at **786 Sunflower Trail**, which I operated as a short-term rental from 2021 to 2023—without a single complaint.
- An ongoing STR in Rowlett at **5505 Edgewater Circle**, successfully managed for five years with a perfect record of neighbor satisfaction.

The positive track record I've maintained is the result of consistent, responsible practices:

- A **minimum 5-night stay** policy, discouraging weekend party rentals.
- A thorough **guest screening process**, including ID checks and signed house rules.
- **In-person greetings** for every guest, ensuring a welcoming and accountable presence.
- High standards for **cleanliness and décor**, which support our promise: *"Stay with Confidence."*
- *I am paying my City Occupancy Tax for last 15 years in* ***"Timely manners".***

Since closing on this home, I've already begun making significant investments in furnishing and improving the property, with the goal of offering another outstanding guest experience.

While I understand and respect the city's regulations, I kindly ask that you consider the unique qualifications, proven history, and local investment I bring to this endeavor. I remain committed to upholding all city guidelines and am eager to work collaboratively to explore any options that may allow this property to be approved for STR use.

Thank you for your time, consideration, and ongoing support of responsible operators in our city.

Sincerely,

Himmat Chauhan, CHA

Certified Hotel Administrator.

6/12/2025

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

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

ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

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

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

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

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

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

REGISTRATION TYPE

☑ New Registration | ☐ Renewal of an Existing Registration

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	3985 Horizon Road		Zoning				
Subdivision	ROCKWALL LAKE ESTATE NO.1		Lot	609		Block	C
General Location							

TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

☐ *SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or portion thereof* -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (*i.e. occupies the primary structure*) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.

☑ *SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX)*. A single-family home, townhome, or duplex -- *or a portion thereof* -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- *or portion thereof* -- on the same property (*i.e. the property owner or operator is not on-site as an occupant during the rental of the property*).

☐ *SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM)*. An apartment or condominium (*or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]*) -- *or a portion thereof* -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name	HomeStay Rentals, LP (Himmat Chauhan)		Phone	405-401-4626			
Mailing Address	996 E. Interstate 30		City	Rockwall	State	TX	Zip Code 75032
Email	oklahomahotels@gmail.com						

RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

☑ Same as Property Owner

Name	Himmat Chauhan		Phone				
Mailing Address			City		State		Zip Code
Email							

SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

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

REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- ☑ *REGISTRATION FEE*. A $500.00 application fee payable to the City of Rockwall.
- ☑ *SITE PLAN*. A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- ☑ *PICTURES*. Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures -- *one (1) per each façade of a structure* -- and any on-site amenities.
- ☑ *COMMERCIAL INSURANCE*. Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (*or an equivalent*) coverage of a minimum of $500,000.00 per occurrence coverage and an aggregate of $1,000,000.00.
- ☑ *DRIVER LICENSE*. A copy of the driver license for the property owner and responsible party.

GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ☑ *ADVERTISING*. All advertising for the *Short-Term Rental -- including online or on a proprietary website, application, or other technology* -- will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- ☑ *PARKING*. The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (*i.e. gravel, pavers, asphalt, or concrete*) and no guest or occupant will park on an unimproved surface (*e.g. grass, vegetation, soil, etc.*).
- ☑ *EVACUATION PLAN*. [*ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR*] An evacuation plan showing how to exit the building has been posted on the front door.
- ☑ *TEMPORARY STRUCTURES*. There are *no* temporary structures (*i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles*) being utilized as a *Short-Term Rental*.
- ☑ *TRASH/RUBBISH/SOLID WASTE*. There are enough City approved containers (*i.e. a polycarts or approved garage cans*) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste -- *bagged or otherwise* -- placed on the ground.
- ☑ *SIGNAGE*. No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- ☑ *FIRE EXTINGUISHER*. A standard five (5) pound fire extinguisher (*i.e. 2A:10B:C*) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- ☑ *SMOKE AND CARBON MONOXIDE DETECTORS*. Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- ☑ *INGRESS/EGRESS*. All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (*i.e. windows and/or doors*).
- ☑ *SLEEPING ACCOMODATION*. There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- ☑ *TENANT NOTIFICATION*. The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [*1*] the property owner's and/or the *Responsible Party's* contact information and phone number; [*2*] pertinent information relating to the aforementioned standards (*i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.*); [*3*] information to assist guests in the case of an emergency (*i.e. emergency and non-emergency telephone numbers for police, fire, and medical services*); and, [*4*] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

RESPONSIBLE PARTY'S CERTIFICATION

I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* JUNE, *20* 25

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

PAT TURNER
Notary Public, State of Texas
Comm. Expires 09-16-2025
Notary ID 131226555

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 *DAY OF* JUNE, *20* 25

PROPERTY OWNER'S SIGNATURE

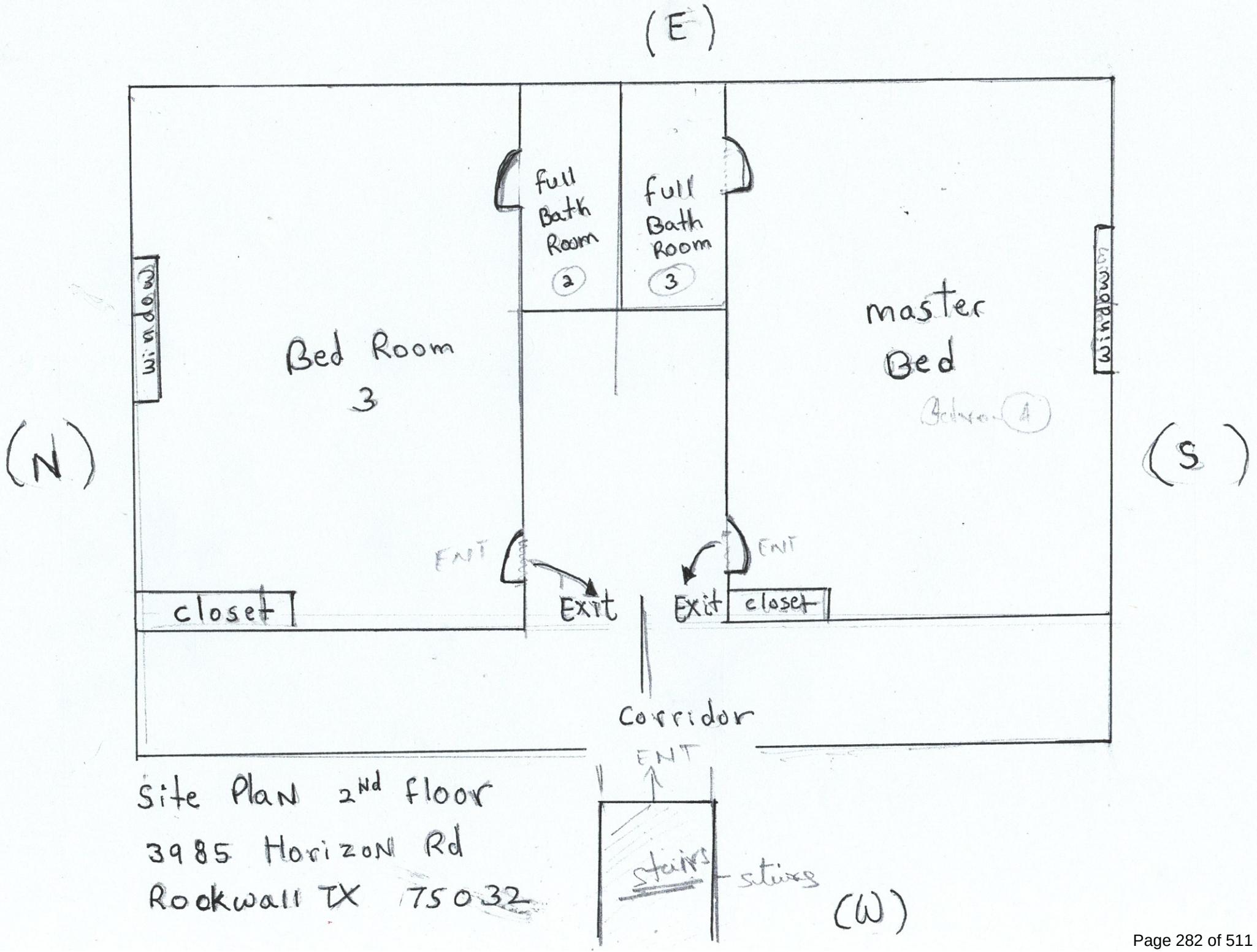
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

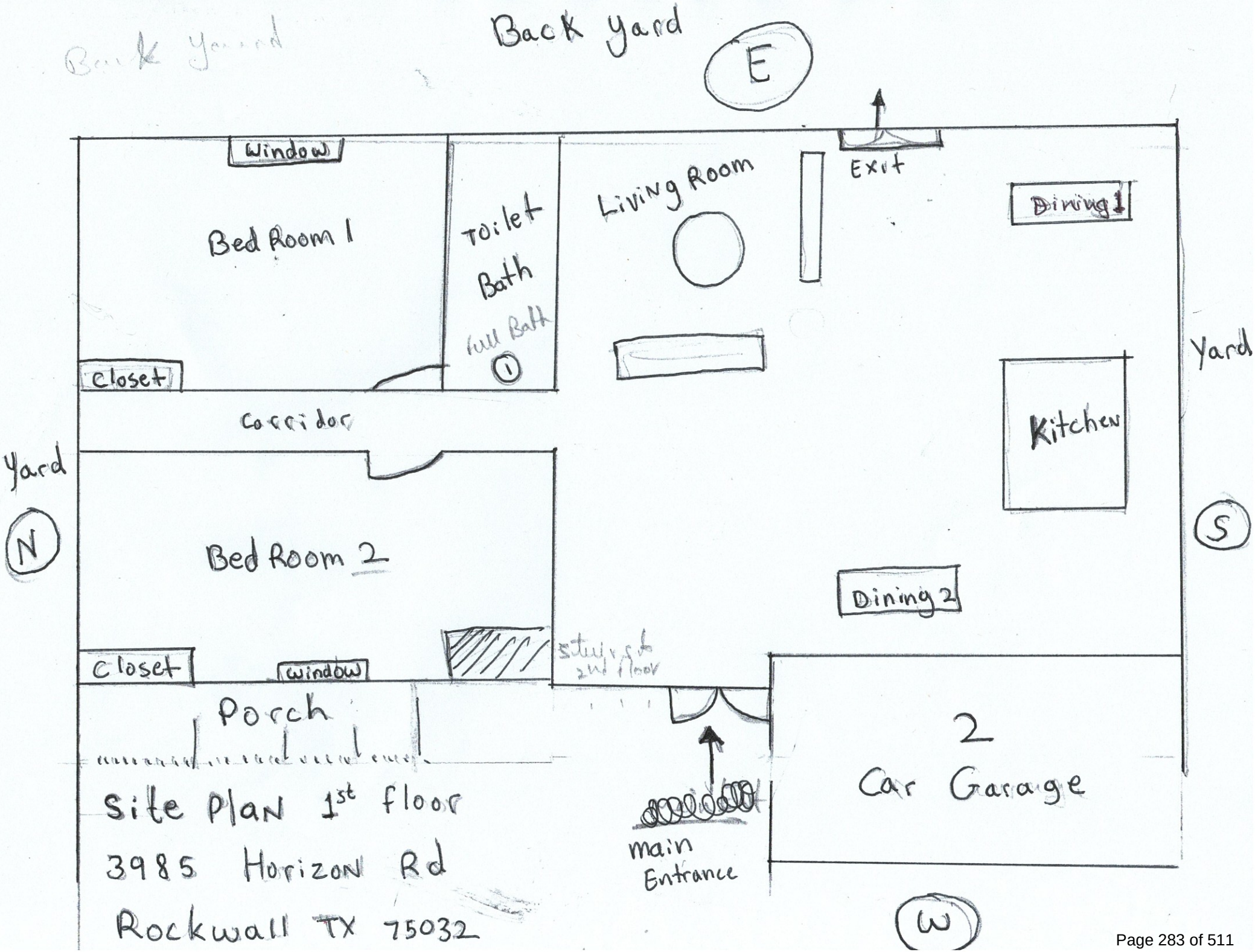
MY COMMISSION EXPIRES

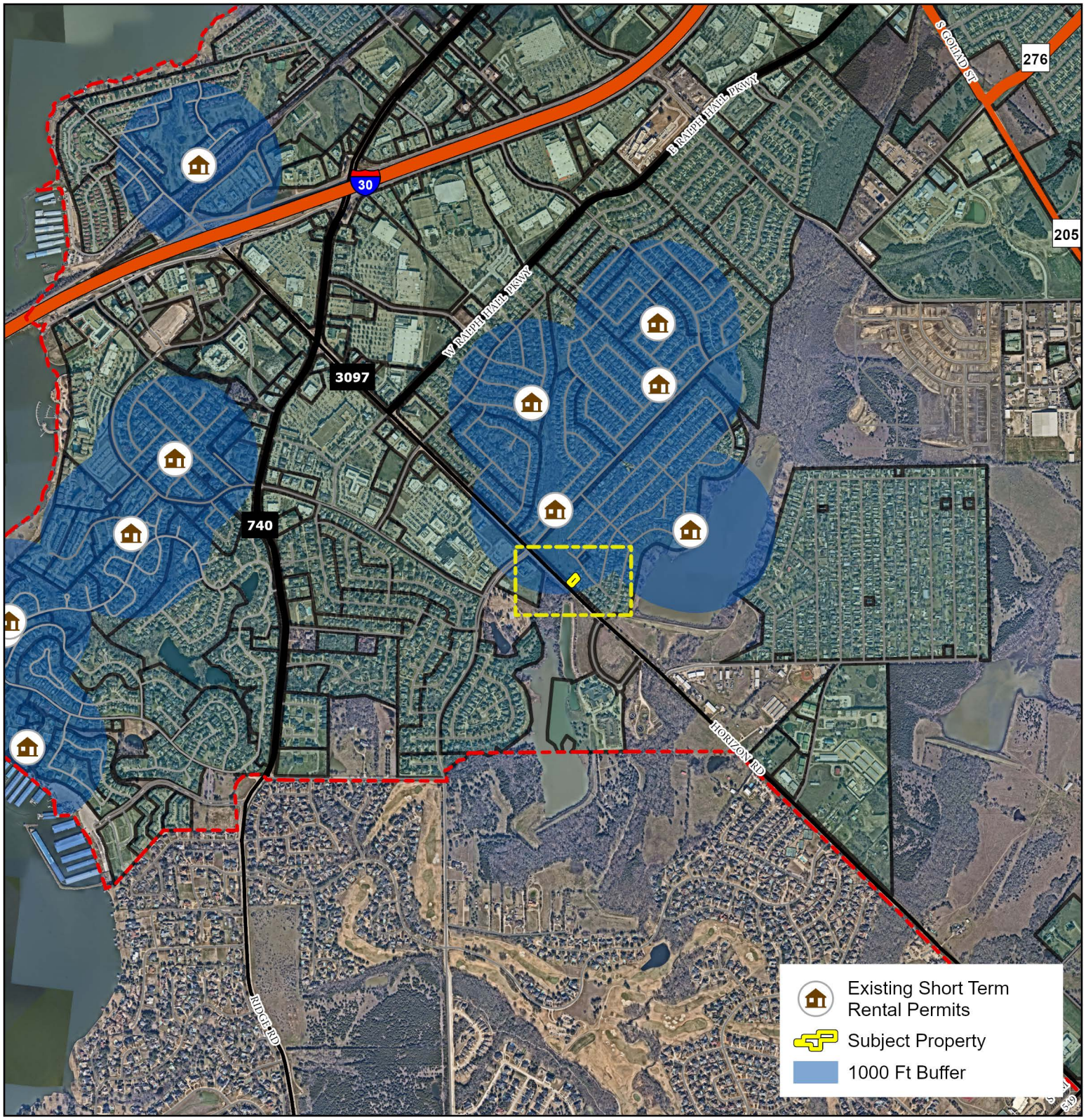
PAT TURNER
Notary Public, State of Texas
Comm. Expires 09-16-2025
Notary ID 131226555

3985

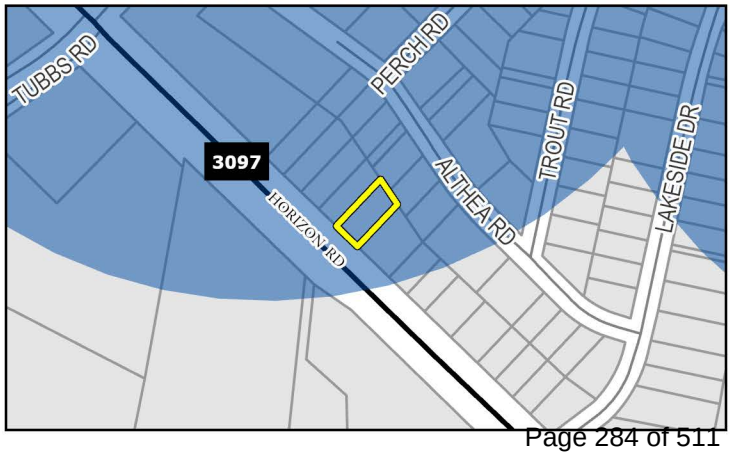
3985
VPW-5963
ODYSSEY


(E)
(N)
(S)
(W)
full Bath Room 2
full Bath Room 3
Bed Room 3
master Bed
Bdrm 4
window
window
closet
closet
ENT
ENT
Exit
Exit
Corridor
ENT
stairs
stairs
Site Plan 2ND floor
3985 Horizon Rd
Rockwall TX 75032


Back yard
E
Window
Bed Room 1
Toilet
Bath
full Bath
1
Living Room
Exit
Dining 1
Yard
closet
Corridor
Kitchen
Yard
N
Bed Room 2
S
Dining 2
closet
window
stairs to 2nd floor
Porch
2
Car Garage
main Entrance
W
Site Plan 1st floor
3985 Horizon Rd
Rockwall TX 75032



Case Number: Z2025-034
Case Name: SUP for a Short Term Rental
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 3985 Horizon Rd



Date Saved: 6/20/2025
For Questions on this Case Call (972) 771-7745

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 75 (PD-75) [*ORDINANCE NO. 16-01*] 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 0.2250-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 609, AND ALL OF 610, ROCKWALL LAKE ESTATES #1 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 Himmat Chauhan of Homestay Rentals. LP for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.2250-acre parcel of land identified as a portion of Lot 609 and all of 610, Rockwall Lake Estates #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) [*Ordinance No. 16-01*], addressed as 3985 Horizon Road, 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 75 (PD-75) [*Ordinance No. 16-01*] 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 75 (PD-75) [*Ordinance No. 16-01*] 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

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Planned Development District 75 (PD-75) [*Ordinance No. 16-01*]; Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future* --, and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

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

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

2.2. COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and

DRAFT ORDINANCE 07.2025

applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4th DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.21.2025

Exhibit 'A'
Legal Description

Address: *3985 Horizon Road*
Legal Description: *A portion of Lot 609 and all of Lot 610, Rockwall Lake Estates Addition #1*

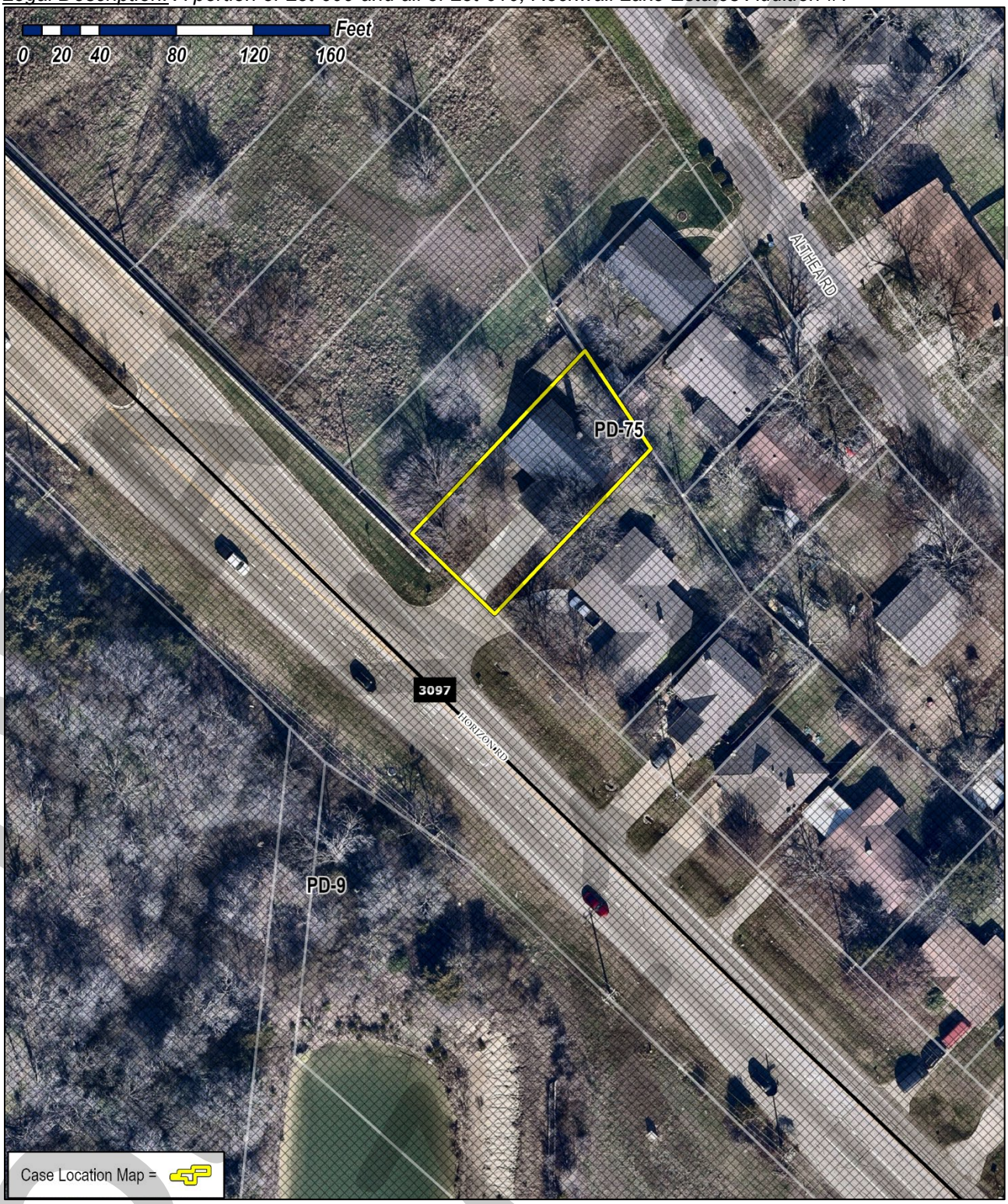


Exhibit 'B'
Short-Term Rental Photographs

Exhibit 'B'
Short-Term Rental Photographs

DRAFT 9.1.2025

Exhibit 'B'
Short-Term Rental Photographs

DRAFT 2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	Gunnar Ledermann; *Divine Peace Evangelical Lutheran Church*
CASE NUMBER:	Z2025-035; *Specific Use Permit (SUP) for a Daycare Facility in Conjunction with an Existing Church/House of Worship at 305 S. Fannin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property are a 3,920 SF *Church/House of Worship* built in 1911, a 3,780 SF fellowship hall built in 1970, and a 1,472 SF single-family home that was built in 1978, but was converted to commercial in 2008. With this being said, the original *Church/House of Worship* appears to have been built on the property prior to 1900 based on the October 1900 Sanborn Maps.

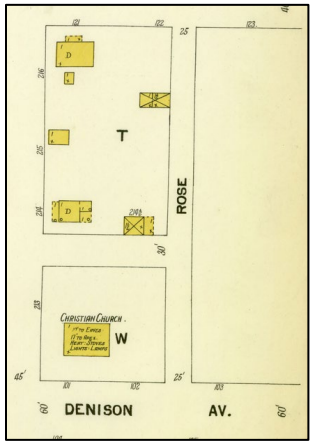


FIGURE 1: 1900 SANBORN MAPS

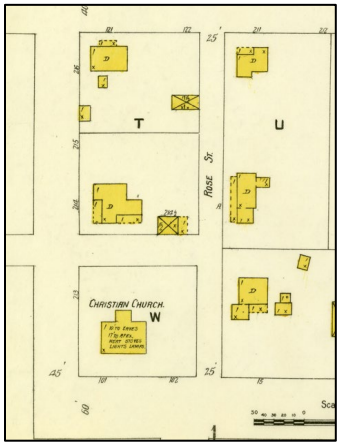


FIGURE 2: 1905 SANBORN MAPS

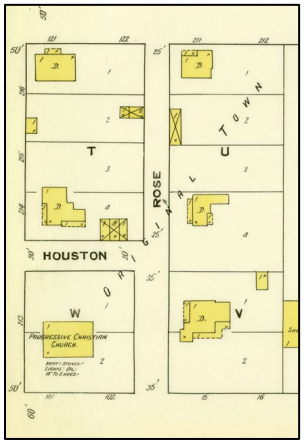


FIGURE 3: 1911 SANBORN MAPS

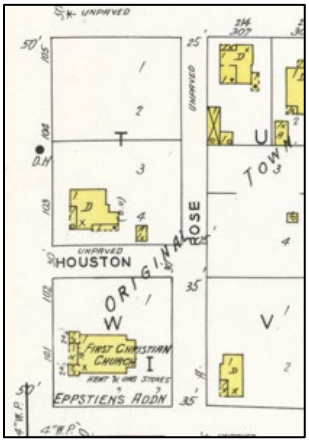


FIGURE 4: 1934 SANBORN MAPS

On April 3, 1995, the City Council approved a Conditional Use Permit (CUP) to allow an addition to the existing building that did not meet the minimum masonry requirements of the General Retail (GR) District at that time. On December 4, 2017, the City Council approved a Specific Use Permit (SUP) for an existing *Church/House of Worship*.

PURPOSE

The applicant -- *Gunnar Ledermann* -- is requesting the approval of a *Specific Use Permit (SUP)* to allow for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* in a Downtown (DT) District on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 305 S. Fannin Street. The land uses adjacent to the subject property are as follows:

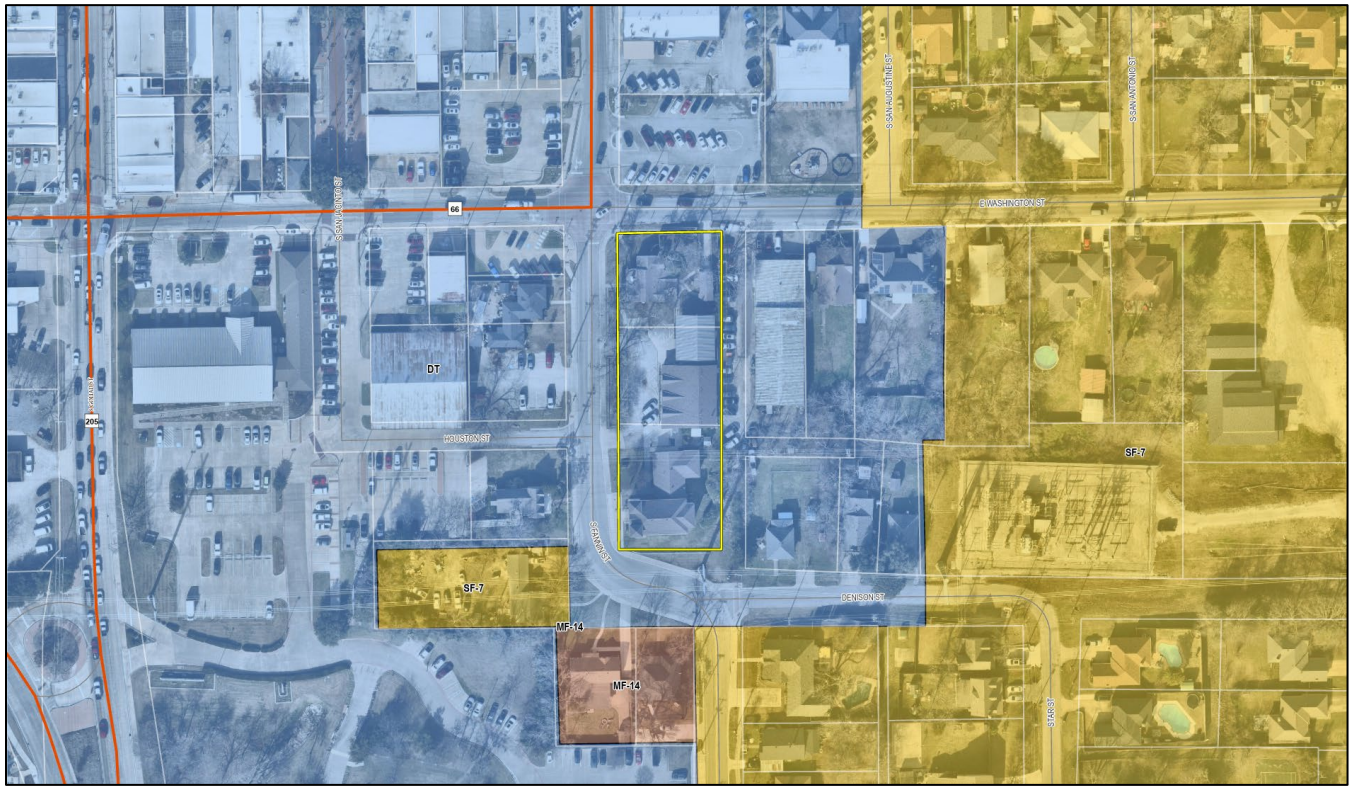
North: Directly north of the subject property is E Washington Street, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.327-acre parcel of land (*i.e. Lot B, Block 1, Griffith Addition*), zoned Downtown (DT) District, and developed with a city-owned parking lot. Beyond that is a 0.36-acre parcel of land (*i.e. Lot A, Block 1, Griffith Addition*), zoned Downtown (DT) District, and developed with a *Restaurant without a Drive-In or Drive-Through* (*i.e. Pier 101*).

East: Directly east of the subject property are two (2) parcels of land (*i.e. Lots 1, 2, & 3, Block V & Part of Lots 1,2,3 & 4, Block U, Rockwall OT Addition*), zoned Downtown (DT) District, that are developed with a *Major Auto Repair Garage* (*i.e. Archer Car Care*). Beyond this is a 0.2300-acre parcel of land (*i.e. Lot E and Part of Lots 1,2,3,4, of Block U, Rockwall OT Addition*), zoned Downtown (DT) District, that is developed with a 1,728 SF *General Retail Store.*

South: Directly south of the subject property is S Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.1700-acre parcel of land (*i.e. part of Lots 1, 2, and 3, Block H, Eppstein Addition*), zoned Multi-Family 14 (MF-14) District, that is developed with a 1,603 SF single-family home. Beyond that is a 7.3545-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall City Hall Addition*), zoned Downtown (DT) District, that is developed with a 10,441 SF *Government Facility* (*i.e. City Hall*).

West: Directly west of the subject property is S Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.2296-acre parcel of land (*i.e. Lots 1 and 4, Block X, Rockwall OT Addition*), zoned Downtown (DT) District, that is developed with a 2,620 SF single-family home that was converted to commercial in 2013. Beyond that is a 0.2296-acre parcel of land (*i.e. Lots 2 &4, Block X, Rockwall OT Addition*), zoned Downtown (DT) District, that is developed with a city-owned parking lot. Beyond that is a 7.3545-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall City Hall Addition*), zoned Downtown (DT) District, that is developed with a 10,441 SF *Government Facility* (*i.e. City Hall*).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter of explaination, survey, and a floor plan requesting a Specific Use Permit (SUP) for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* for a building in a Downtown (DT) District. According to the Rockwall Central Appraisal District (RCAD) there is an existing 3,920 SF *Church/House of Worship*, a 3,780 SF Fellowship Hall, and a 1,472 SF single-family home that was converted to commercial land uses situated on the subject property. The site plan submitted by the applicant depicts the proposed *Daycare Facility* will be located within the 3,920 SF *Church/House of Worship*, and will include about 2,500 SF that will be located on the north side of the existing building. The applicant's letter states that the proposed childcare center is intended for children from 2 ½ and 4 years old and the applicant has mentioned to staff that the childcare services would primarily be offered to members of the congregation. The proposed concept plan also details the proposed locations for parking, drop-off for the daycare, and the existing access drives surrounding the property.

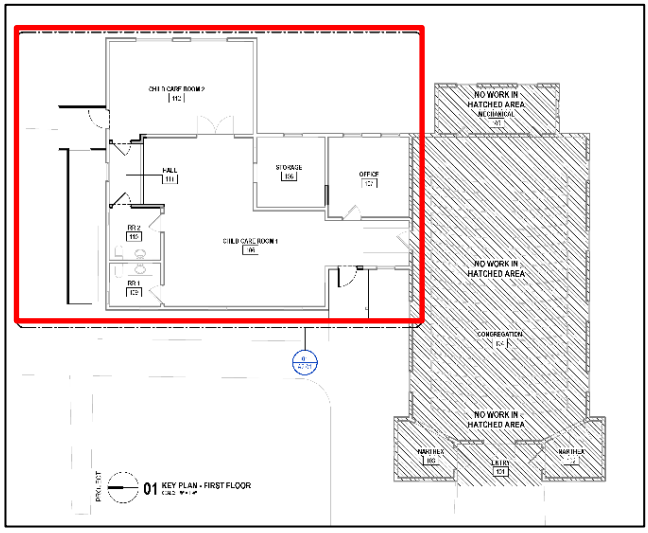


FIGURE 5: FLOOR PLAN
RED: DAYCARE FACILITY

CONFORMANCE WITH THE CITY'S CODES AND STAFF ANALYSIS

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." Subsection 02.02(C), *Institutional and Community Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *Daycare with Seven (7) or More Children* as "(a) state licensed facility excluding public or private schools, dedicated to caring for seven (7) or more children under the age of 14 years old. This care is provided for less than 24-hours per day, typically during daytime hours, and is situated at a non-residential location." 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* and *Daycare with Seven (7) or More Children* land use is permitted by Specific Use Permit (SUP) in the Downtown (DT) District. The Specific Use Permit (SUP) process allows "…discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." Staff should point out that there is currently an existing *Church/House of Worship* already located at 305 S Fannin Street that was constructed in 1911; however, a Specific Use Permit (SUP) was established for the property in 2017 when the *Church/House of Worship* was expanded to include the adjacent property (*i.e. Lots 1,2,3, Block W, and Lots 3 & 4, Block T, of the Rockwall OT Addition*).

According to Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible uses*, a *Daycare with Seven (7) or More Children* has the following *Conditional Land Use Standards* associated with it: [*1*] an adequate pickup and drop-off area providing a minimum queuing space for four (4) standard sized vehicles shall be provided, and [*2*] playgrounds and splash pads shall be screened from all adjacent properties and public rights-of-way using mature evergreen shrubs. In this case, the drop off and pick up area will be located within the drive aisle of the fellowship hall. This area has sufficient space to que a minimum of four (4) vehicles. Staff should note that the applicant's letter states that "(a) separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit …" Staff has included these plans in the attached case memo and has added a requirement that the playground space shall be screened with evergreen shrubs as a condition of approval for this case. Staff should note that the proposed *Daycare Facility* does not appear to have a negative impact on adjacent properties; however, 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.

NOTIFICATIONS

On June 18, 2025 and June 25, 2025, staff mailed a total of 140 notices to property owners and occupants within 500-feet of the subject property. In addition, staff notified the Bent Creek Homeowner's Associations (HOAs), which is the only 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 this time, staff has received two (2) notices in favor and four (4) notices outside the notification buffer in opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* within a Downtown (DT) District, then staff would propose the following conditions of approval:

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

   (a) The proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.

   (b) If a playground or outdoor play area is added in conjunction with the *Daycare Facility*, the space shall be screened with evergreen shrubs to impair visibility of the space from adjacent properties and rights-of-way.

   (c) No expansion of the *Church/House of Worship* shall be permitted without sufficient parking covering the expansion is provided.

(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.

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 305 S Fannin St, Rockwall, TX 75087

SUBDIVISION: S4820 LOT: 1,2,3 BLOCK: W

GENERAL LOCATION: Downtown Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: DT (Downtown District) CURRENT USE: Church

PROPOSED ZONING: DT (Downtown District) PROPOSED USE: Child Care (in addition to current use)

ACREAGE: 0.344 LOTS [CURRENT]: 3 LOTS [PROPOSED]: 3

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

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

☒ OWNER	Divine Peace Evangelical Lutheran Church	☐ APPLICANT	Divine Peace Evangelical Lutheran Church
CONTACT PERSON	Gunnar Ledermann	CONTACT PERSON	Gunnar Ledermann
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Gunnar Ledermann [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 $ 219.30 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* June *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."*

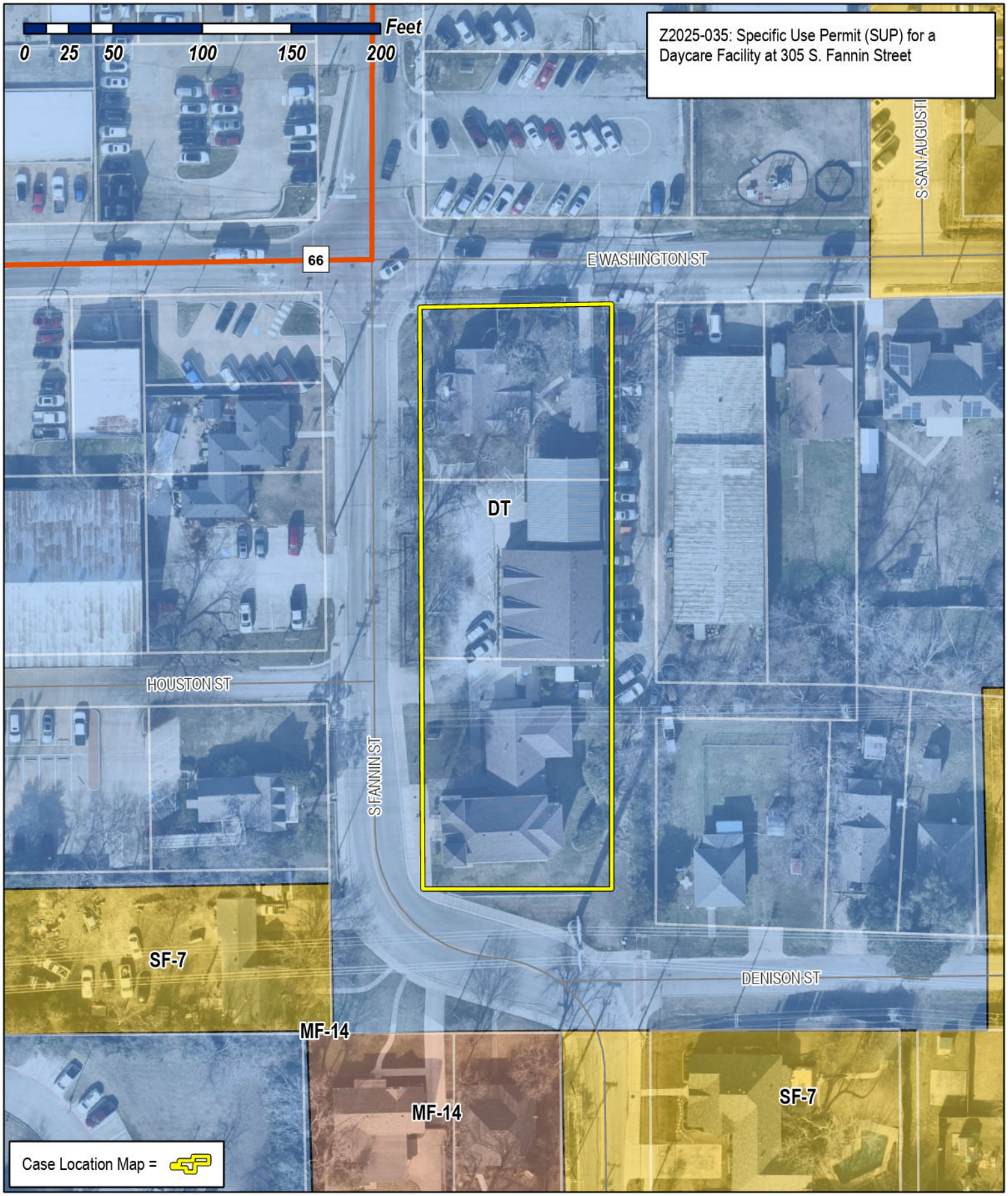
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* June *20* 25

OWNER'S SIGNATURE [signature]

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

THERESA L. MOSS
Notary ID #130926177
My Commission Expires
December 8, 2028

MY COMMISSION EXPIRES 12-08-2028



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.

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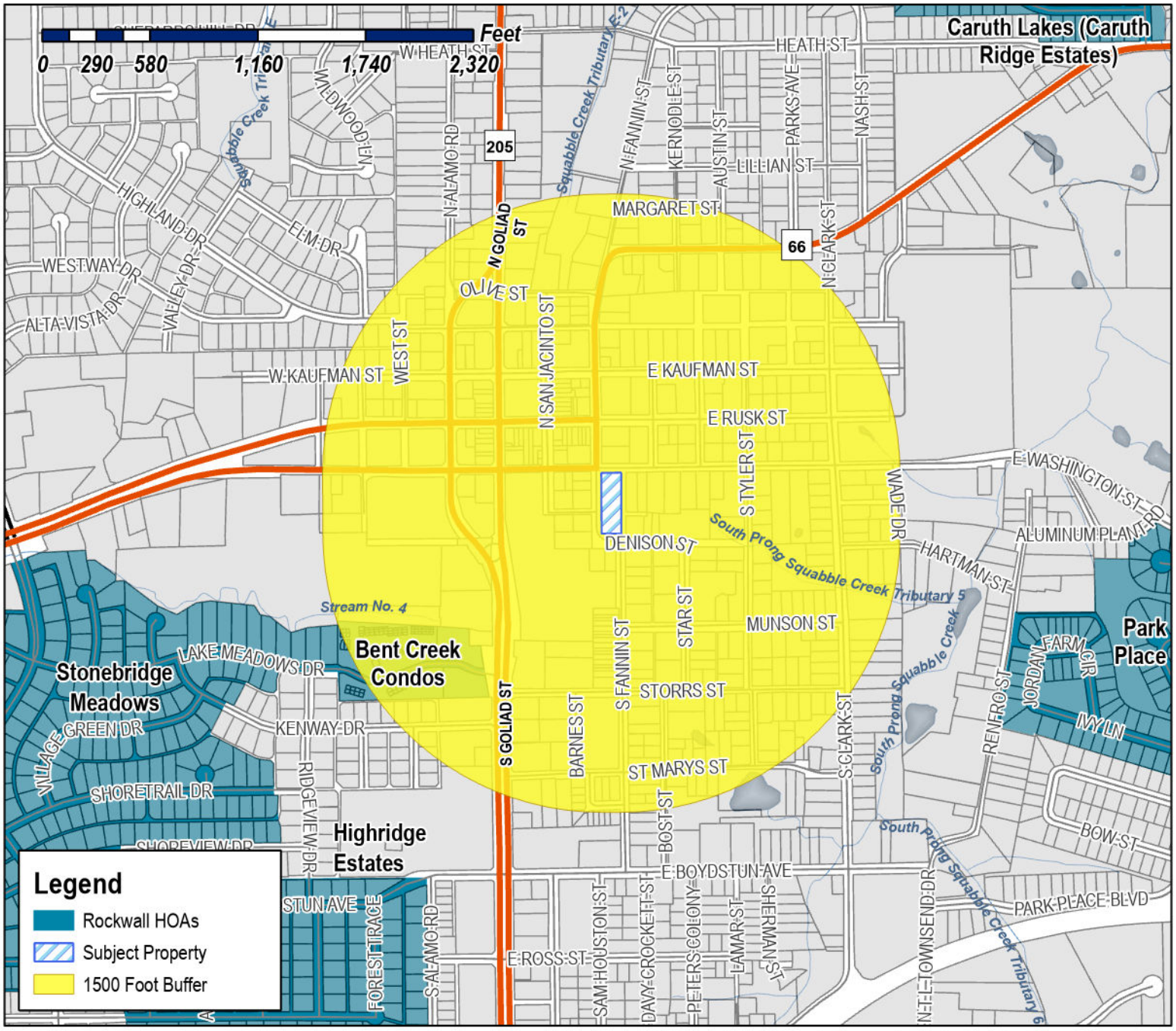
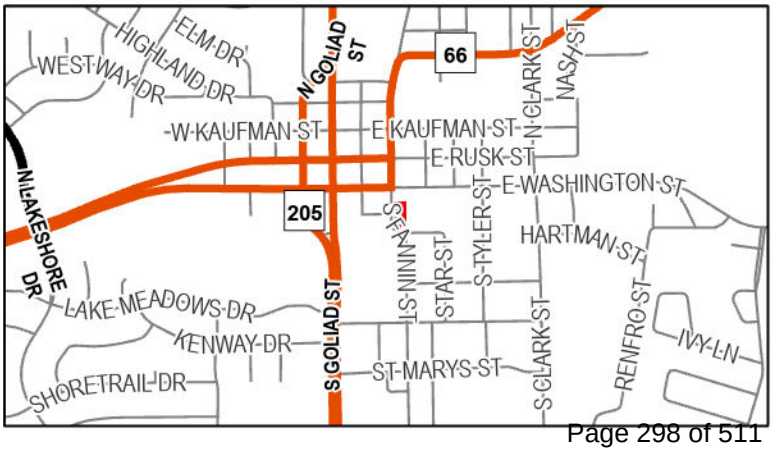


Case Number: Z2025-035
Case Name: SUP for a Daycare Facility
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 305 S. Fannin Street



Date Saved: 6/25/2025
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 [Z2025-035]
Date: Friday, June 20, 2025 10:18:54 AM
Attachments: Public Notice (06.16.2025).pdf
HOA Map (06.13.2025).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

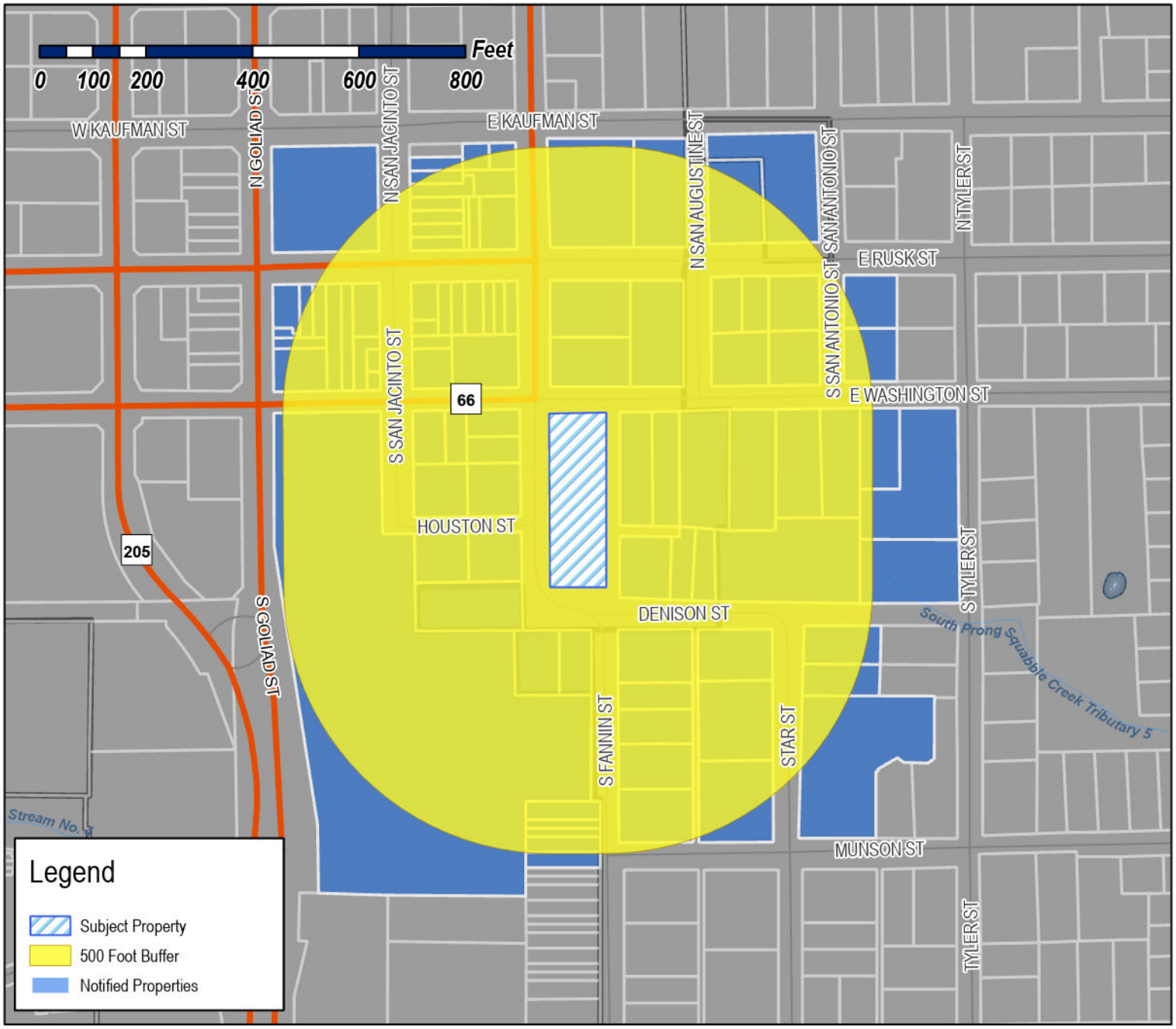
Z2025-035: SUP for a Daycare Facility
Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, 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

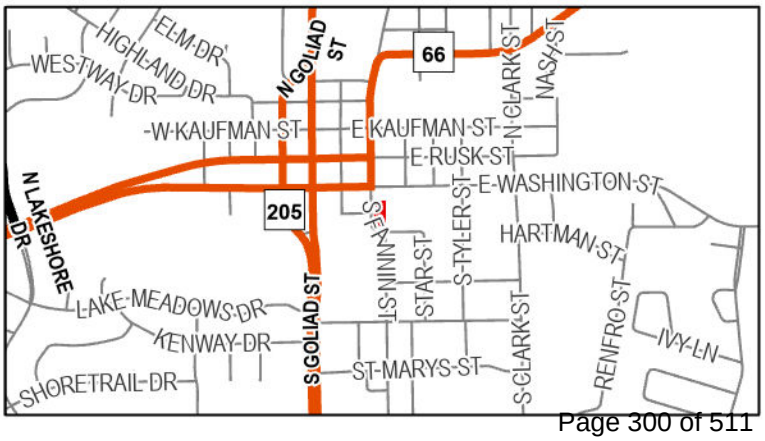
City of Rockwall

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: Z2025-035
Case Name: SUP for a Daycare Facility
Case Type: Zoning
Zoning: Downtown (DT) District
Case Address: 305 S. Fannin Street



Date Saved: 6/25/2025
For Questions on this Case Call: (972) 771-7745

RESIDENT
101 E RUSK
ROCKWALL, TX 75087

RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPARTMENT
1010 Pine St # 9E-L-01
Saint Louis, MO 63101

LATHAM MARK
1010 RIDGE ROAD COURT
ROCKWALL, TX 75087

RESIDENT
102 E RUSK
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

BCL REAL ESTATE LLC
103 Gross Rd Ste A
Mesquite, TX 75149

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 306 E WASHINGTON SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 106 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 111-115 S GOLIAD SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SKY 2- 109 S GOLIAD SERIES LLC, A SERIES OF
SKY ASSET HOLDINGS 2 LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

SITST 114 E RUSK SERIES LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

RESIDENT
106 S SAN JACINTO
ROCKWALL, TX 75087

HOOKER ROBERT AND KELLIE
10653 COUNTY ROAD 1141
TYLER, TX 75709

RESIDENT
107 S GOLIAD
ROCKWALL, TX 75087

GMDR PROPERTIES LLC
107 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
108 FANNIN ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
108 N SAN JACINTO
ROCKWALL, TX 75087

ASHMOREX2, LLC
108 S SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
109 E WASHINGTON
ROCKWALL, TX 75087

112 E RUSK ST LLC
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
110 E RUSK
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
112 E RUSK
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 E RUSK
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
115 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
116 E RUSK
ROCKWALL, TX 75087

HUGHES THOMAS P
1209 S LAKESHORE DR
ROCKWALL, TX 75087

TOVAR JOSE G & FELIPA
1269 S. MUNSON RD
ROYSE CITY, TX 75189

DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

DIVINE PEACE EVANGELICAL LUTHERAN CHURCH
A TEXAS NON-PROFIT CORPORATION
1346 PLEASANT VALLEY ROAD
GARLAND, TX 75040

GROOVYS BUSINESS PROPERTIES LLC
138 SAWGRASS DR
ROCKWALL, TX 75032

JOHNSON GREGORY DON AND SANDRA
1390 GOLD COAST DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

FOX WILLIAM G & ALISON L
1601 BAY CREST TRL
HEATH, TX 75032

JS2 PROPERTIES LLC
1717 Main St Ste 2950
Dallas, TX 75201

ROBERSON RAY ETUX
201 E WASHINGTON
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
203 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

WILLESS LADONA
204 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
205 S SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
206 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
210 HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
210 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 11 LLC
22 MANOR CT
HEATH, TX 75032

EXODUS 314 INVESTMENTS LLC
221 BLUE HERON LN
HEATH, TX 75032

4031ROCKWALL, LLC
236 Summer Tanager Ln
Heath, TX 75032

RESIDENT
301 DENNISON
ROCKWALL, TX 75087

TUNMIRE EARL & PAT
301 STAR ST
ROCKWALL, TX 75087

RESIDENT
302 S FANNIN ST
ROCKWALL, TX 75087

TOVAR JUSTINO & ADELINA
303 DENISON ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

FIGUEROA ELIZABETH
304 STAR STREET
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
305 S FANNIN ST
ROCKWALL, TX 75087

RATH RICKY JOHN
305 STAR 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

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

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
306 S FANNIN ST
ROCKWALL, TX 75087

SOTO AMADO C &
DEBORAH J HUDSON
306 STAR ST
ROCKWALL, TX 75087

ANDERSEN KERRY AND SUSAN
307 MUNSON STREET
ROCKWALL, TX 75087

RESIDENT
308 E WASHINGTON
ROCKWALL, TX 75087

GSJ PROPERTIES LLC
308 S FANNIN ST
ROCKWALL, TX 75087

ROGGENKAMP KAREN
309 STAR ST
ROCKWALL, TX 75087

HUMPHREY GARY B ET UX
310 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
310 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
311 DENISON ST
ROCKWALL, TX 75087

CAFFEY MICHAEL M
311 S FANNIN ST
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

MAYS KATHERINE KAYE
313 S FANNIN ST
ROCKWALL, TX 75087

CULLINS JAMES & SHARON DAY
315 S FANNIN
ROCKWALL, TX 75087

RESIDENT
317 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
319 S FANNIN ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

WELCH DAVID T & TERRY E
401 E WASHINGTON STREET
ROCKWALL, TX 75087

WEST CHRISTOPHER AND
KATHERINE ROWE
401 EAST RUSK
ROCKWALL, TX 75087

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KILPATRICK KENDRA
402 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
402 S FANNIN ST
ROCKWALL, TX 75087

WHITE BAILEY
402 S FANNIN ST # B
ROCKWALL, TX 75087

RESIDENT
404 E RUSK
ROCKWALL, TX 75087

COLSON RENEE AND
AMANDA GAIL COLSON
404 E WASHINGTON ST
ROCKWALL, TX 75087

IVIE VIRGINIA
404 S Fannin St Apt A
Rockwall, TX 75087

SALVADOR MARY PEARL
405 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

RESIDENT
406 E WASHINGTON
ROCKWALL, TX 75087

SHIPLEY ZACHARY S AND
JASON SHIPLEY
412 RENFRO ST
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
43 PINEAPPLE DR
PALM COAST, FL 32164

TAMEZ PEDRO ET EX
502 E RUSK ST
ROCKWALL, TX 75087

SMITH ROBERT & MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

CAIN CHAD
5705 ALLEN LN
ROWLETT, TX 75088

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

HENDRICKS 7 PROPERTIES LLC SERIES 3
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES1
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

HENDRICKS 7 PROPERTIES LLC SERIES 2
5903 VOLUNTEER PLACE
ROCKWALL, TX 75032

ODOM JAY
601 N FANNIN ST
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

ROBERT COOK ESTATE
C/O ALICIA COOK
901 PIONEER ROAD
MESQUITE, TX 75149

WALKER TOM
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

RICKERSON CHARLES & VIRGINIA
9922 Donegal Dr
Dallas, TX 75218

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
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:

Z2025-035: Specific Use Permit (SUP) for a Daycare Facility

Hold a public hearing to discuss and consider a request by Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a Specific Use Permit (SUP) for a Daycare Facility on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-035: Specific Use Permit (SUP) for a Daycare Facility

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 Z2025-035

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 Aubree Baune

ADDRESS 1310 Shores Blvd, Rockwall, TX, 75087, USA

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

Jerry Archer is a tenant that uses the access road and this would take that away along with his parking for his business and would essentially shut down a local business who has been a huge staple in rockwall.

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. Z2025-035: Specific Use Permit (SUP) for a Daycare Facility

Please place a check mark on the appropriate line below:

[X] I am in favor of the request for the reasons listed below.

[ ] I am opposed to the request for the reasons listed below.

Redeemer Church Rockwall supports all local efforts to provide safe and nurturing childcare in the downtown area. We are happy to share our child protection policy resources with them any time.

Name: Julie Meyer, Director of Operations

Address: [redacted]

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

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

CASE NUMBER Z2025-035

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 Lexie Tanner

ADDRESS 810 N Alamo Rd, Rockwall, TX, 75087, USA

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

This will put Jerry Archer out of business who has been there for multiple years and supports local customers and a huge police department base.

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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ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Zoning ID: Z2025-035

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 Meagan Story

ADDRESS 807 Lake Meadows Cir, Rockwall, TX, 75087, USA

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

Long term tenant being negatively affected.

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.
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Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-035: Specific Use Permit (SUP) for a Daycare Facility

Please place a check mark on the appropriate line below:

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

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

Name: Michael Caffey

Address: Gunnar will run a good daycare.

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

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ZONING & SPECIFIC USE PERMIT
INFORMATION FORM

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

CASE NUMBER Z2025-035

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 Jacy Swanson

ADDRESS 325 Valiant Dr, Rockwall, TX, 75032, USA

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

I don't want to shut Jerry Archer down who has been a huge staple in rockwall.

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:

DIVINE PEACE
CHURCH

June 13, 2025

TO: Ryan Miller, Director of Planning
City of Rockwall Planning and Zoning Department
385 S. Goliad St
Rockwall, TX 75087

SUBJECT: Letter of Explanation for Zoning Application (Specific Use Permit) for 305 S Fannin St

Mr. Miller,

The purpose of this Zoning Application is to obtain a Specific Use Permit to utilize a portion of our existing church building as a childcare center for children 2 ½ to 4 years old. The existing building has been reviewed in depth by an architect to ensure the space will be brought into compliance for this intended use. That said, plans have been produced and are being submitted for permit to make a few necessary building modifications (attached is an overall plan view extracted from that drawing set for reference). A separate set of plans is being produced for the proposed outdoor play area fencing to be installed at the back side of the building which will be submitted under a separate permit application shortly.

The legal description of the property is "ROCKWALL O T, BLOCK W, LOT 1,2,3, ACRES 0.344".

Please let us know if anything further is needed to consider and process this request. We can be best reached a[redacted]

Sincerely,

Gunnar Ledermann

Divine Peace Church
305 S Fannin St
Rockwall, TX 75087

PROPERTY DESCRIPTION:

BEING LOTS 1, 2, 3 AND 4, BLOCK T, AND LOTS 1 AND 2, BLOCK W, OF THE PLAT OF THE TOWN OF ROCKWALL, AN ADDITION TO ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 555, PLAT RECORDS, ROCKWALL COUNTY, TEXAS, AND A PORTION OF HOUSTON STREET WHICH LIES BETWEEN SAID LOT 1 (BLOCK W) AND SAID LOT 4, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" FOUND IN CONCRETE AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK T), SAID "X" BEING THE INTERSECTION OF THE EAST LINE OF S. FANNIN STREET (60 FOOT RIGHT-OF-WAY) AND THE SOUTH LINE OF E. WASHINGTON STREET (30 FOOT RIGHT-OF-WAY);

THENCE EAST, A DISTANCE OF 100.00 FEET ALONG SAID SOUTH LINE TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 (BLOCK T), SAID IRON ROD BEING THE INTERSECTION OF SAID SOUTH LINE AND THE WEST LINE OF ROSE STREET;

THENCE SOUTH, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK T) AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 50.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 3 AT A DISTANCE OF 100.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 3 AND AFORESAID LOT 4 AT A DISTANCE OF 150.00 FEET, PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTH LINE OF AFORESAID HOUSTON STREET AT A DISTANCE OF 200.00 FEET, PASSING THE NORTHEAST CORNER OF AFORESAID LOT 1(BLOCK W) AND THE SOUTH LINE OF SAID HOUSTON STREET AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON EAST CORNER OF SAID LOT 1 (BLOCK W) AND AFORESAID LOT 2 (BLOCK W) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID WEST LINE TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2 (BLOCK W);

THENCE WEST, A DISTANCE OF 100.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 (BLOCK W) TO AN "X" FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF SAID LOT 2 (BLOCK W), SAID "X" BEING ON THE AFORESAID EAST LINE OF S. FANNIN STREET;

THENCE NORTH, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK W) AND AFORESAID LOT 1 (BLOCK W) AT A DISTANCE OF 50.00 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1 (BLOCK W) AND THE AFORESAID SOUTH LINE OF HOUSTON STREET AT A DISTANCE OF 100.00 FEET, PASSING THE SOUTHWEST CORNER OF AFORESAID LOT 4 AND THE NORTH LINE OF HOUSTON STREET AT A DISTANCE OF 130.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 4 AND AFORESAID LOT 3 AT A DISTANCE OF 180.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 3 AND AFORESAID LOT 2 (BLOCK T) AT A DISTANCE OF 230.00 FEET, PASSING THE COMMON WEST CORNER OF SAID LOT 2 (BLOCK T) AND AFORESAID LOT 1 (BLOCK T) AT A DISTANCE OF 280.00 FEET AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 33,000 SQUARE FEET OR 0.758 OF ONE ACRE OF LAND.

THIS PROPERTY IS AFFECTED BY THE FOLLOWING:
(10h)-ENCROACHMENT PERMIT, VOL. 6392, PG. 170, D.R.R.C.T.
TWO STORY FRAME AND ONE STORY BRICK AND FRAME EXTEND INTO 30' PUBLIC UTILITY EASEMENT AS SHOWN.

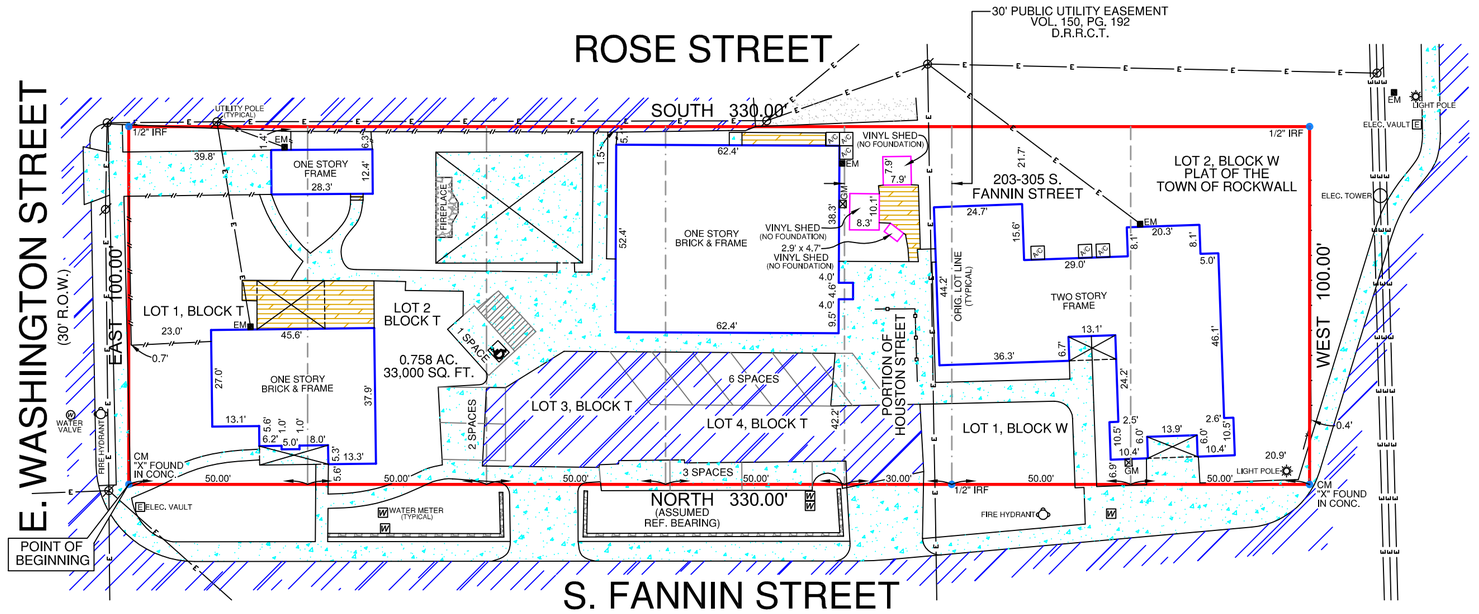
FEMA NOTE

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48397C0040 L, DATED SEPTEMBER 26, 2008.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS, THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON, THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GENERAL NOTES

1.) THE BEARINGS FOR THIS SURVEY ARE ASSUMED.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.



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

TITLE SURVEY

203-305 S. FANNIN STREET
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

GF#: 14702-17-05043	
BORROWER: DIVINE PEACE EVANGELICAL LUTHERAN CHURCH	
PREMIER JOB #: 17-07447	
TECH: MSP	DATE: 11/14/17
FIELD: JC	FIELD DATE: 11/10/17

CONCRETE
BRICK
ASPHALT
WOOD
STONE
GRAVEL
COVERED AREA
CM = CONTROLLING MONUMENT

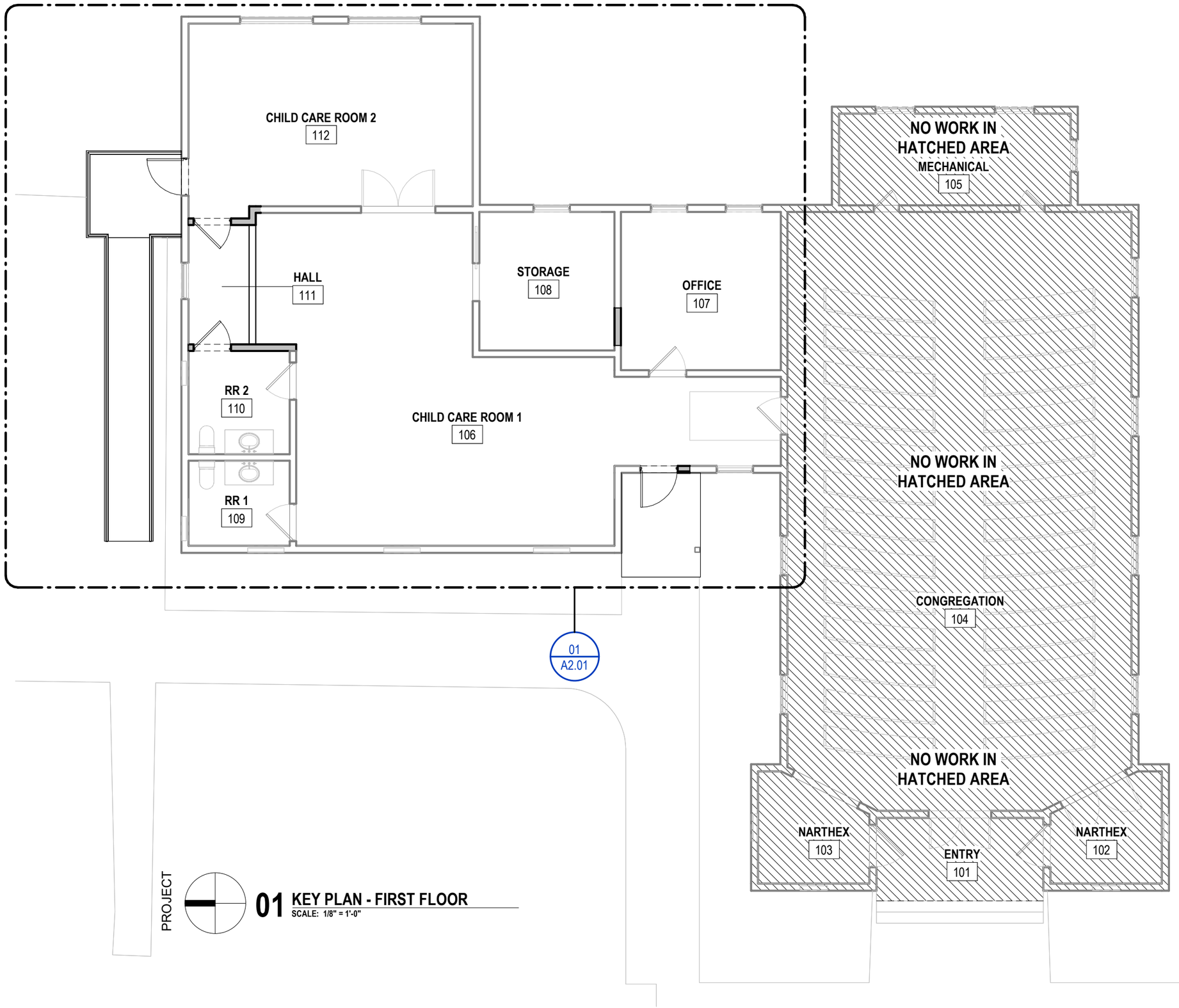
WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
VINYL FENCE
R.R. TIE RETAINING WALL
BRICK WALL
STONE WALL
OVERHEAD TELEPHONE LINE
OVERHEAD ELECTRIC LINE
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
IRS = IRON ROD SET
MFCP = METAL FENCE COR POST
WFCP = WOOD FENCE COR POST

NORTH AMERICAN TITLE COMPANY
Like Clockwork®

Premier Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

STATE OF TEXAS
REGISTERED
ROBERT T. PAUL, JR.
4984
PROFESSIONAL LAND SURVEYOR

Robert T. Paul, Jr.
Registered Professional Land Surveyor



01 KEY PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

SHM
5646 Milton Street, Suite 900 ·
Dallas, Texas 75206
214.252.3830
shmarchitects.com

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These documents have been prepared specifically for
THE DIVINE PEACE CHURCH
They are not suitable for use on other projects or in
other locations without the approval of the Architect.

REGISTERED ARCHITECT
W. DAVID STOCKER
12171
STATE OF TEXAS
5.29.25

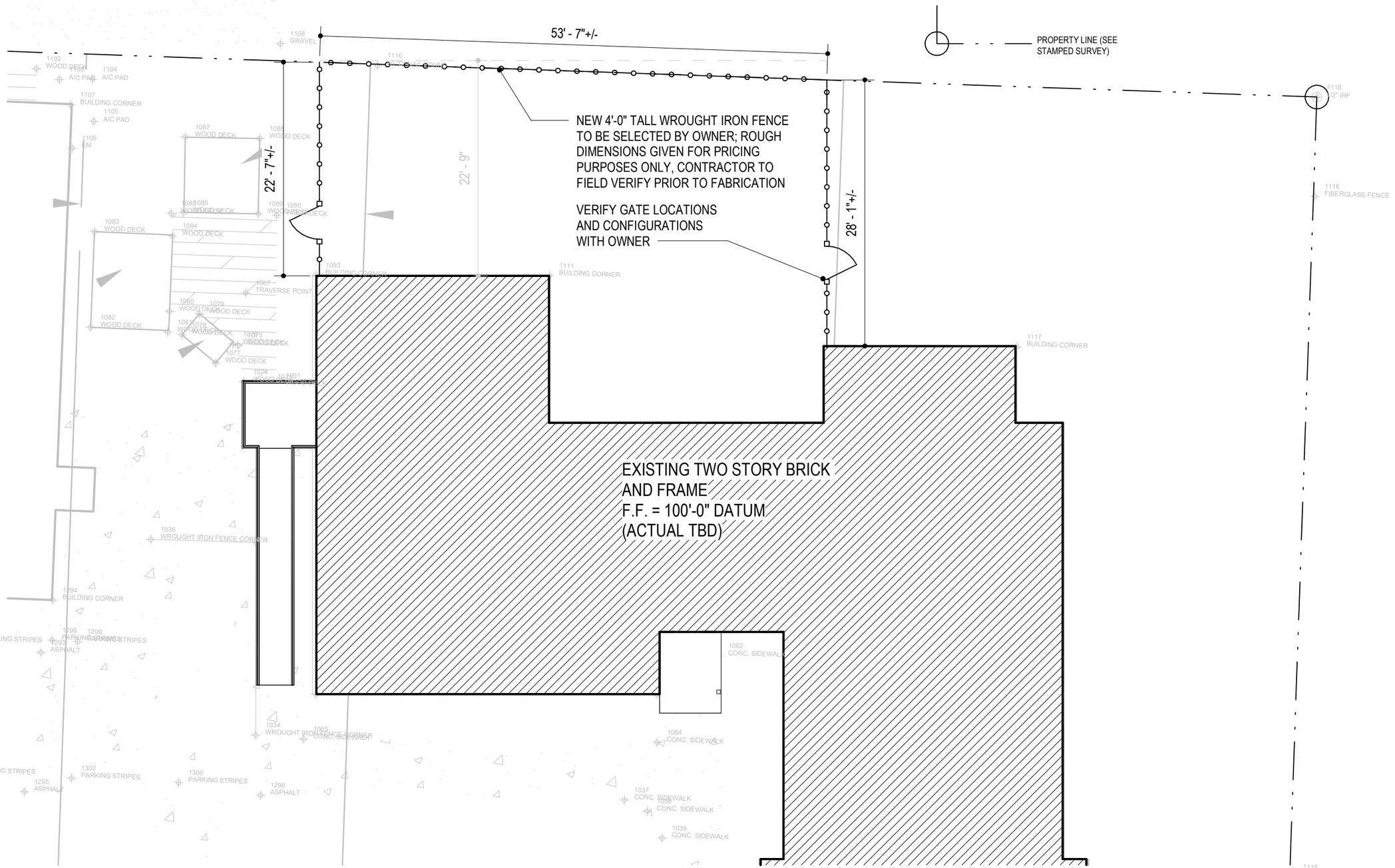
DIVINE PEACE CHURCH
ROCKWALL, TEXAS
Permit and Construction

SHM PROJECT#
22-025

ISSUE DATE
05/29/2025

KEY FLOOR PLANS

A2.00



TRUE NORTH

PROJECT

01 FENCE PLAN
SCALE: 3/32" = 1'-0"

SHM

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Dallas, Texas 75206
214.252.3830
shmarchitects.com

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DIVINE PEACE CHURCH
ROCKWALL, TEXAS
Permit and Construction

SHM PROJECT#
22-025
ISSUE DATE
06/25/2025

FENCE PLAN

A1.05

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 [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *DAYCARE FACILITY* IN CONJUNCTION WITH AN EXISTING *CHURCH/HOUSE OF WORSHIP* ON A 0.344-ACRE PARCEL OF LAND IDENTIFIED LOTS 1, 2, 3 & 4, BLOCK T, AND LOTS 1, 2, & 3, BLOCK W, OF THE ROCKWALL OT 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 Gunnar Ledermann on behalf of Divine Peace Evangelical Lutheran Church for the approval of a *Specific Use Permit (SUP)* for a *Daycare Facility* in conjunction with an existing *Church/House of Worship* on a 0.344-acre parcel of land identified as Lots 1, 2, 3 & 4, Block T, and Lots 1, 2 & 3, Block W, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 305 S. Fannin Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 17-61, S-179*;

SECTION 2. That 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 *Daycare Facility* in conjunction with an existing *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 3. 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

DRAFT ORDINANCE 01.21.25

in Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 04.07*, Downtown (DT) District*, and Subsection 04.01, *General Commercial District Standards,* of Article 05*, District Development Standards,* of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Church/House of Worship* or *Daycare Facility* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) The proposed *Daycare Facility* shall generally conform to the *Floor Plan* depicted in *Exhibit 'B'* of this ordinance.

2) If a playground or outdoor play area is added in conjunction with the *Daycare Facility*, the space shall be screened with evergreen shrubs to impair visibility of the space from adjacent properties and rights-of-way.

3) No expansion of the *Church/House of Worship* shall be permitted without sufficient parking covering the expansion is provided.

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

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. 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 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 01.21.2025

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

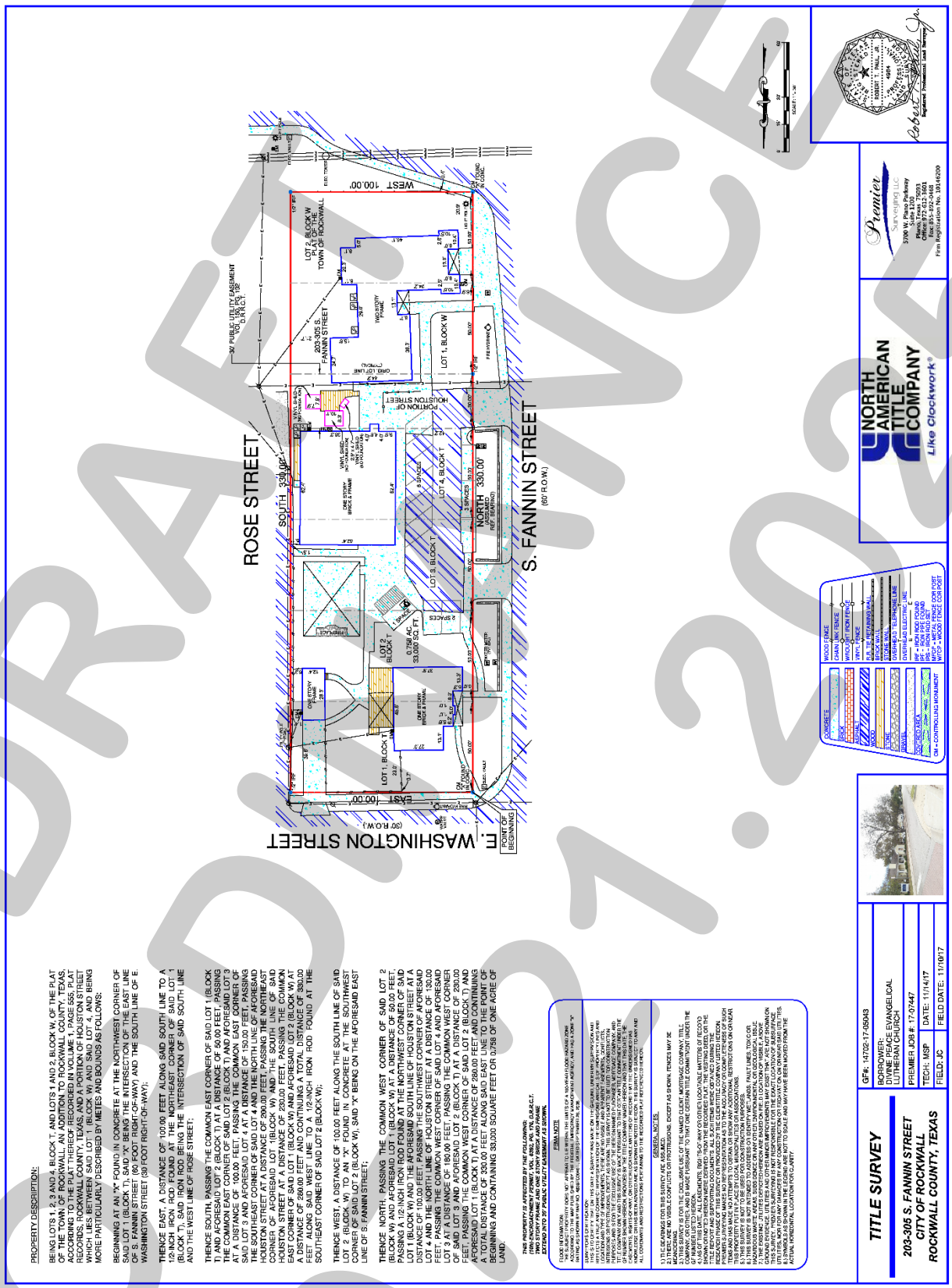
APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

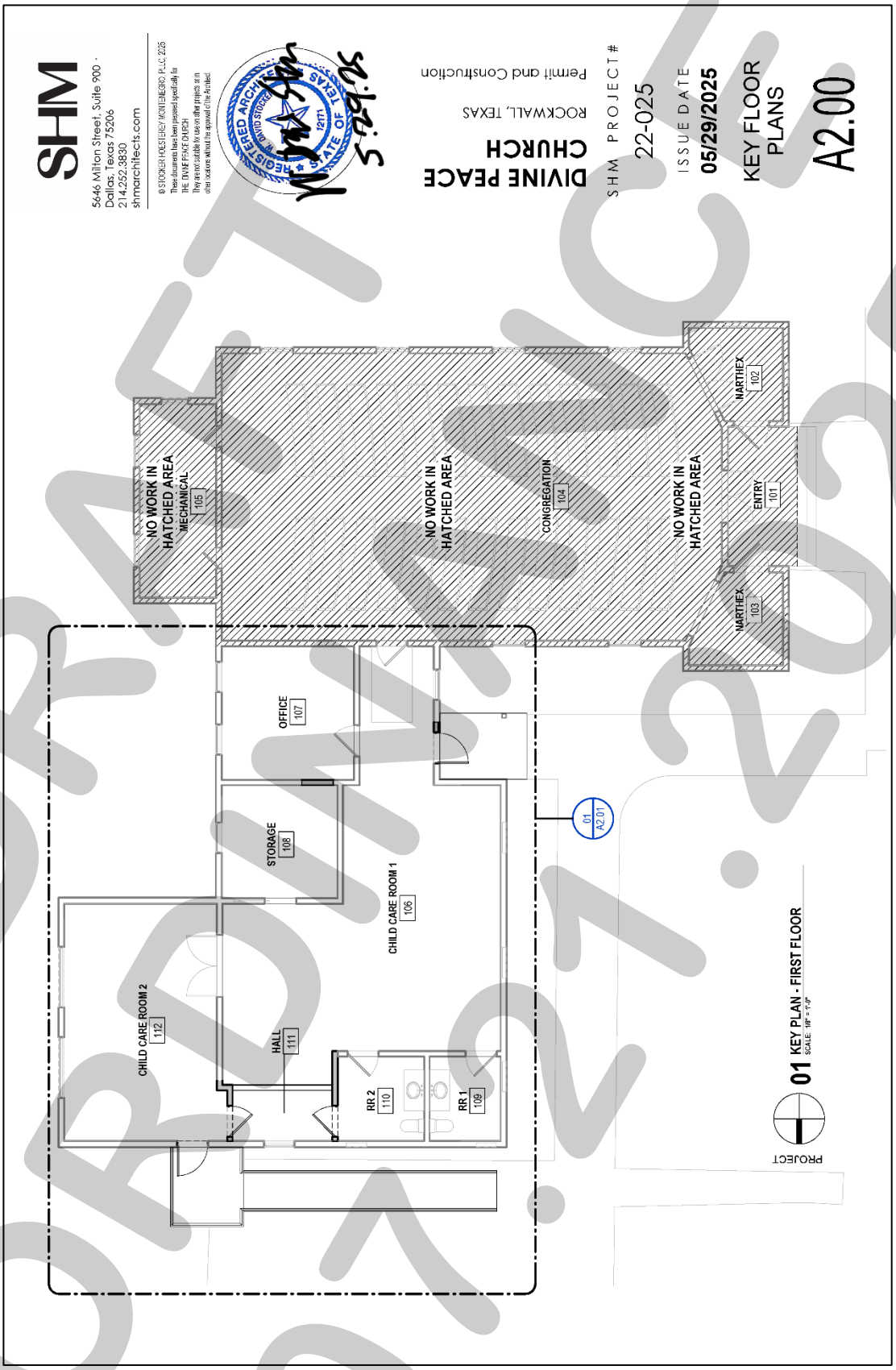
2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.21.2025



DRAFT
01.12.2025

Exhibit 'B':
Floor Plan



DRAFT
ORDINANCE
07.21.2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	Javier Silva; *JMS Custom Homes*
CASE NUMBER:	Z2025-036; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 803 Sam Houston Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 2, Block J, Sanger Addition on May 11, 1895. According to the 1934 Sanborn Maps, there was a dwelling unit on the subject property; however, there is no record of when the structure was demolished and the property has remained vacant since its removal. Per the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned to a Single-Family 7 (SF-7) District and has remained zoned Single-Family 7 (SF-7) District to this day.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 803 Sam Houston Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. 302 & 304 E. Ross Street*) developed with single-family homes. Beyond this is E. Ross Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various parcels of land that are a part of the Sanger Subdivision, which consists of 90 residential lots and has been in existence since May 11, 1895.

South: Directly south of the subject property is a duplex (*i.e. 807 and 809 Sam Houston*) which is owned by the U.S. Housing Authority. Beyond this is a *Church/House of Worship* (*i.e. New Caledonia Baptist Church; 301 E. Bourn Street*) that is zoned Single-Family 7 (SF-7) District. Both of these lots are zoned Single-Family 7 (SF-7) District. South of this is E. Bourn Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant parcel of land (*i.e. Lot E, Block J, Sanger Addition*) zoned Single-Family 7 (SF-7) District. Beyond this is Davy Crockett Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. East of this is one (1) lot (*i.e. 801 Davy Crockett*) which is owned by the City of Rockwall and is developed with a swimming pool and a vacant parcel of land (*i.e. Lots 2B & 1C, Block H, Sanger Addition*). Both of these lots are zoned Multi-Family 14 (MF-14) District.

West: Directly west of the subject property is Sam Houston Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land developed with single-family homes that make-up part of the Sanger Subdivision. All of these properties are zoned Single-Family 7 (SF-7) District. East of this is Throckmorton Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Sanger Subdivision, which has been in existence since May 11, 1895, consists of 90 residential lots, and is more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

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

following is a summary of observations concerning the housing on or within close proximity of Sam Houston Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Sam Houston, E. Bourn, and E. Ross Street	Proposed Housing
Building Height	One (1) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face onto Sam Houston Street
Year Built	1920-2015	*N/A*
Building SF on Property	1200 SF – 3,578 SF	1,997 SF
Building Architecture	Single Family Homes, One (1) House of Worship, One (1) Duplex	Comparable to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet.	6- Feet
Rear	10- Feet.	X>10-Feet
Building Materials	Brick, Siding, Stone	Siding
Paint and Color	White, Red, Brown, Gray	White
Roofs	Composite and Asphalt Shingles	Composite Shingle and Metal
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be front facing towards Sam Houston Street and will be located 12-feet in front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages, unless it is a j-swing garage where the garage door is perpendicular to the street." In this case, the applicant's proposed garage is a front-facing garage and does not meet the requirements as stated in the Unified Development Code (UDC). Specifically, the garage will be oriented towards Sam Houston Street and will be located 12-feet in front of the front façade od the home. Staff should note that this garage configuration is not atypical in the Southside Neighborhood.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Sam Houston Street along with the proposed building elevations in the attached packet. Staff should note that the proposed home is architecturally similar to other newer homes in the surrounding area and does not appear to negatively impact the existing subdivision; however, 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.

NOTIFICATIONS

On June 18, 2025, staff mailed 112 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowners Association (HOA), which is the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

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

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

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

(c) The subject property will have to be replatted prior to the issuance of a Building Permit; and,

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

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

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	805A Sam Houston Street				
SUBDIVISION	Allen Ethel, Jean Sanger Blck	LOT	W	BLOCK	J
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residetial	CURRENT USE			
PROPOSED ZONING	Residential	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	JMS Custom Homes LLC	☐ APPLICANT	
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	58 windsor DR.	ADDRESS	
CITY, STATE & ZIP	Rockwall TX 75032	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [*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."

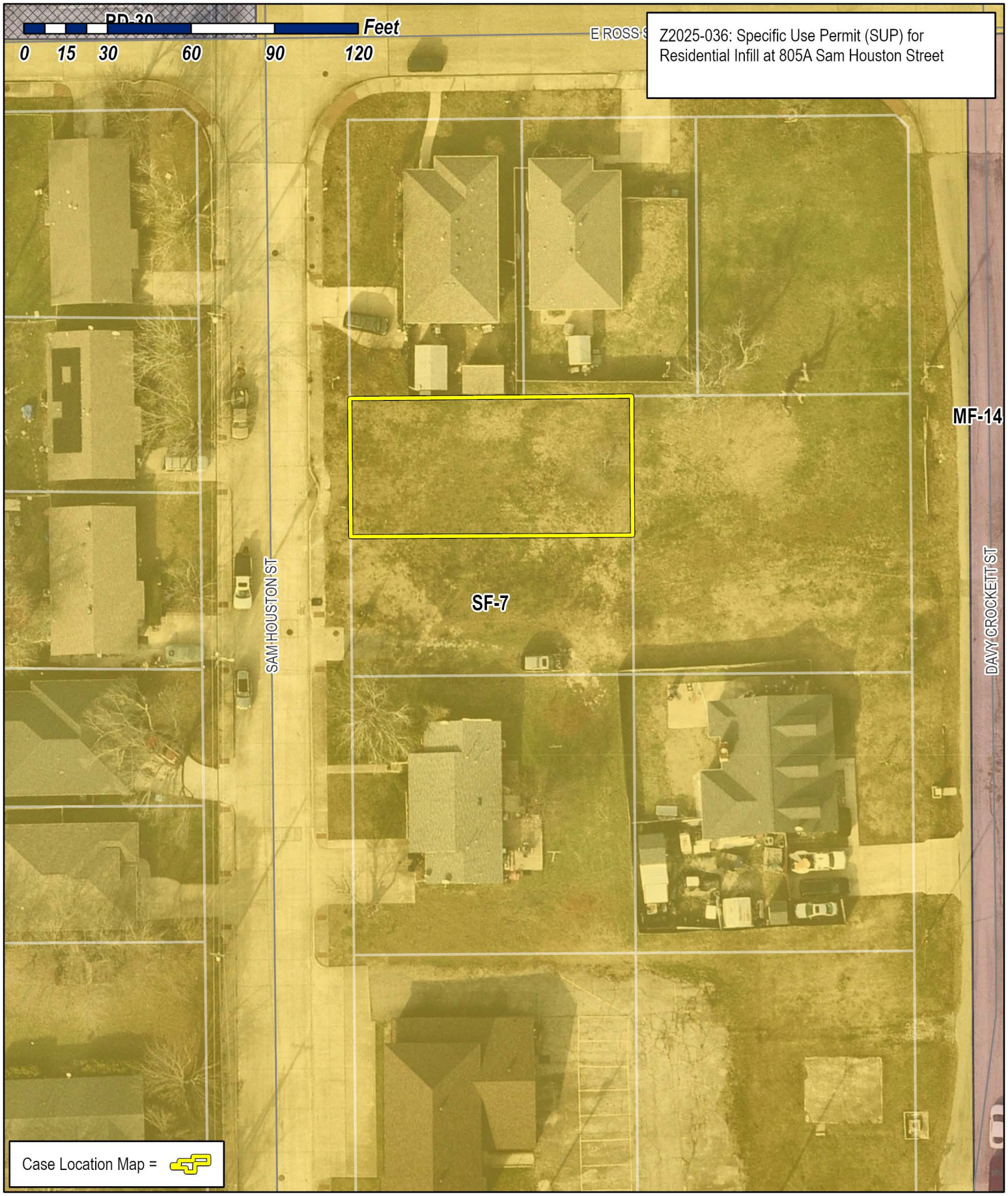
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF June 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amanda Poulliot

AMANDA POULLIOT
NOTARY ID # 132292778
My Commission Expires
April 22, 2026

MY COMMISSION EXPIRES April 22, 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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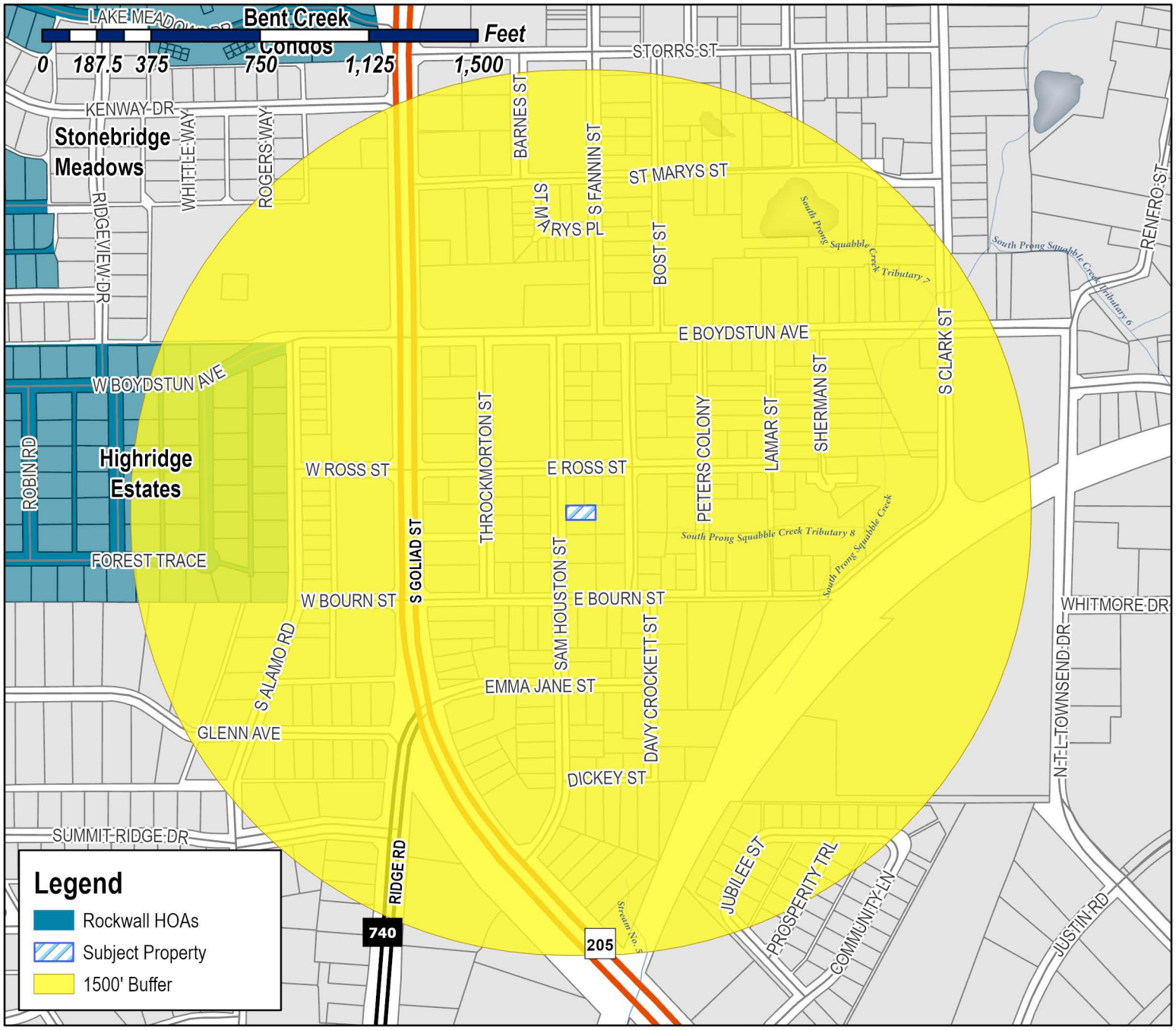
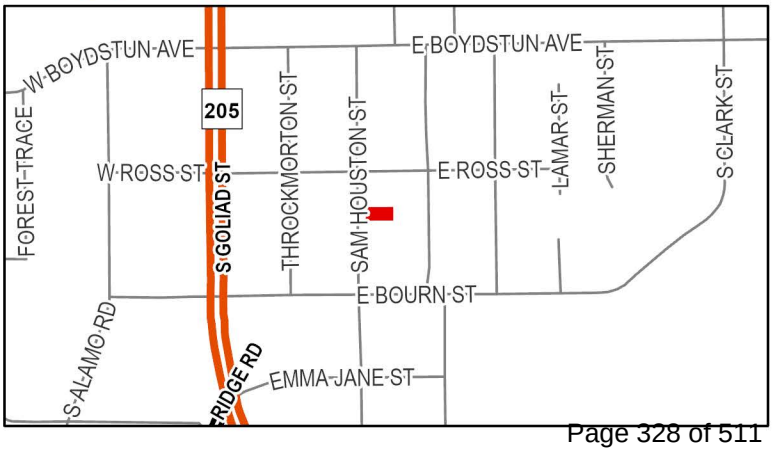


Case Number: Z2025-036
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 805A Sam Houston Street



Date Saved: 6/13/2025
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 [Z2025-036]
Date:	Friday, June 20, 2025 10:23:18 AM
Attachments:	Public Notice (06.16.2025).pdf HOA Map (06.13.2025).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

Z2025-036: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston Street, 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

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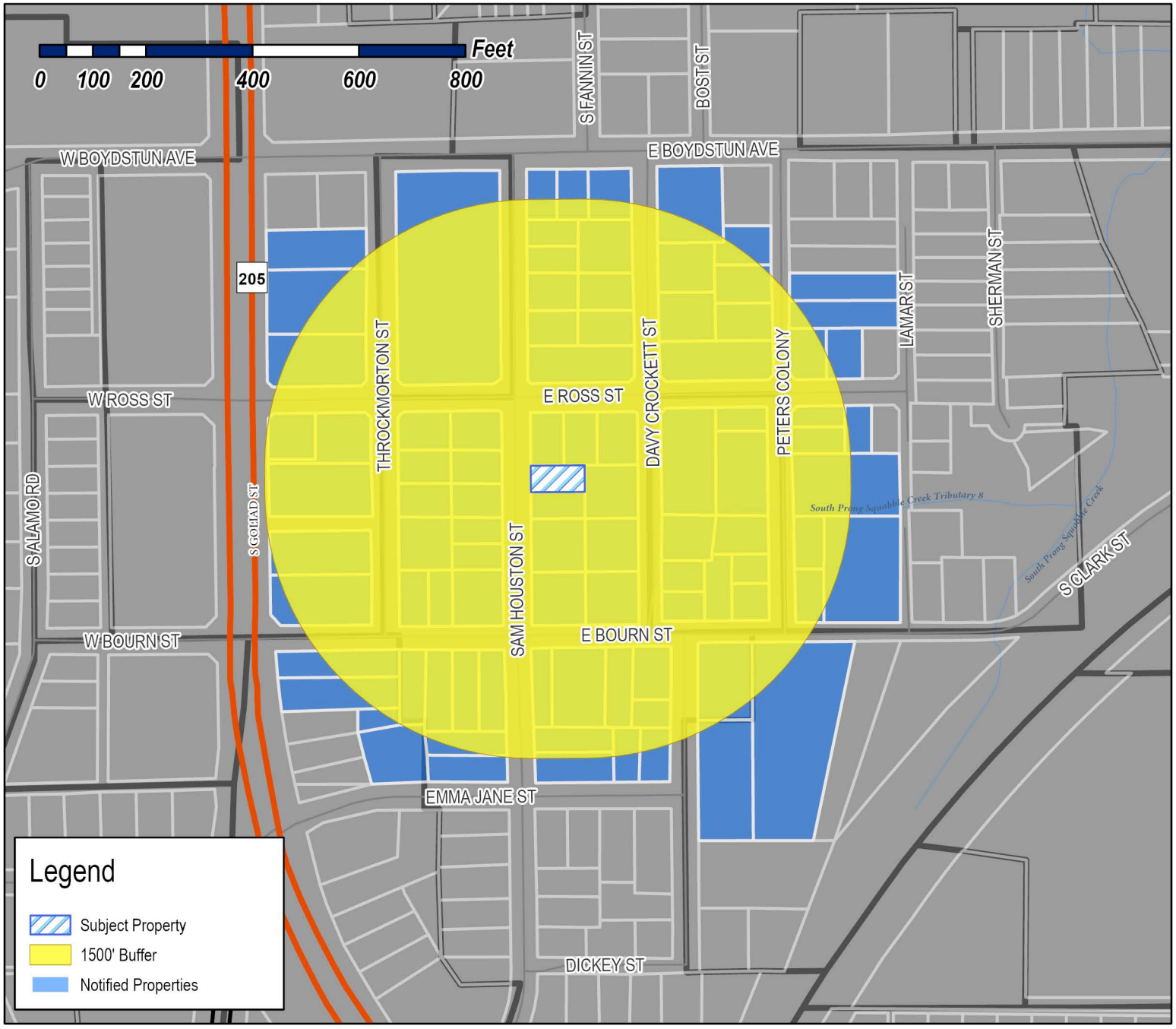

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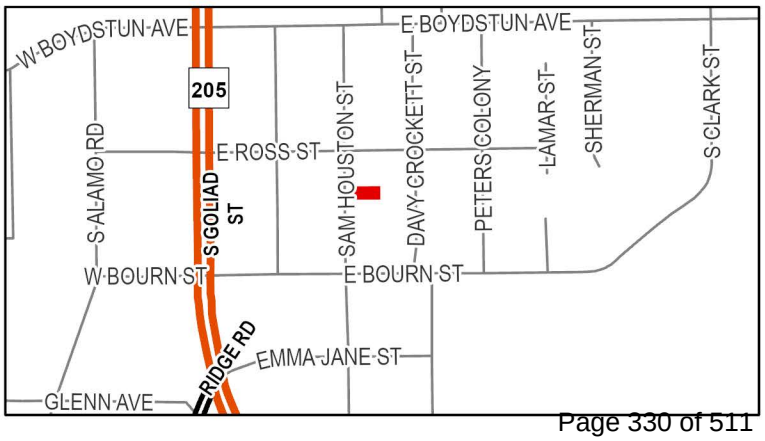


Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

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

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DELGADILLO KIMBERLY
2222 Medical District Dr Apt 1208
Dallas, TX 75235

FRASER FAMILY REVOCABLE LIVING TRUST
2631 White Rock Rd
Dallas, TX 75214

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

WILLIAMS FREDDIE R & JO ANN
302 E BOYDSTUN AVE
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

ESTATE OF THE LANIER FAMILY TRUST
TERRY LEE LANIER AND JEREMY ROBERT LANIER - TRUSTEES
304 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

DEATON SHELLEY MARIE AND
BRIANNA ORNELAS
701 SAM HOUSTON STREET
ROCKWALL, TX 75087

RESIDENT
703 SAM HOUSTON ST
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR
704 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

MILLER ANNE
705 SAM HOUSTON ST
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
707 SAM HOUSTON
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN LEE
709 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
801 S GOLIAD
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
802 N GOLIAD ST
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
811 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 SAM HOUSTON
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

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

DATIBRAN HOLDINGS LLC
PO Box 1137
Rockwall, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

OWENS RICHARD DUANE
905 SAM HOUSTON
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:

Z2025-036: Specific Use Permit (SUP) for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-036: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

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:

Z2025-036: Specific Use Permit (SUP) for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 Sam Houston 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-036: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

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

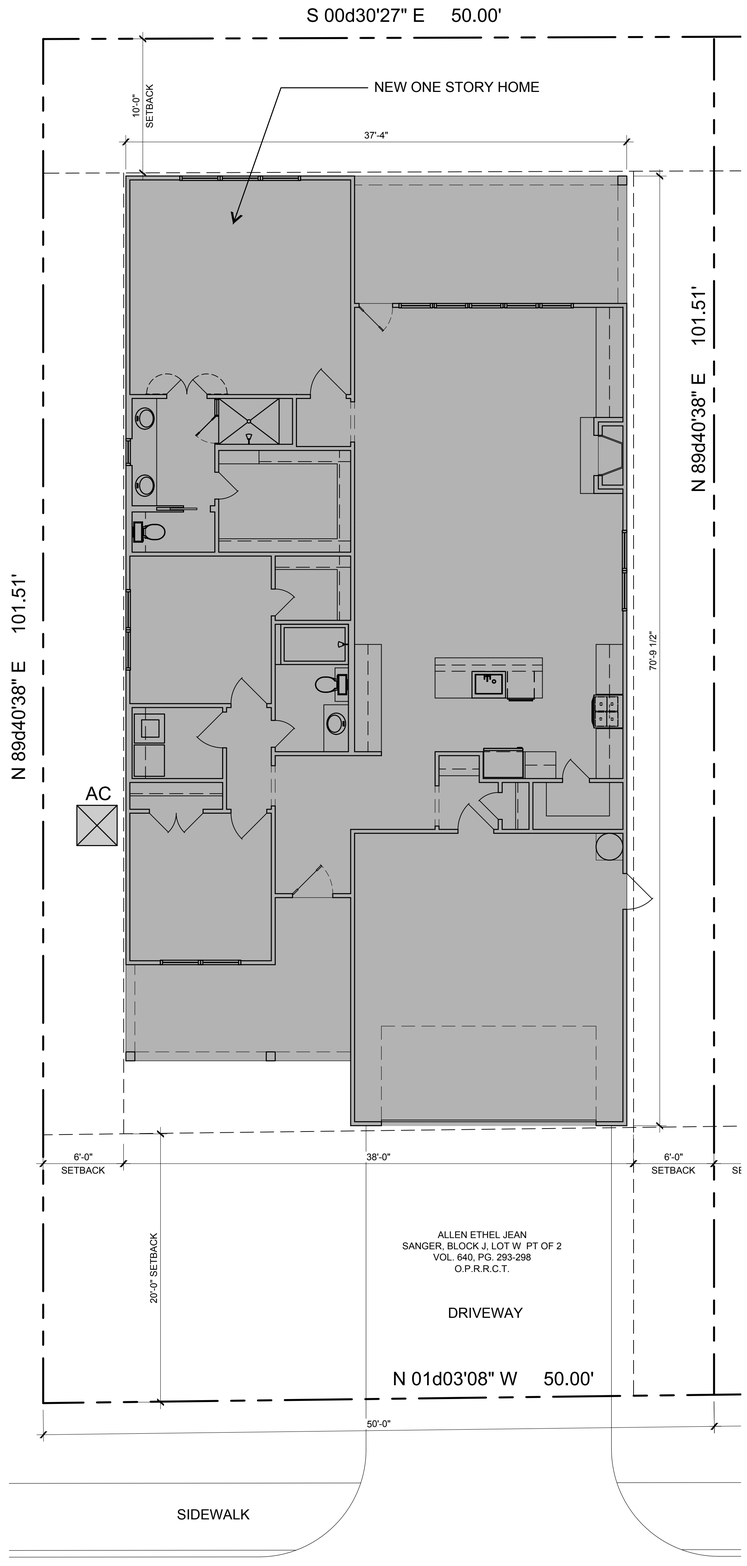
The Survey @ Sam Houston was INCORRECTLY performed, taking footage away from 810 Davy Crockett (Fred Strawge) Property.

Name: Ethel Allen 6/26/25

Address: [redacted]

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

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



01 ARCHITECTURAL SITE PLAN

SCALE: 3/16"=1'-0"

A NEW RESIDENCE

805A SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462

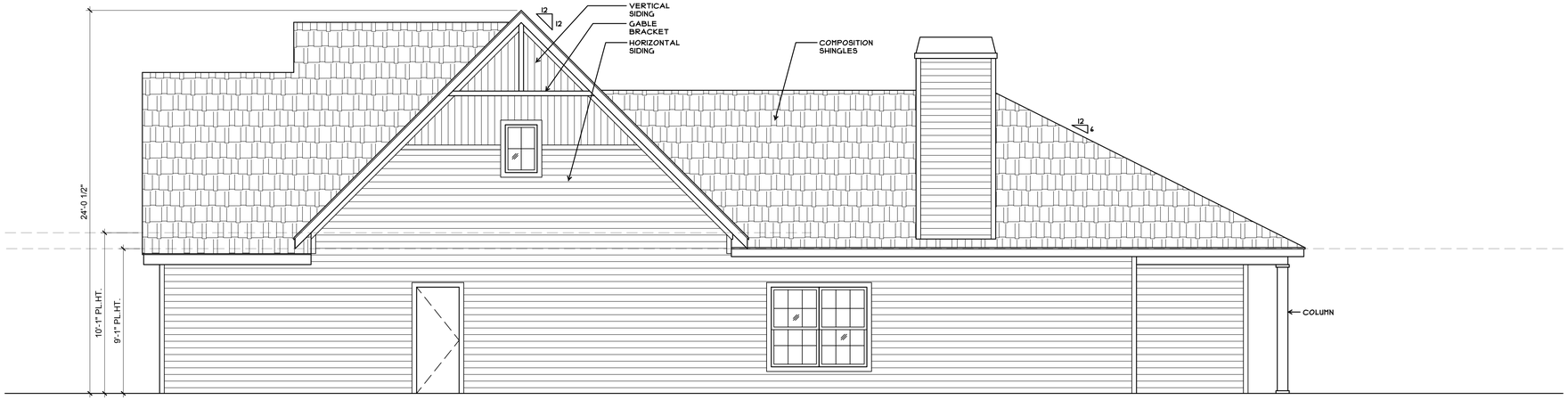
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
25109	REF. DRAWING

SHEET NO.

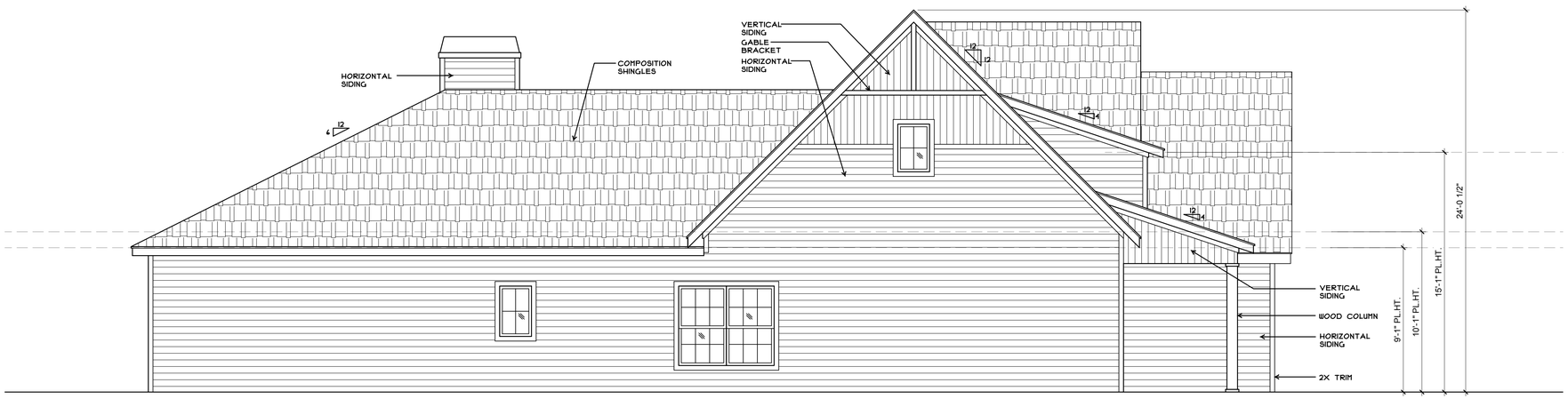
A2.1

SITE PLAN



04 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



03 NORTH ELEVATION

SCALE: 1/4"=1'-0"

02 EAST ELEVATION

SCALE: 1/4"=1'-0"

01 WEST ELEVATION

SCALE: 1/4"=1'-0"

A NEW RESIDENCE

805A SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
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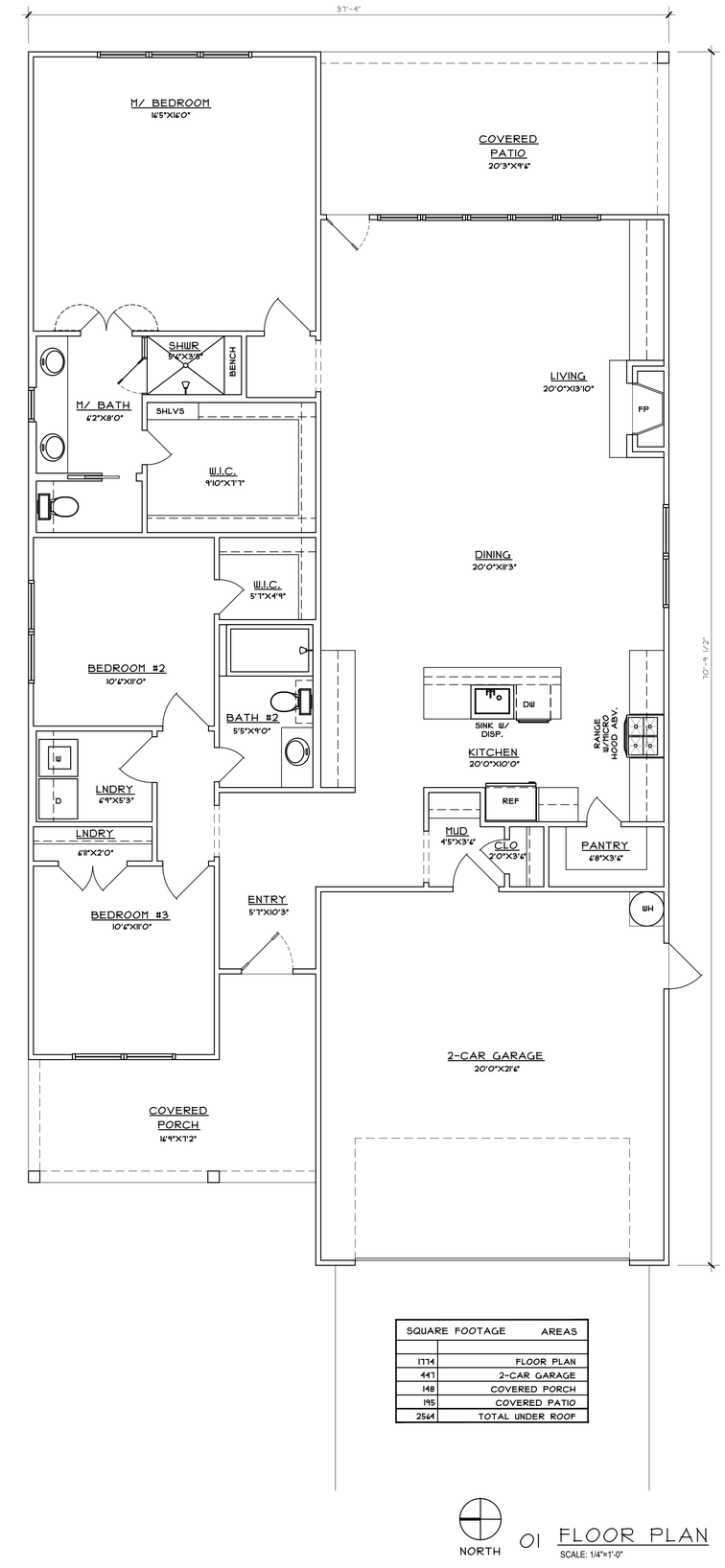
214-284-8734

ARCH. PROJ. #	SCALE:
25109	REF. DRAWING

SHEET NO.

A5.1

ELEVATIONS



SQUARE FOOTAGE	AREAS
1774	FLOOR PLAN
447	2-CAR GARAGE
148	COVERED PORCH
195	COVERED PATIO
2564	TOTAL UNDER ROOF

NORTH

01 FLOOR PLAN

SCALE: 1/4"=1'-0"

A NEW RESIDENCE

805A SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9452

DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
25109	REF. DRAWING

SHEET NO.

A3.2

FLOOR PLAN

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-036

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
800 Sam Houston Street	Single-Family Home	1979	1,539	64	Brick and Siding
802 Sam Houston Street	Single-Family Home	1975	1,653	*160*	Brick and Siding
803 Sam Houston Street	Vacant	N/A	N/A	*N/A*	N/A
804 Sam Houston Street	Single-Family Home	1975	1,508	*365*	Brick and Siding
805 Sam Houston Street	Vacant	N/A	N/A	*N/A*	N/A
806 Sam Houston Street	Single-Family Home	2017	1,956	*N/A*	Brick and Stone
807 Sam Houston Houston	Duplex	1969	1,200	*N/A*	Brick and Siding
808 Sam Houston Street	Single-Family Home	2015	1,689	*N/A*	Brick and Stone
809 Sam Houston Street	Duplex	1969	1,200	*N/A*	Brick and Siding
206 E. Bourn Avenue	Single-Family Home	1996	1,320	*N/A*	Brick and Siding
301 E. Bourn Avenue	Church	1920	3,578	*N/A*	Siding
302 E. Ross Street	Single-Family Home	2013	1,480	*100*	Brick
304 E. Ross Street	Single-Family Home	2012	1,480	*N/A*	Brick
	AVERAGES:	1986	1,706	208	

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

800 Sam Houston Street

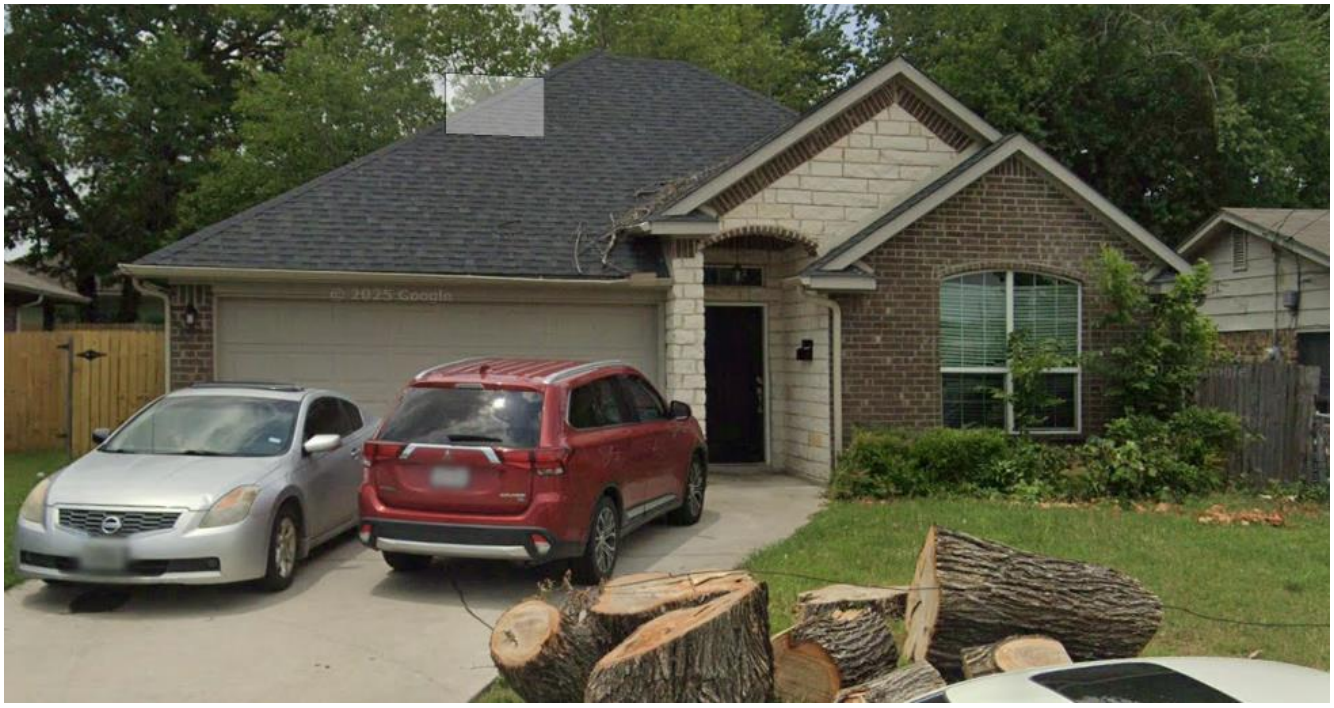
802 Sam Houston Street

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

803 Sam Houston Street

804 Sam Houston Street

805 Sam Houston Street



806 Sam Houston Street

807 Sam Houston Street

808 Sam Houston Street

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

809 Sam Houston Street

206 E. Bourn Avenue

301 E. Bourn Avenue

302 E. Ross Street

304 E. Ross Street

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A ~0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT W, BLOCK J, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.1150-acre parcel of land identified as Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Sam Houston Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District*, of

DRAFT 07/24/2025

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

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

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

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

3) The subject property will have to be replatted prior to the issuance of a Building Permit.

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 01.21.2025

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.21.2025

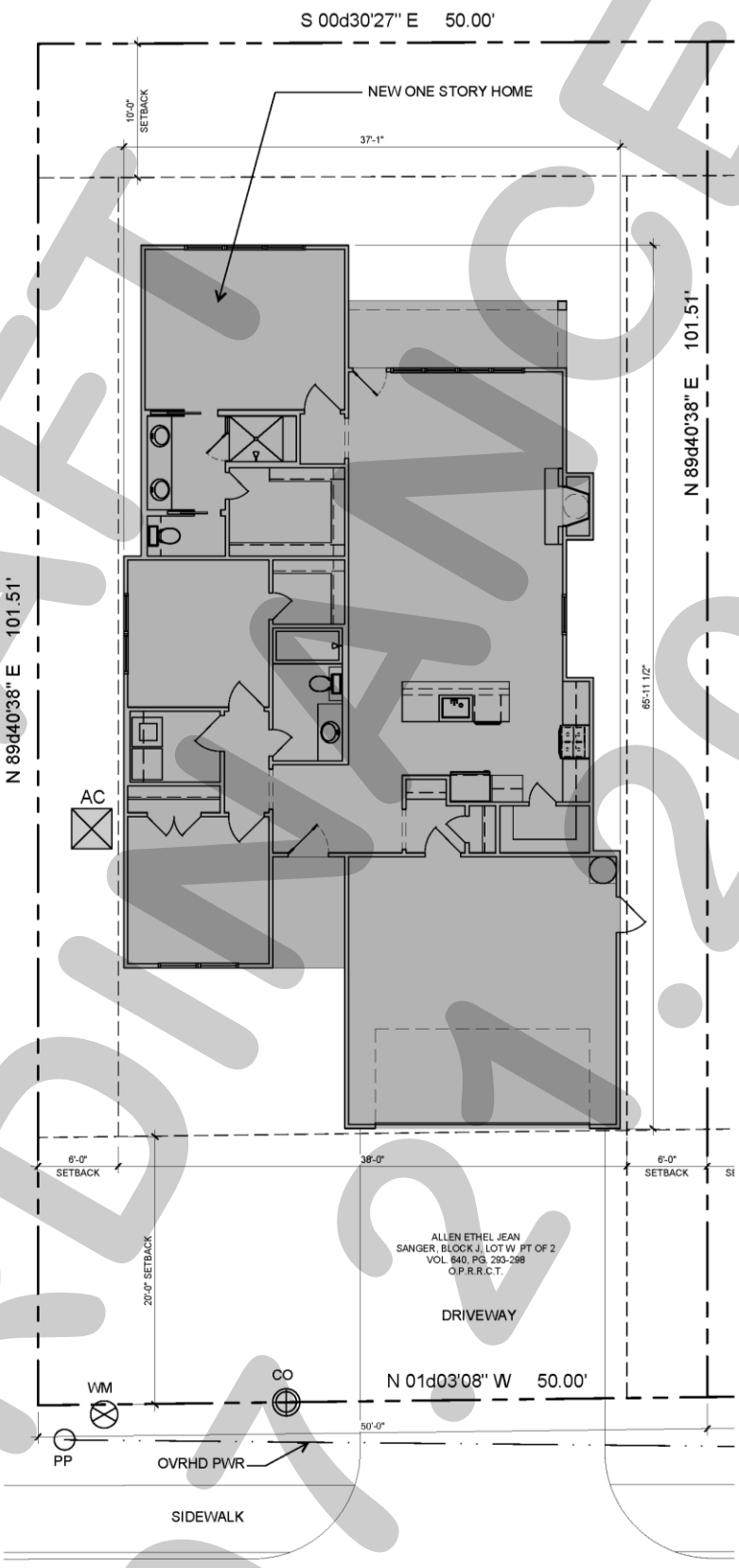
Exhibit 'A':
Location Map

Address: *803 Sam Houston Street*

Legal Description: *Lot W, Block J, Sanger Addition*

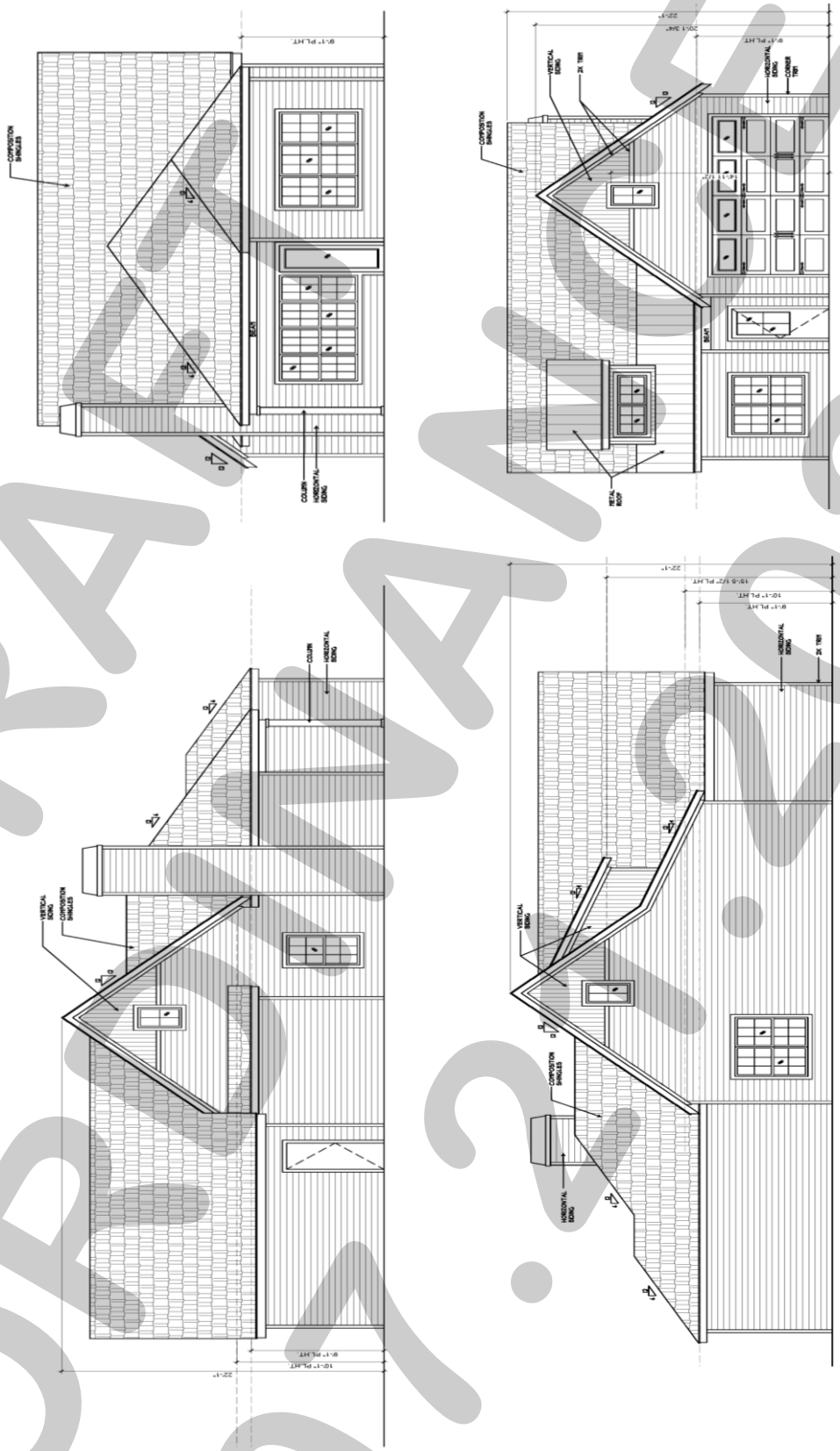
DRAFT 02/07/2025

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 01.21.2025

Exhibit 'C':
Building Elevations



DRAFT
07.21.2025

Exhibit 'C':
Building Elevations

DRAFT
ORDINANCE
2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	Javier Silva; *JMS Custom Homes*
CASE NUMBER:	Z2025-037; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision for 805 Sam Houston Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lot 2, Block J, Sanger Addition on May 11, 1895. According to the 1934 Sanborn Maps, there was a dwelling unit on the subject property; however, there is no record of when the structure was demolished and the property has remained vacant since its removal. Per the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and May 16, 1983, the subject property was rezoned to a Single-Family 7 (SF-7) District and has remained zoned Single-Family 7 (SF-7) District to this day.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 805 Sam Houston Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. 302 & 304 E. Ross Street*) developed with single-family homes. Beyond this is E. Ross Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are various parcels of land that are a part of the Sanger Subdivision, which consists of 90 residential lots and has been in existence since May 11, 1895.

South: Directly south of the subject property is a duplex (*i.e. 807 and 809 Sam Houston*) which is owned by the U.S. Housing Authority. Beyond this is a *Church/House of Worship* (*i.e. New Caledonia Baptist Church; 301 E. Bourn Street*) that is zoned Single-Family 7 (SF-7) District. Both of these lots are zoned Single-Family 7 (SF-7) District. South of this is E. Bourn Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant parcel of land (*i.e. Lot E, Block J, Sanger Addition*) zoned Single-Family 7 (SF-7) District. Beyond this is Davy Crockett Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. East of this is one (1) lot (*i.e. 801 Davy Crockett*) which is owned by the City of Rockwall and is developed with a swimming pool and a vacant parcel of land (*i.e. Lots 2B & 1C, Block H, Sanger Addition*). Both of these lots are zoned Multi-Family 14 (MF-14) District.

West: Directly west of the subject property is Sam Houston Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are various parcels of land developed with single-family homes that make-up part of the Sanger Subdivision. All of these properties are zoned Single-Family 7 (SF-7) District. East of this is Throckmorton Street, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located within the Sanger Subdivision, which has been in existence since May 11, 1895, consists of 90 residential lots, and is more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

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

following is a summary of observations concerning the housing on or within close proximity of Sam Houston Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Sam Houston, E. Bourn, and E. Ross Street	Proposed Housing
Building Height	One (1) Story	Two (2) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face onto Sam Houston Street
Year Built	1920-2015	*N/A*
Building SF on Property	1200 SF – 3,578 SF	2,673 SF
Building Architecture	Single Family Homes, One (1) House of Worship, One (1) Duplex	Comparable to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	20-Feet
Side	6- feet.	6- Feet
Rear	10- Feet.	10-Feet
Building Materials	Brick, Siding, Stone	Siding
Paint and Color	White, Red, Brown, Gray	White
Roofs	Composite and Asphalt Shingles	Composite Shingle and Metal
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of front-facing garages or no garages.	The garage will be front facing towards Sam Houston Street and will be located 15-feet, 1 ½-inch in front of the front façade of the home.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages, unless it is a j-swing garage where the garage door is perpendicular to the street." In this case, the applicant's proposed garage is a front-facing garage and does not meet the requirements as stated in the Unified Development Code (UDC). Specifically, the garage will be oriented towards Sam Houston Street and will be located 15-feet, 1½-inch in front of the front façade od the home. Staff should note that this garage configuration is not atypical in the Southside Neighborhood.

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along Sam Houston Street along with the proposed building elevations in the attached packet. Staff should note that the proposed home is architecturally similar to other newer homes in the surrounding area and does not appear to negatively impact the existing subdivision; however, 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.

NOTIFICATIONS

On June 18, 2025, staff mailed 107 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Highridge Estates Homeowners Association (HOA), which is the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice back in opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

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

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

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

(c) The subject property will have to be replatted prior to the issuance of a Building Permit; and,

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

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

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	805 B Sam Houston St.				
SUBDIVISION	Allen Ethel, Jean Sanger	LOT	W	BLOCK	J
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Residential		CURRENT USE		
PROPOSED ZONING	Residential		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	JMS Custom Homes, LLC	☐ APPLICANT	
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	58 windsor DR.	ADDRESS	
CITY, STATE & ZIP	Rockwall Tx 75032	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [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 13 *DAY OF* June, *20* 25

AMANDA POTTHOFF
Notary ID #126292778
My Commission Expires
April 22, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amanda Potthoff

MY COMMISSION EXPIRES April 22, 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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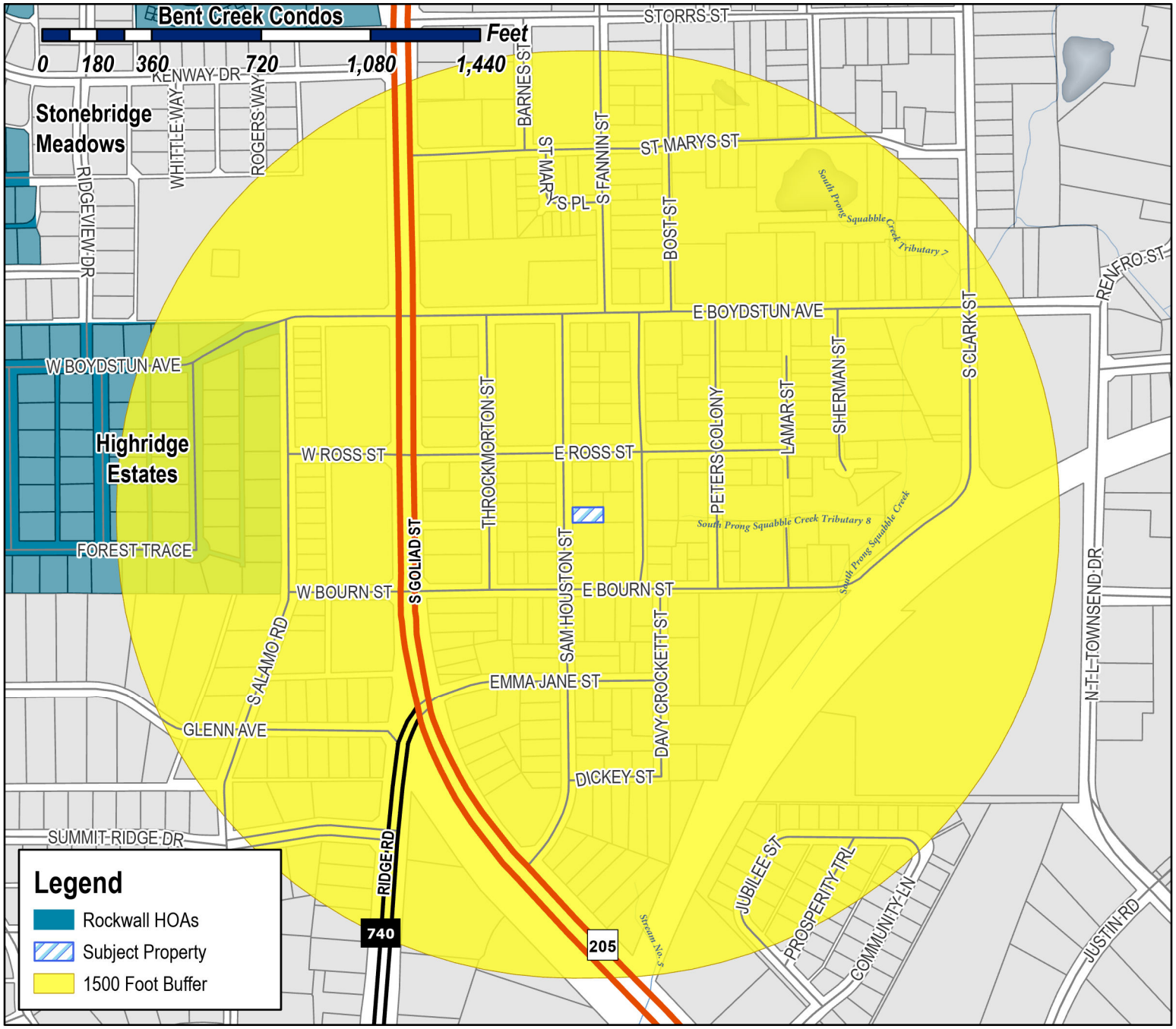

Case Number: Z2025-037
Case Name: SUP for Residential Infill at 805B Sam Houston
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 805B Sam Houston

Date Saved: 6/13/2025
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 [Z2025-037]
Date:	Friday, June 20, 2025 10:26:22 AM
Attachments:	Public Notice (06.16.2025).pdf HOA Map.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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

Z2025-037: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston Street, 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

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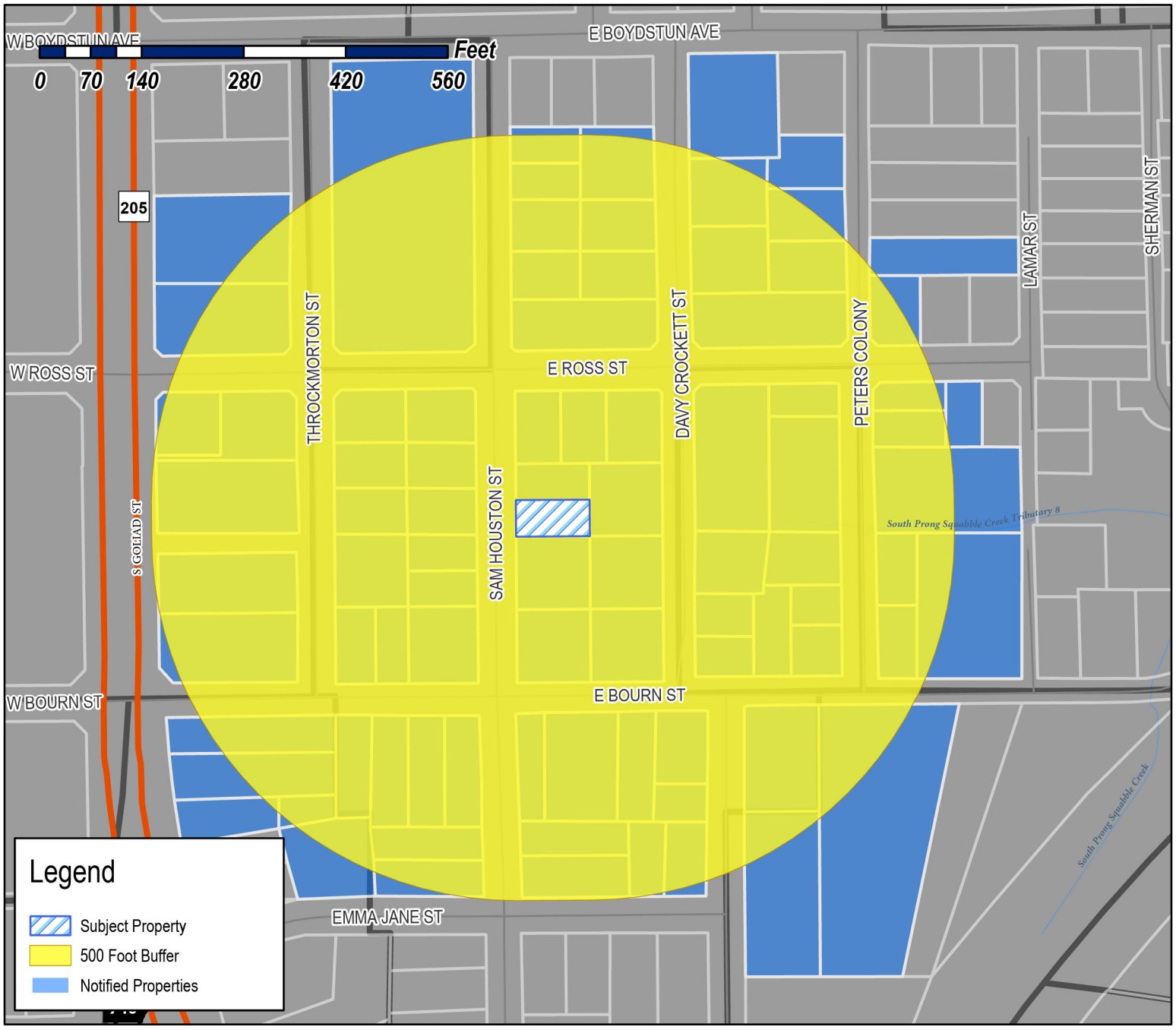

Case Number: Z2025-037
Case Name: SUP for Residential Infill at 805B Sam Houston
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 805B Sam Houston

Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

RESIDENT
102 E ROSS AVE
ROCKWALL, TX 75087

ESTATE OF RHODA MAE HEARD
ANDREW HEARD JR - INDPENDENT EXECUTOR
10800 MCCOMBS ST APT 102
EL PASO, TX 79924

ANDERSON ALLEN
1208 S LAKESHORE DR
ROCKWALL, TX 75087

SFR JV-1 2021-1 BORROWER LLC
C/O. TRICON AMERICAN HOMES LLC
15771 RED HILL AVE
TUSTN, CA 92780

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

TAYLOR THOMAS M & KAY D
2000 Country Club Dr
Plano, TX 75074

BATRES MARIA DELL REFUGIO
202 BOURN STREET
ROCKWALL, TX 75087

LRG GROUP LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
203 E BOURN
ROCKWALL, TX 75087

RIVERA JAIME & MARIA
204 E BOURN ST
ROCKWALL, TX 75087

MIMS KATHY
206 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
207 BOURN AVE
ROCKWALL, TX 75087

RESIDENT
208 EMMA JANE ST
ROCKWALL, TX 75087

SCROGGINS BILLY & JOYCE
208 E BOURN ST
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DELGADILLO KIMBERLY
2222 Medical District Dr Apt 1208
Dallas, TX 75235

FRASER FAMILY REVOCABLE LIVING TRUST
2631 White Rock Rd
Dallas, TX 75214

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

NEW CALDONIA BAPTIST CHURCH
301 E BOURNE AVE
ROCKWALL, TX 75087

CONFIA HOMES LLC
302 BOURN
ROCKWALL, TX 75087

VILLALOBOS JOSE MARVIN & JACKELIN IZELA
302 E ROSS
ROCKWALL, TX 75087

HERNANDEZ SAMUEL AND VANESSA TYSON-HERNANDEZ
304 E Bourn St
Rockwall, TX 75087

RESIDENT
304 E ROSS AVE
ROCKWALL, TX 75087

RESIDENT
306 BOURN AVE
ROCKWALL, TX 75087

ESTATE OF ARCHIE & JUANITA JONES
308 E BOURN ST
ROCKWALL, TX 75087

CUMMINGS JOHN AND LORI
308 STONEBRIDGE DR
ROCKWALL, TX 75087

BONNER JACK L AND VALERIE N
309 EMMA JANE ST
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
403 E BOURN ST
ROCKWALL, TX 75087

WALTER MARY
408 E BOURN ST
ROCKWALL, TX 75087

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

HECKARD ALLEN
4906 FREEMAN DR
ROWLETT, TX 75088

TEXAN MUTUAL LLC
5000 Riverside Dr Ste 100W Bldg 5
Irving, TX 75039

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

NUAMERICA PROPERTIES LLC
5657 SOUTHERN FERN RD
GARLAND, TX 75043

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

CAMELI CHAZ CRISTIAN NECOLA & LAUREN
604 E ROSS ST
ROCKWALL, TX 75087

DEATON SHELLEY MARIE AND
BRIANNA ORNELAS
701 SAM HOUSTON STREET
ROCKWALL, TX 75087

RESIDENT
703 SAM HOUSTON ST
ROCKWALL, TX 75087

TAYLOR LISA AND PAUL TAYLOR
704 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

MILLER ANNE
705 SAM HOUSTON ST
ROCKWALL, TX 75087

WILLIAMS SHIRLEY B ETAL
706 DAVY CROCKETT ST
ROCKWALL, TX 75087

ESTATE OF DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
707 SAM HOUSTON
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
708 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
710 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

MILLER FRANK
711 S GOLIAD ST
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

BENNETT A L EST
C/O OLIVER LINVELL
712 PETERS COLONY
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

RESIDENT
800 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
801 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
801 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
801 S GOLIAD
ROCKWALL, TX 75087

LAFAYETTE ESTELLE
801 THROCKMORTON ST
ROCKWALL, TX 75087

U S HOUSING AUTHORITY
802 N GOLIAD ST
ROCKWALL, TX 75087

JACKSON CALVIN
802 SAM HOUSTON ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

DANIELS ANNIE L
803 THROCKMORTON ST
ROCKWALL, TX 75087

DIXON ALMA
804 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
805 SAM HOUSTON
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

ESTATE OF FRANKIE MAE ALLEN
805 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
806 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
807 THROCKMORTON
ROCKWALL, TX 75087

RESIDENT
808 SAM HOUSTON ST
ROCKWALL, TX 75087

RESIDENT
809 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
809 SAM HOUSTON
ROCKWALL, TX 75087

JOHNSON MELDRIA
809 DAVY CROCKETT
ROCKWALL, TX 75087

STRANGE FREDERICK & PATRICIA
810 DAVY CROCKETT ST
ROCKWALL, TX 75087

BARRON BLAKELEIGH
811 DAVY CROCKETT ST
ROCKWALL, TX 75087

RESIDENT
811 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
812 PETERS COLONY
ROCKWALL, TX 75087

HALL WILLA O
815 DAVY CROCKETT ST
ROCKWALL, TX 75087

HERNANDEZ ALMA VELIA
815 THROCKMORTON ST
ROCKWALL, TX 75087

AUL PROPERTIES LLC
8502 Huntington Dr
Rowlett, TX 75089

DENTON GLENDA K & LANCE
900 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
901 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
902 DAVY CROCKETT
ROCKWALL, TX 75087

RESIDENT
903 S GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 S GOLIAD
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

RESIDENT
907 SAM HOUSTON
ROCKWALL, TX 75087

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

DATIBRAN HOLDINGS LLC
PO Box 1137
Rockwall, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

NEW CALDONIA BAPTIST CHURCH
PO BOX 481
ROCKWALL, TX 75087

D&A REAL ESTATE PARTNERS LTD
PO BOX 850
ROCKWALL, TX 75087

SMITH TIMOTHY
PSC 3 BOX 5631
APO, AP 96266

OWENS RICHARD DUANE
905 SAM HOUSTON
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:

Z2025-037: Specific Use Permit (SUP) for Residential Infill

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a ~0.115-acre tract of land identified as a portion of Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 805 Sam Houston 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-037: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PUBLIC NOTICE

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

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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. Z2025-037: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

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

The survey @ SAM Houston was incorrectly performed, taking Footage away from 810 Davy Crockett (Fred Strange) property.

Name: Ethel Allen 6/26/25

Address: [redacted]

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

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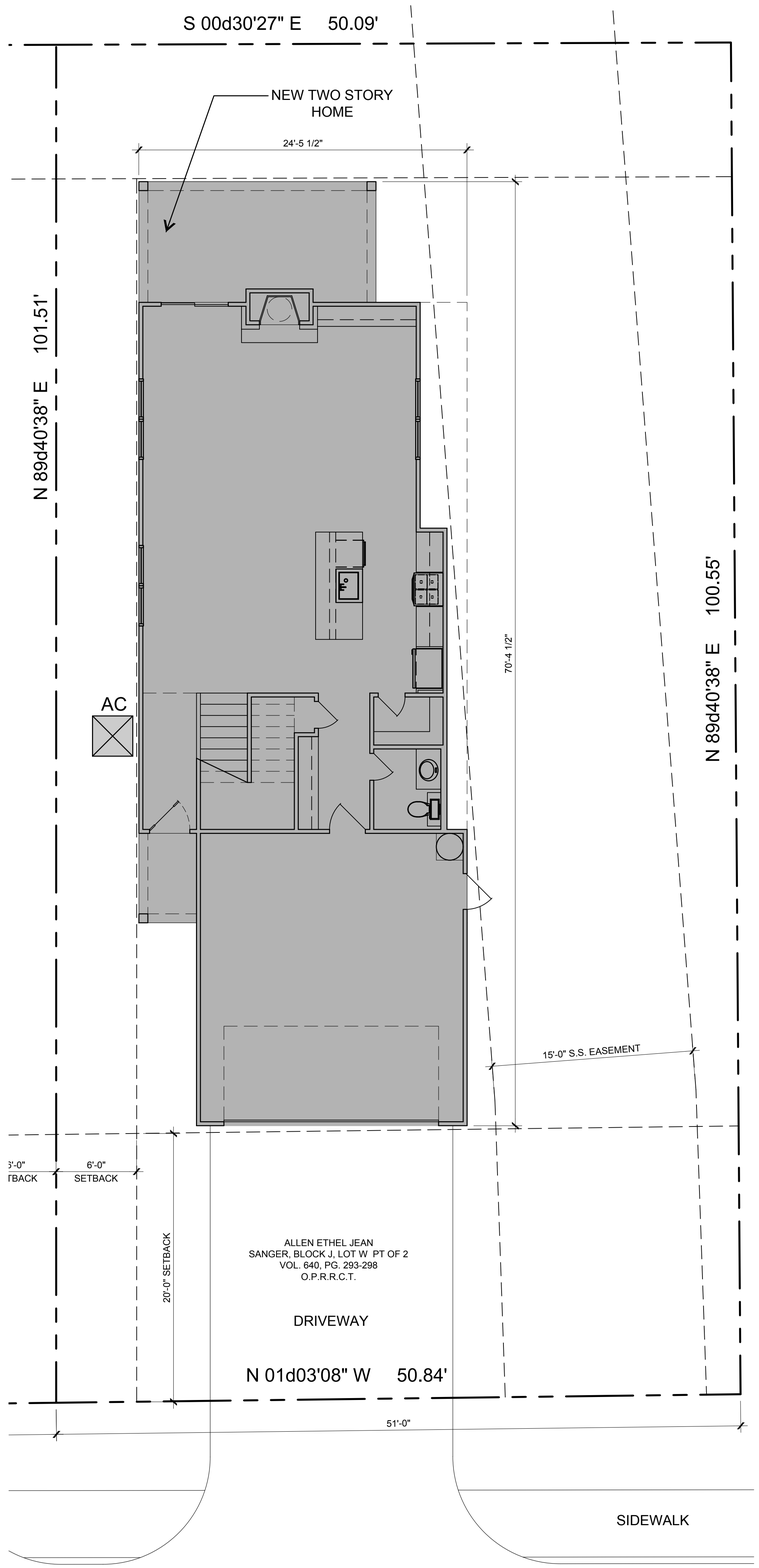


01 ARCHITECTURAL SITE PLAN

SCALE: 3/16"=1'-0"

A NEW RESIDENCE

805B SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9452

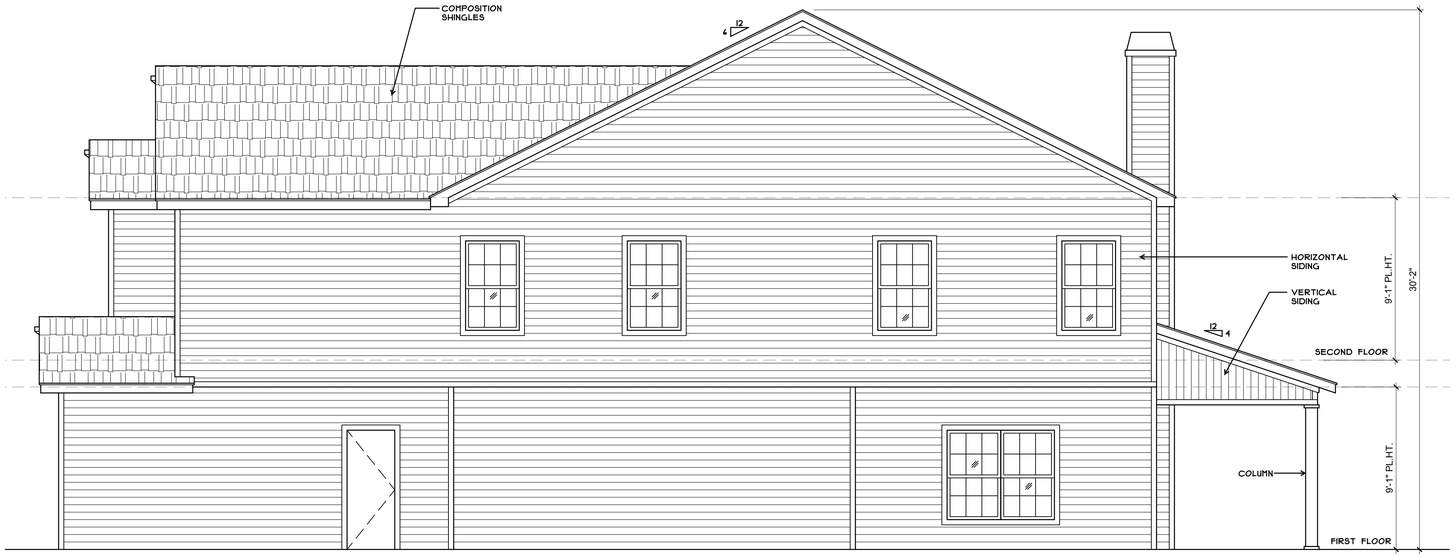
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
25110	REF. DRAWING

SHEET NO.

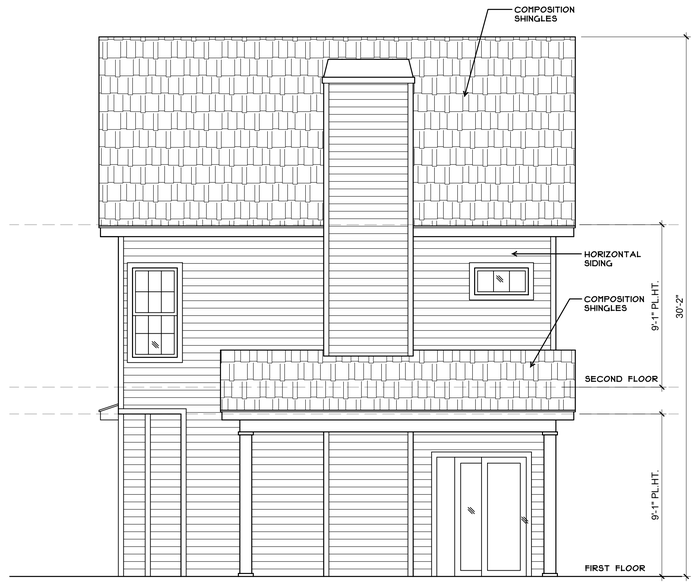
A2.1

SITE PLAN



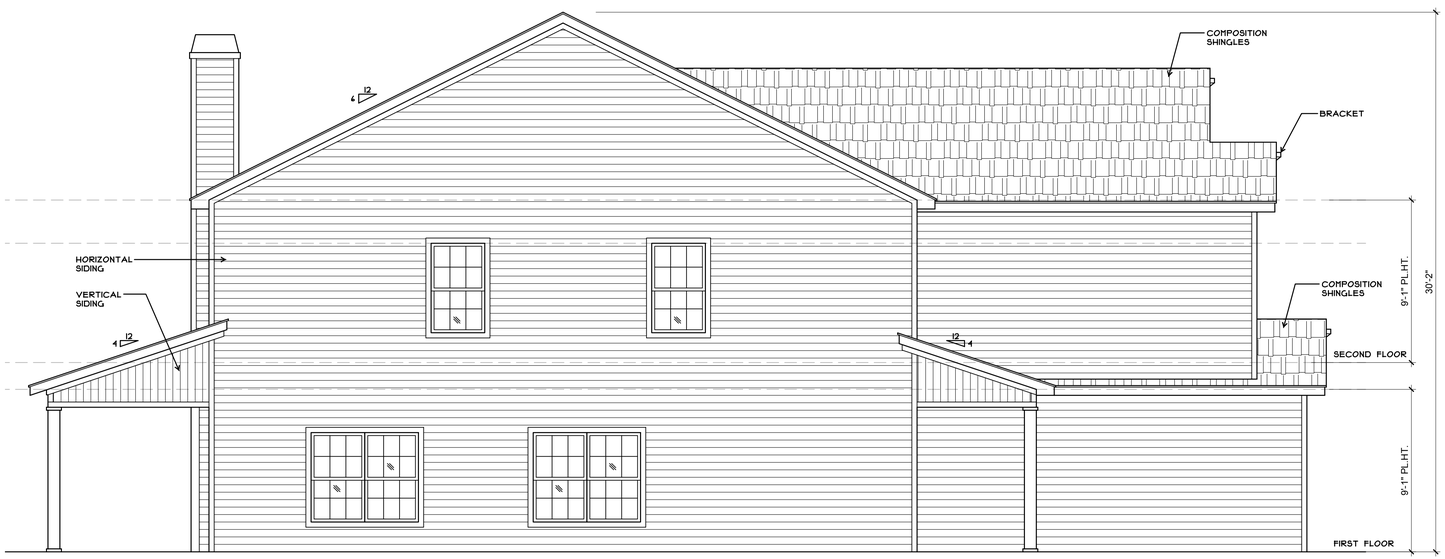
04 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



03 EAST ELEVATION

SCALE: 1/4"=1'-0"



02 NORTH ELEVATION

SCALE: 1/4"=1'-0"

01 WEST ELEVATION

SCALE: 1/4"=1'-0"

A NEW RESIDENCE

805B SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- [x] PRELIMINARY -
- [ ] BIDDING / PERMIT
- [ ] REVISION
- [ ] FOR CONSTRUCTION

FANNINGPHILIPS DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462

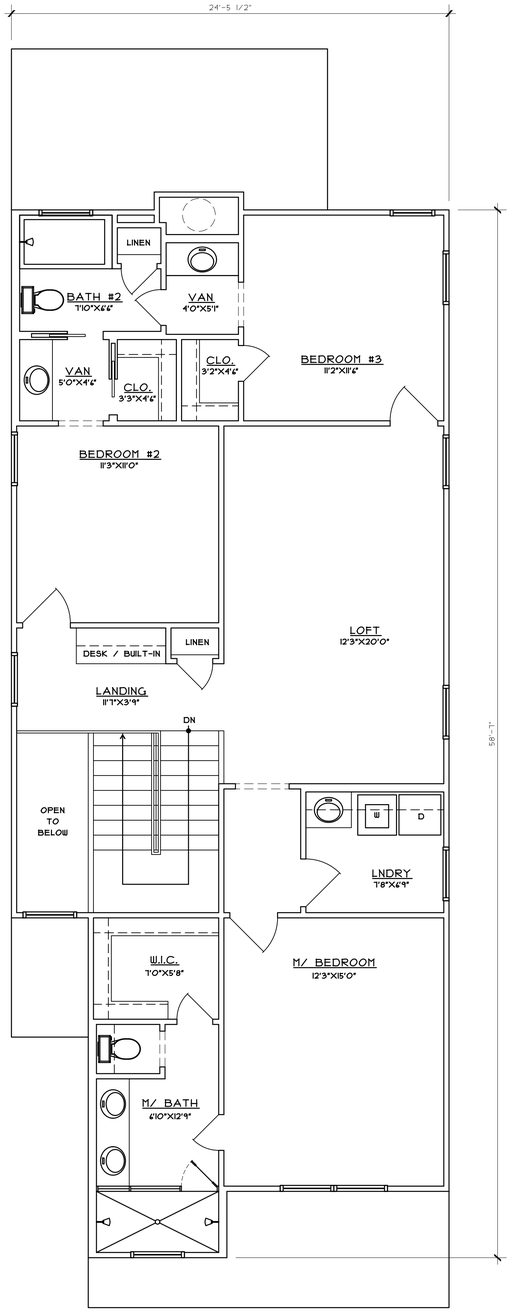
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

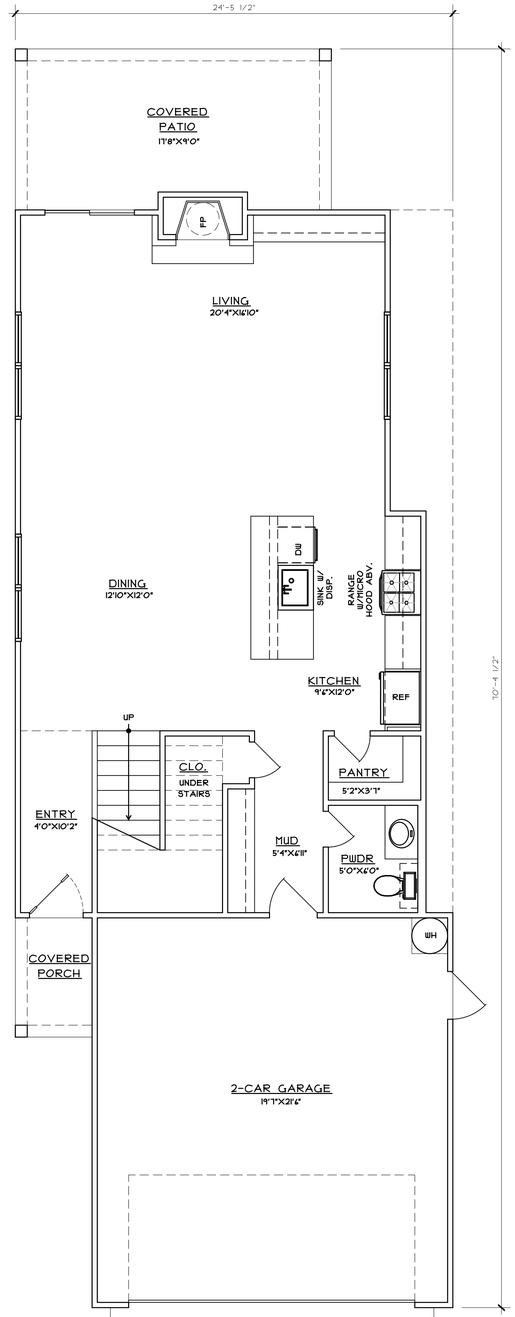
ARCH. PROJ. #:	SCALE:
25110	REF. DRAWING

SHEET NO.

A5.1

ELEVATIONS





SQUARE FOOTAGE	AREAS
815	FIRST FLOOR PLAN
1170	SECOND FLOOR PLAN
2045	TOTAL CONDITIONED
440	2-CAR GARAGE
29	COVERED PORCH
159	COVERED PATIO
628	TOTAL UNCONDITIONED
2673	TOTAL UNDER ROOF

NORTH

02 SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

NORTH

01 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

A NEW RESIDENCE

805B SAM HOUSTON STREET

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
06/11/25	SUP

REVISION LOG

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214-284-8734

ARCH. PROJ. #	SCALE:
25110	REF. DRAWING

SHEET NO.

A3.2

FLOOR PLAN

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-037

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
800 Sam Houston Street	Single-Family Home	1979	1,539	64	Brick and Siding
802 Sam Houston Street	Single-Family Home	1975	1,653	*160*	Brick and Siding
803 Sam Houston Street	Vacant	N/A	N/A	*N/A*	N/A
804 Sam Houston Street	Single-Family Home	1975	1,508	*365*	Brick and Siding
805 Sam Houston Street	Vacant	N/A	N/A	*N/A*	N/A
806 Sam Houston Street	Single-Family Home	2017	1,956	*N/A*	Brick and Stone
807 Sam Houston Houston	Duplex	1969	1,200	*N/A*	Brick and Siding
808 Sam Houston Street	Single-Family Home	2015	1,689	*N/A*	Brick and Stone
809 Sam Houston Street	Duplex	1969	1,200	*N/A*	Brick and Siding
206 E. Bourn Avenue	Single-Family Home	1996	1,320	*N/A*	Brick and Siding
301 E. Bourn Avenue	Church	1920	3,578	*N/A*	Siding
302 E. Ross Street	Single-Family Home	2013	1,480	*100*	Brick
304 E. Ross Street	Single-Family Home	2012	1,480	*N/A*	Brick
	AVERAGES:	1986	1,706	208	

800 Sam Houston Street

802 Sam Houston Street

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803 Sam Houston Street

804 Sam Houston Street

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805 Sam Houston Street

806 Sam Houston Street

807 Sam Houston Street

808 Sam Houston Street

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809 Sam Houston Street

206 E. Bourn Avenue

301 E. Bourn Avenue

302 E. Ross Street

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

304 E. Ross Street

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A ~0.115-ACRE PARCEL OF LAND, IDENTIFIED AS LOT W, BLOCK J, SANGER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a ~0.1150-acre parcel of land identified as Lot W, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 805 Sam Houston Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, Subsection 03.09, *Single-Family 7 (SF-7) District*, and Subsection 06.05, *Southside Residential Neighborhood Overlay (SRO) District,* of

DRAFT 07.24.2025

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

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

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

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

3) The subject property will have to be replatted prior to the issuance of a Building Permit.

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

DRAFT ORDINANCE 01.21.2025

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.21.2025

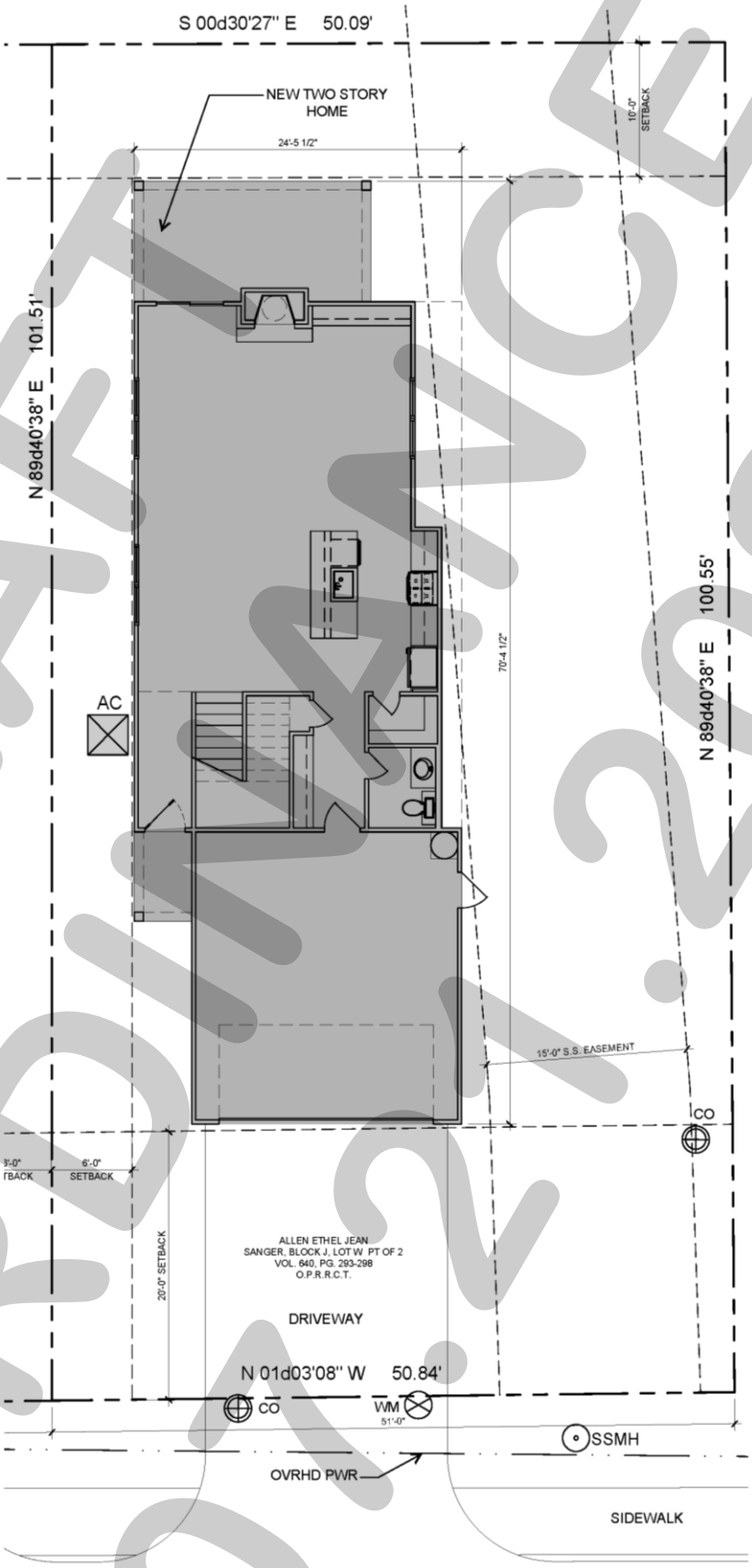
Exhibit 'A':
Location Map

Address: *805 Sam Houston Street*

Legal Description: *Lot W, Block J, Sanger Addition*

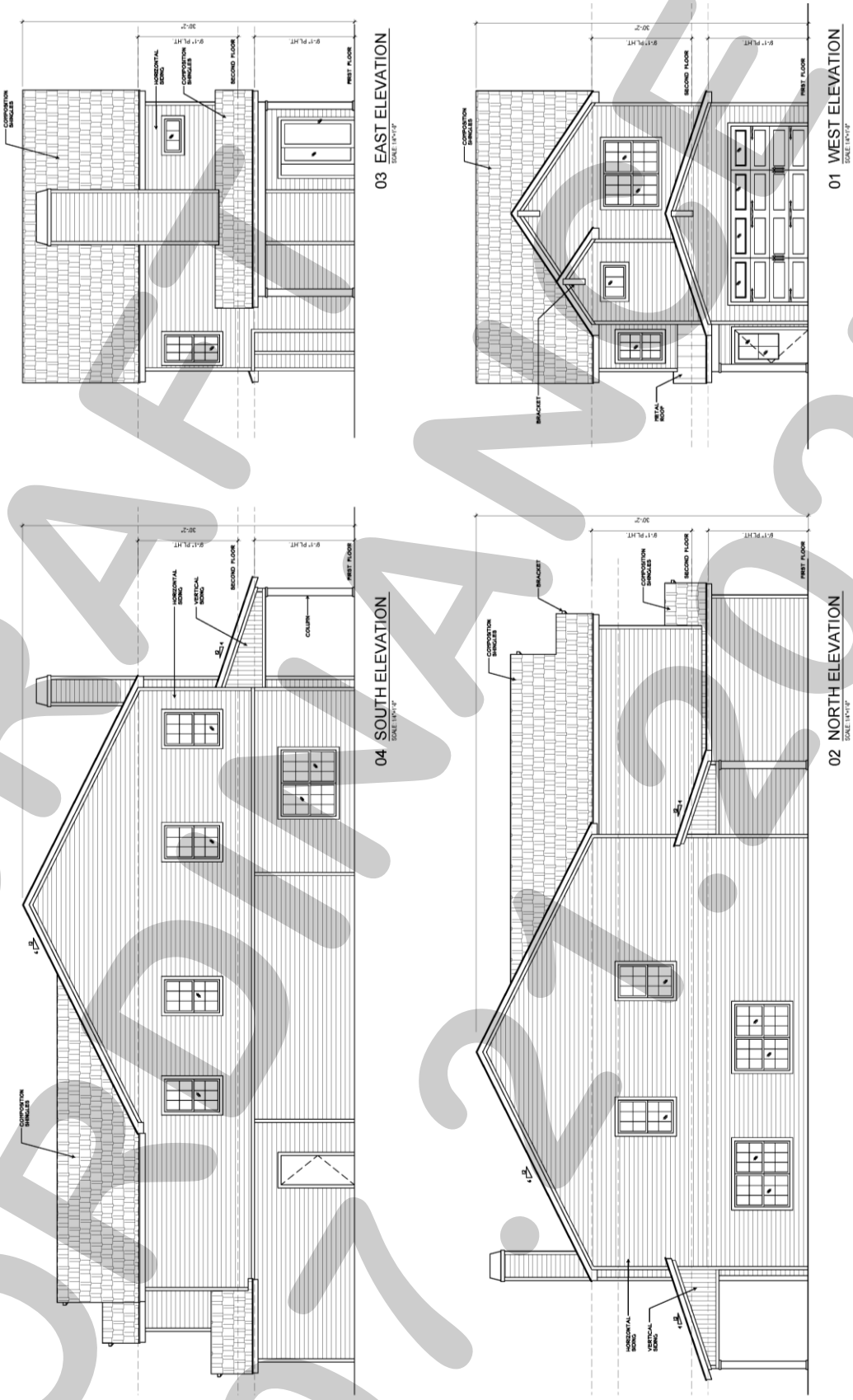
DRAFT ORDINANCE

Exhibit 'B':
Residential Plot Plan



DRAFT ORDINANCE 07.21.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
07.21.25

Exhibit 'C':
Building Elevations

DRAFT
07.07.2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	Jerret R. Smith
CASE NUMBER:	Z2025-038; *Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road*

SUMMARY

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

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02* [*Case No. A1959-002*]. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation. On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0; however, on December 16, 2024, the City Council approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 6-0. The stated reason for the denial was due to the applicant not being present at the meeting. On March 25, 2025, the Planning and Zoning Commission approved a motion by a vote of 7-0, permitting the applicant to resubmit the original request prior to the standard one (1) year waiting period. On April 17, 2025, the applicant resubmitted the application for the *Specific Use Permit (SUP)* for Residential Infill in an Established Subdivision. On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 4-0, with Commissioners Thompson and Hustings absent and one (1) vacant seat; however, on May 19, 2025, the City Council approved a motion to deny the *Specific Use Permit (SUP)* by a vote of 7-0. As with the first request, the stated reason for the denial was due to the applicant not being present at the meeting. Since the motion to deny passed without an indication of prejudice, the motion was once again considered to be a denial with prejudice. On June 3, 2025, the applicant submitted a letter to the Director of Planning and Zoning requesting to again resubmit an application stating that they "…sincerely apologize for missing the last meeting due to a scheduling conflict … [*and*] that a representative or the applicant will be present at *all* meetings." On June 10, 2025, the Planning and Zoning Commission again approved a motion by a vote of 5-0, with Commissioner Womble absent and one (1) vacant seat, permitting the applicant to resubmit the original request prior to the standard one (1) year waiting period.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 704 S. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant parcel of land *(i.e. Lot 1, Block A, Highridge Estates Addition)* zoned Single-Family 10 (SF-10) District. Beyond this is W. Boydstun Avenue, which is identified as a *Minor*

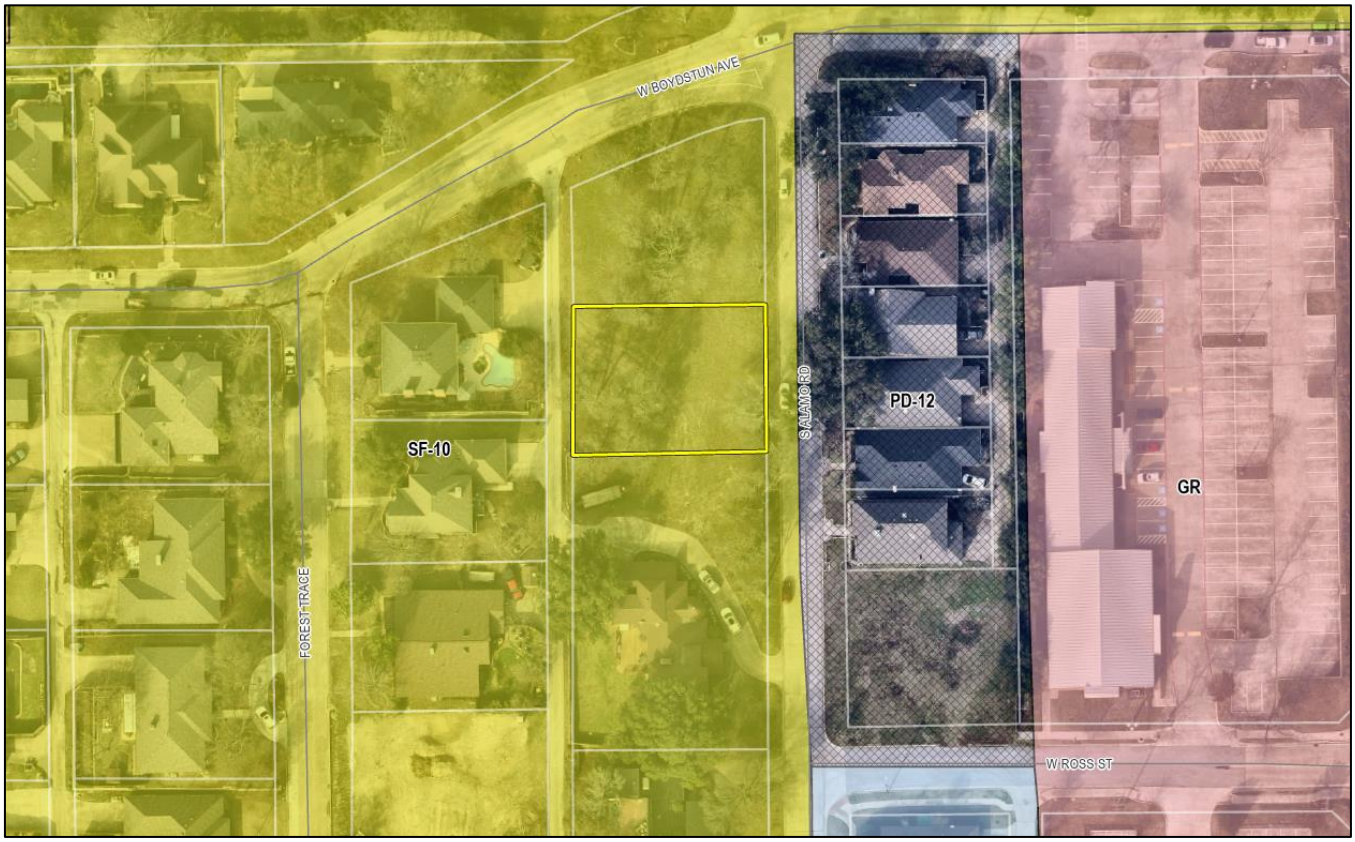
Collector on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is First Baptist Church of Rockwall (*i.e. Lot 1, Block A, First Baptist Church Addition Phase 3*) which is situated on a 9.43-acre tract of land and is zoned both Single-Family 10 (SF-10) District and General Retail (GR) District.

South: Directly south of the subject property are six (6) parcels of land (*i.e. 706, 710, 804, 806, 808, & 810 S. Alamo Road*) developed with single-family homes that are within the Highridge Estates Subdivision. Beyond this is the Spong Subdivision, which consists of five (5) lots developed with single-family homes. All of these parcels are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Alamo Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is the Amachris Subdivision, which consists of seven (7) lots developed with single-family homes and is zoned Planned Development District 12 (PD-12). Beyond this is a 1.9192-acre parcel of land (*i.e. Lot 2, Block 1, Goliad Place Addition*), which consists of the First Baptist Church Student Ministry and is zoned General Retail (GR) District.

West: Directly west of the subject property are six (6) parcels of land (*i.e. 703, 705, 707, 711, 713, & 715 Forest Trace*) developed with single-family homes and one (1) vacant parcel of land (*i.e. 709 Forest Trace*). Beyond this is Forest Trace, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the remainder of the Highridge Estates Subdivision, which consists of 99 lots and is zoned Single-Family District 10 (SF-10) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90.00% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is situated within the Highridge Subdivision, which is 98.00% developed, consists of 97 residential lots, and has been in existence since June 1, 1972. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on S. Alamo Road and in Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) and Two (2) Story	Two (2) Story
Building Orientation	The homes along S. Alamo face onto S. Alamo Road.	The front elevation of the home will face S. Alamo Road.
Year Built	1978- 2015	*N/A*
Building SF on Property	2,126 SF – 4,957 SF	5,059 SF
Building Architecture	Single Family Homes and Four (4) Vacant Lots	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	25-Feet
Side	6-Feet	6-Feet
Rear	10-Feet	X>10-Feet
Building Materials	Brick, Siding, Stone and Stucco	Board and Batten Siding
Paint and Color	Brown, Red, White, Orange	*N/A*
Roofs	Composite Shingles	Board and Batten
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of rear entry garages or no garages.	The proposed home will incorporate a j-swing garage.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along S. Alamo Road and Forest Trace and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission and a finding that the proposed house ***will not*** have a negative impact on the existing subdivision.

NOTIFICATIONS

On June 18, 2025, staff mailed 66 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows, Bent Creek Condos, and Highridge Estates Homeowners Associations (HOAs), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by

the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

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

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

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

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

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

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

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	704 S Alamo Rockwall TX 75087				
SUBDIVISION	Highridge Est	LOT	2	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING		CURRENT USE			
PROPOSED ZONING		PROPOSED USE			
ACREAGE	0.1960	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	Jerret R. Smith	☐ APPLICANT	
CONTACT PERSON	Jerret R Smith	CONTACT PERSON	
ADDRESS	9091 FM 2728	ADDRESS	
CITY, STATE & ZIP	Terrell TX 75161	CITY, STATE & ZIP	
PHONE	[redacted]	PHONE	
E-MAIL	[redacted]	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $_____, 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."

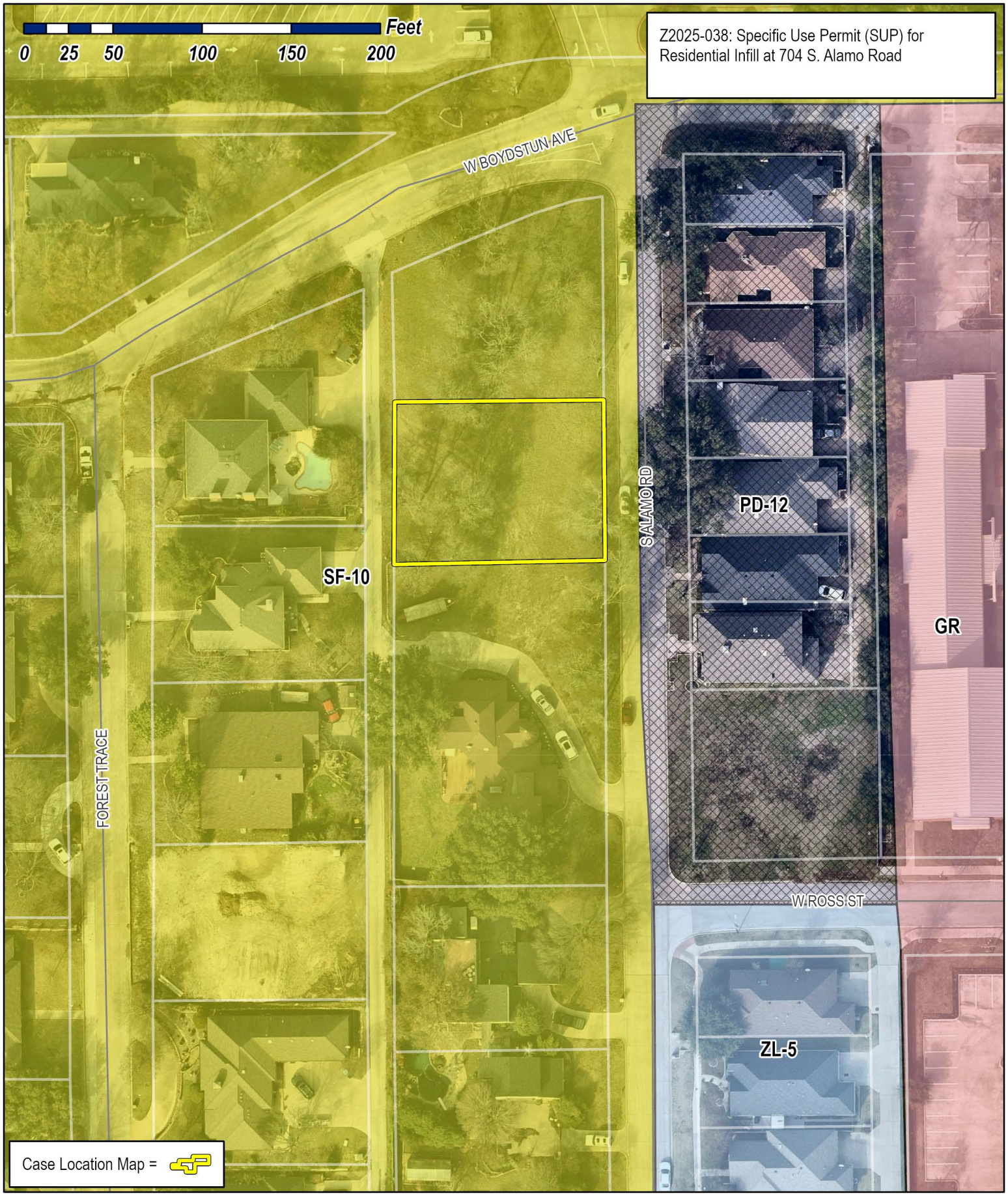
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* June *20*25

AMBER SHINN
Notary Public, State of Texas
Comm. Expires 08-28-2028
Notary ID 129105582

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amber Shinn

MY COMMISSION EXPIRES 8.28.2028



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.

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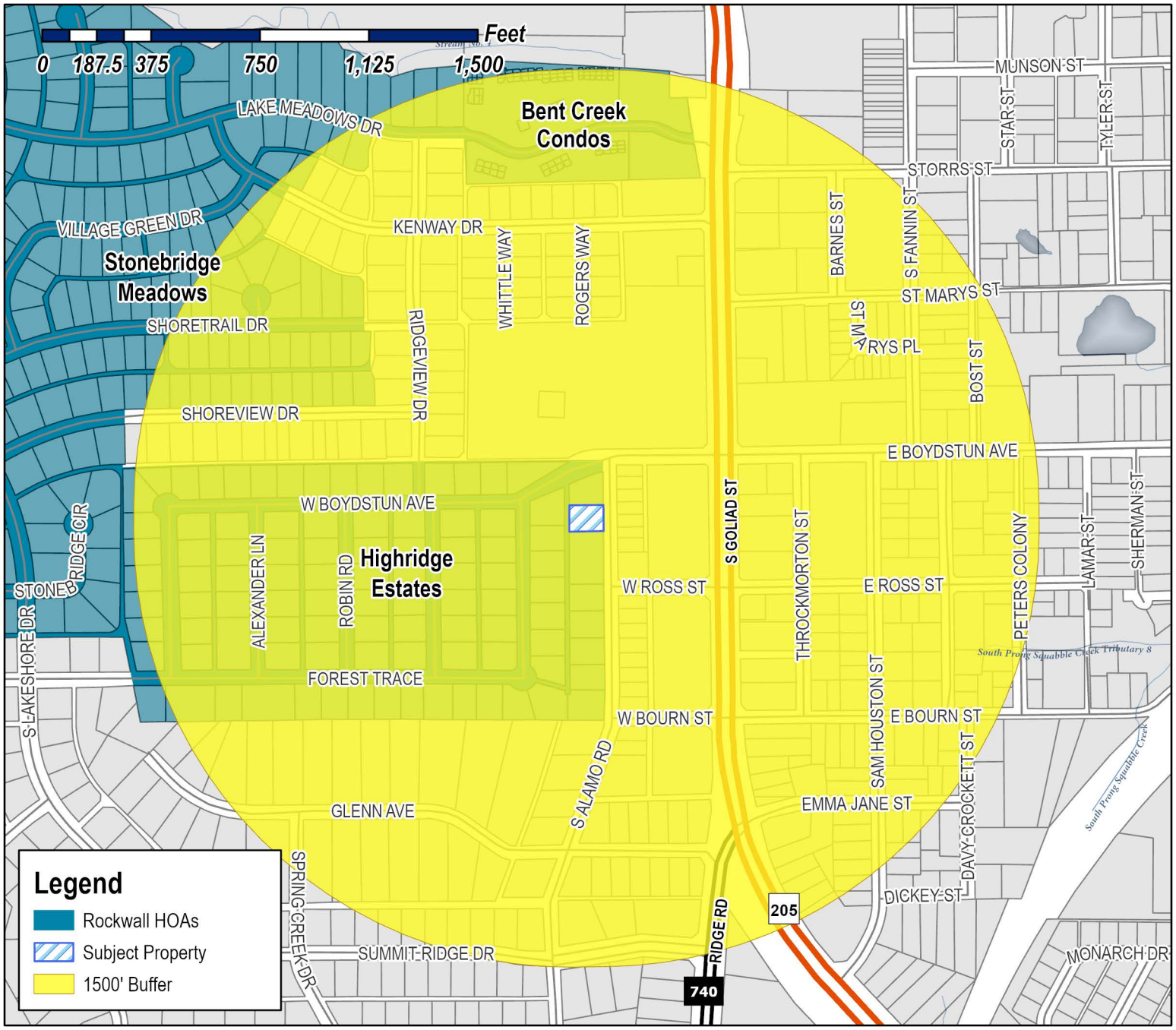
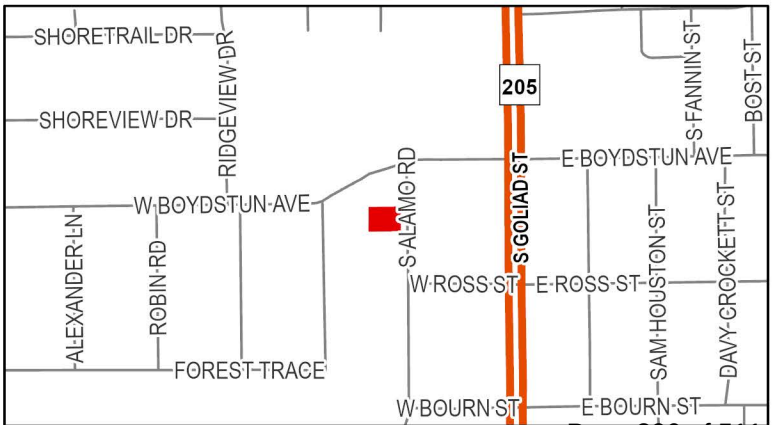


Case Number: Z2025-038
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road



Date Saved: 6/13/2025
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 [Z2025-038]
Date: Friday, June 20, 2025 10:33:28 AM
Attachments: Public Notice (06.16.2025).pdf
HOA Map (06.13.2025).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, June 20, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 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.

Z2025-038: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

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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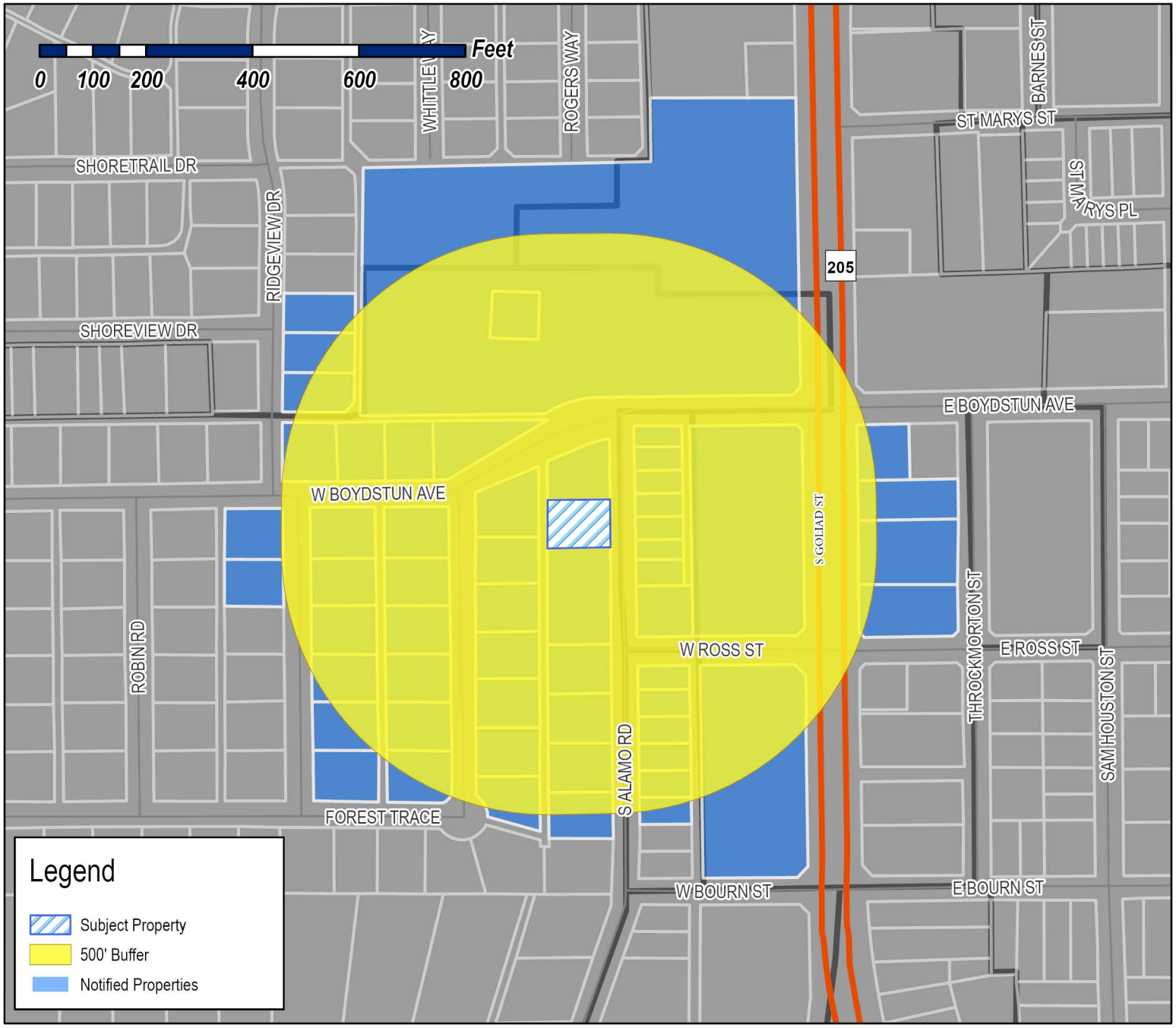
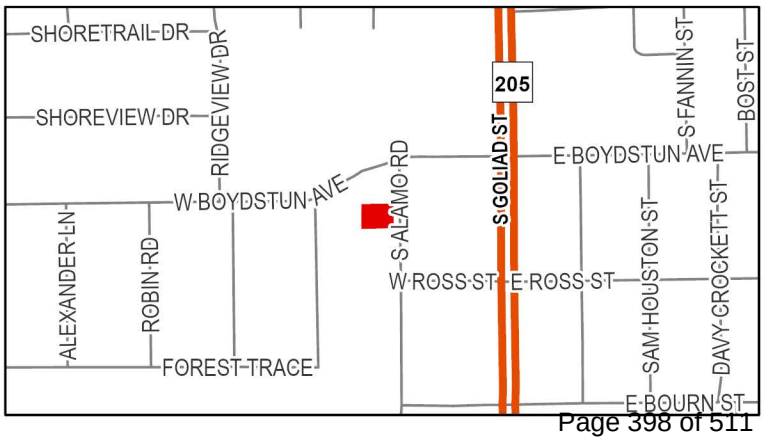


Case Number: Z2025-038
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 704 S. Alamo Road



Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

BAUMANN HARRY EDWARD
10 WATERS EDGE CT
HEATH, TX 75032

FIRST BAPTIST CHURCH OF ROCKWALL
108 W ROSS ST
ROCKWALL, TX 75087

FLEMING LINDA
1116 SQUAW VALLEY
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

OTTO IRIS
1502 S 1st St Ste 3
Garland, TX 75040

TIJERINA MANUEL
1713 MISSION DR
GARLAND, TX 75042

BARNHILL BARNEY M
202 DARTBROOK
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA
202 W BOYDSTUN ST
ROCKWALL, TX 75087

VEST JEREMY DEREK
204 W BOYDSTUN AVE
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011
REX M PREDDY AND PATTI S PREDDY- TRUSTEES
206 WEST BOYDSTUN AVE
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA
208 BOYDSTUN AVE
ROCKWALL, TX 75087

BOYDSTON CEMETERY
C/O JOHN R HANEY
308 S FANNIN ST
ROCKWALL, TX 75087

HOGUE NEVA MAE
513 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
515 RIDGEVIEW DR
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON
517 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
602 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST
664 Sorita Cir
Heath, TX 75032

REED DARLENE
701 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
702 S ALAMO DR
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY
703 FOREST TRACE
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY
703 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

RESIDENT
703 S ALAMO
ROCKWALL, TX 75087

FREED SARAH
704 FOREST TRACE
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J
704 RIDGEVIEW DR
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N
704 S ALAMO RD
ROCKWALL, TX 75087

CULLINS JENNIFER L
705 FOREST TRACE
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST
C/O ROBERT LOUIS AND
705 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
705 S ALAMO
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI
705 SOUTH GOLIAD STREET
ROCKWALL, TX 75087

KIM LYNN & TODD J MOUNCE
706 FOREST TRACE
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S
706 RIDGEVIEW DRIVE
ROCKWALL, TX 75087

MILLS CHARLES O
706 S ALAMO RD
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &
DAVID SCOTT
707 FOREST TRCE
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE
707 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
707 S ALAMO
ROCKWALL, TX 75087

KELEMEN ANNA V AND
MATTHEW BURBRIDGE
708 FOREST TRACE
ROCKWALL, TX 75087

RESIDENT
709 FOREST TRACE
ROCKWALL, TX 75087

FALCON ANN L & LEONARD
709 RIDGEVIEW DR
ROCKWALL, TX 75087

RESIDENT
709 S ALAMO
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY
710 FOREST TRACE
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT
710 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
710 S GOLIAD ST
ROCKWALL, TX 75087

SMITH MARY
711 FOREST TRACE
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M
711 RIDGEVIEW
ROCKWALL, TX 75087

POPP KATHLEEN
711 S ALAMO
ROCKWALL, TX 75087

MILLER FRANK R
711 S GOLIAD ST
ROCKWALL, TX 75087

GRAY JIM
712 FOREST TRACE
ROCKWALL, TX 75087

HILLMAN DORIANN AND
JOEL OTT
713 FOREST TRACE
ROCKWALL, TX 75087

COHEN MARK A
713 RIDGEVIEW DR
ROCKWALL, TX 75087

SHERA DEBORAH K
713 S ALAMO RD
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS
714 FOREST TRCE
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P
715 FOREST TRCE
ROCKWALL, TX 75087

RESIDENT
715 S ALAMO RD
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN
801 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
802 S GOLIAD
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S
803 S ALAMO RD
ROCKWALL, TX 75087

RESIDENT
804 S ALAMO DR
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA
805 S ALAMO RD
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST
SHARON K FRENCH, TRUSTEE
806 SOUTH ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
807 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND
LACEY WALLACE
808 S ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
809 ALAMO RD
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

CONFIDENTIAL
PO BOX 1816
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2025-038: Specific Use Permit (SUP) for Residential Infill

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-038: Specific Use Permit (SUP) for Residential Infill

Please place a check mark on the appropriate line below:

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

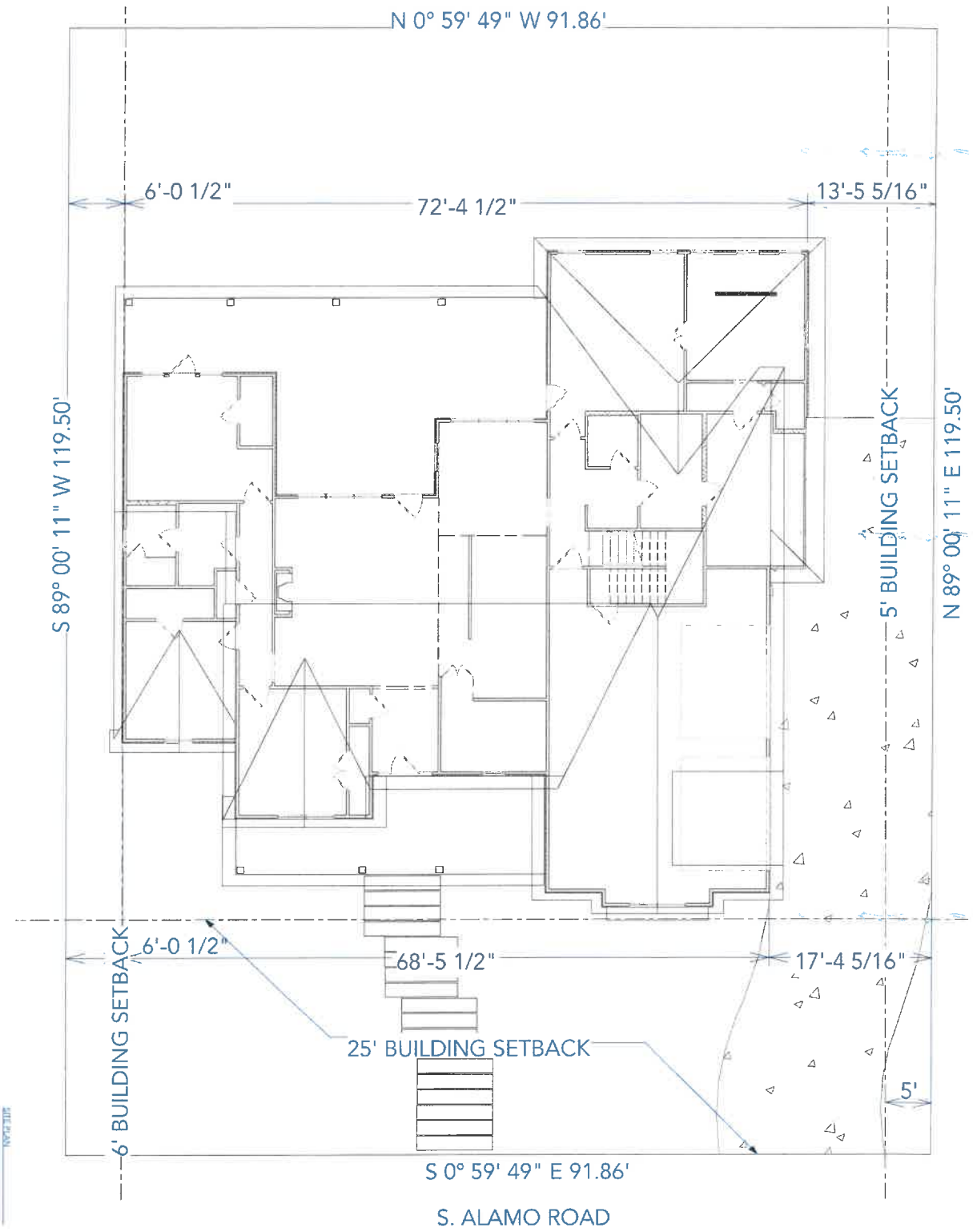
☐ I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

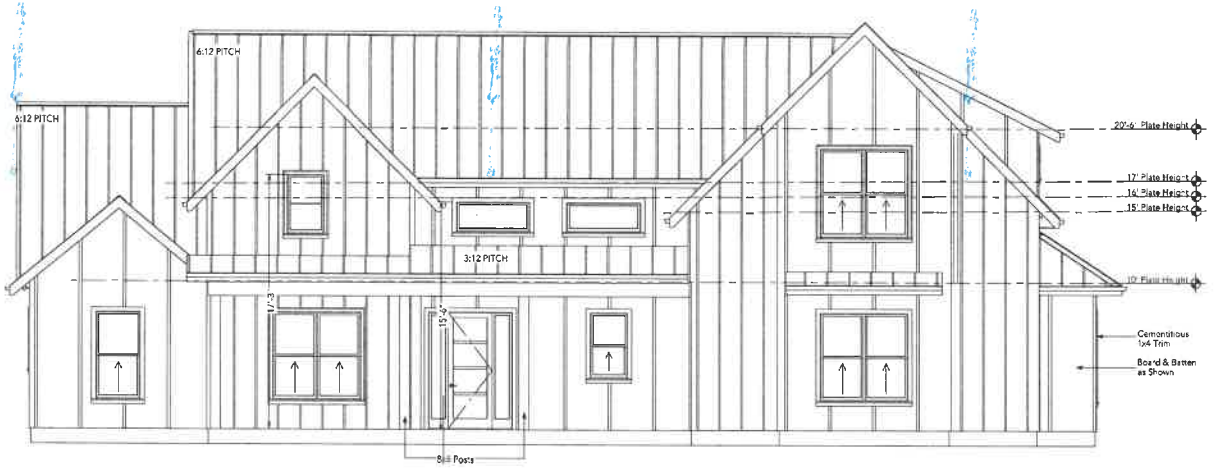


A-2	SHEET:	As Noted	SCALE:	12/11/2024	DATE:	DRAWINGS PROVIDED BY: Chanda Steele Drafting Royse City, TX 469-338-1194

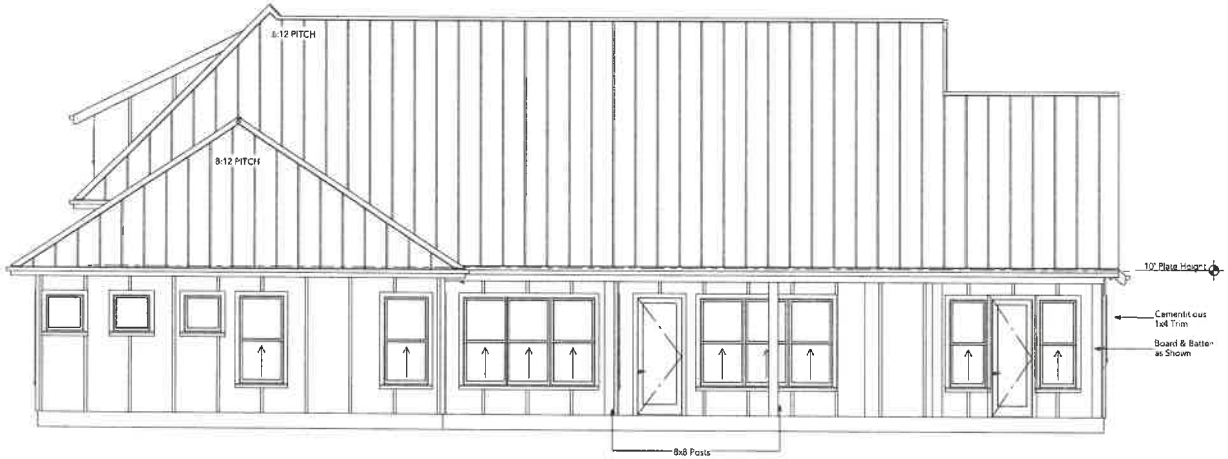
Site Plan

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

#	DATE	BY	REVISION TABLE DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK



FRONT ELEVATION



REAR ELEVATION

REVISION TABLE

#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIDE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

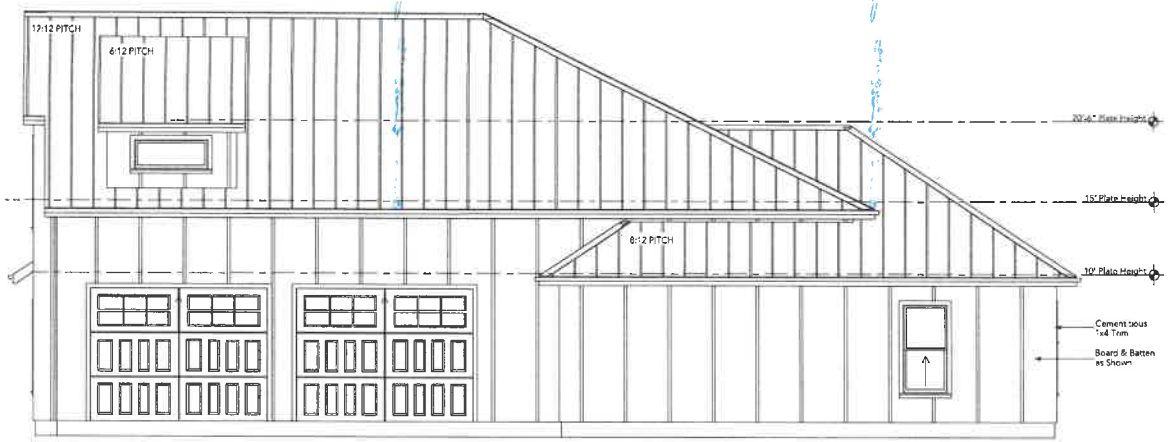
Front & Rear Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

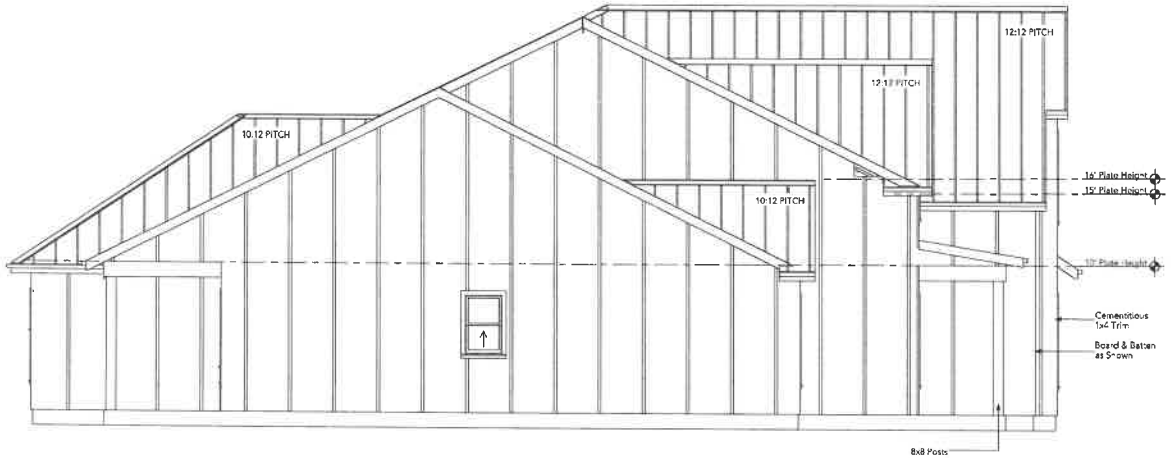
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-3



RIGHT ELEVATION



LEFT ELEVATION

REVISION TABLE

#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIZE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

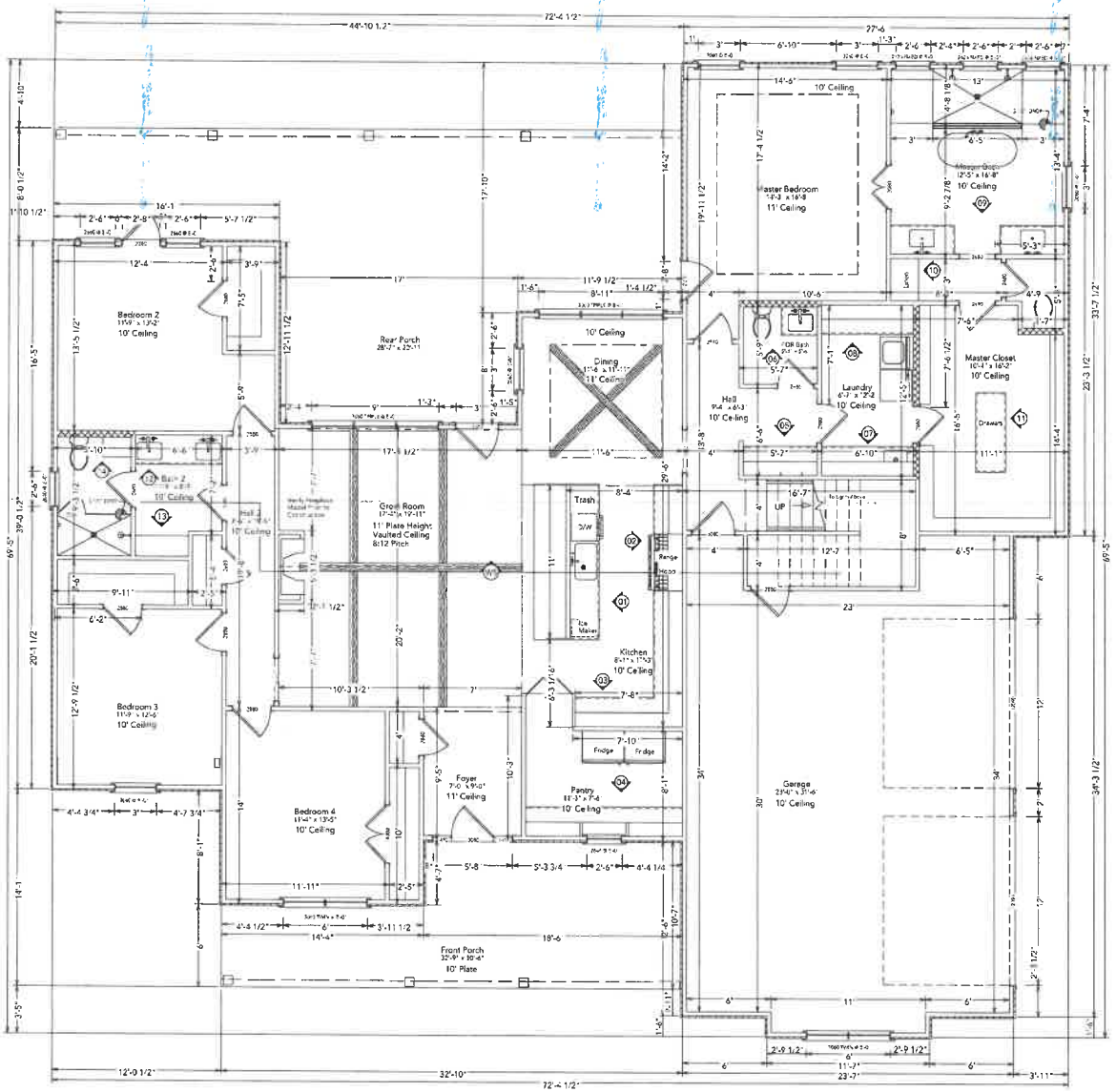
Right & Left Elevations

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

DATE: 12/11/2024

SCALE: As Noted

SHEET: A-4



1st FLOOR PLAN

Tabulations		
1st Floor	-	2,635 s.f.
2nd Floor	-	564 s.f.
Ft. Porch	-	285 s.f.
Bk Porch	-	640 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,050 s.f.

#	DATE	BY	DESCRIPTION
1	12/2/24	CAS	REVISE SITE FOR BUILDING SETBACK

REVISION TABLE

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

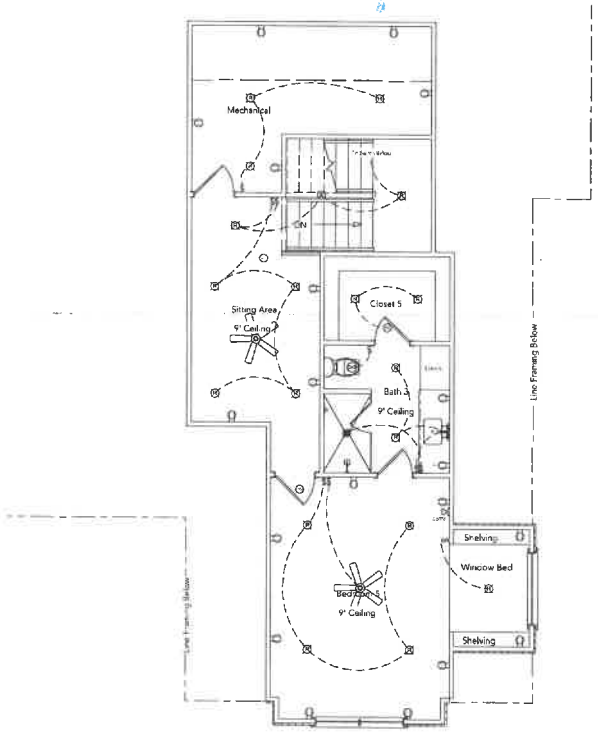
1st Floor Plan

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469.338.1194

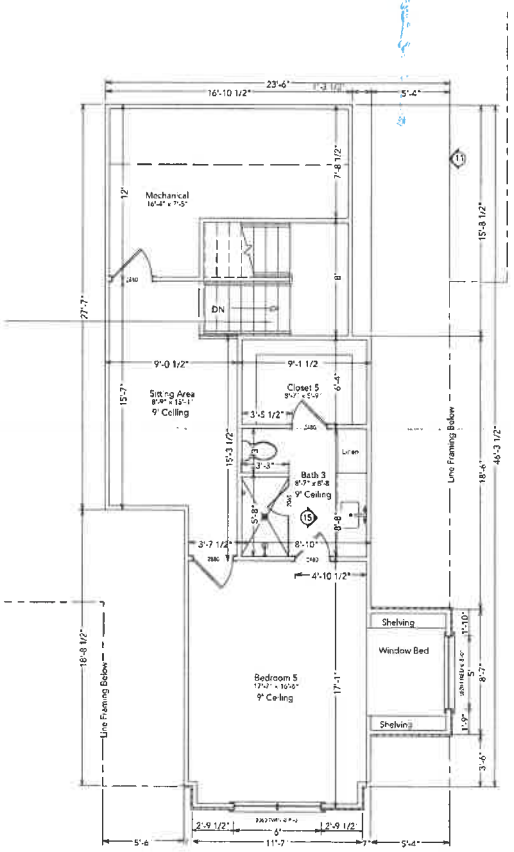
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-5



2nd FLOOR ELECTRICAL



2nd FLOOR PLAN

Tabulations		
1st Floor	-	2,635 s.f.
2nd Floor	-	564 s.f.
Ft. Porch	-	285 s.f.
Bk Porch	-	640 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
Total	-	5,050 s.f.

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE SIDE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/
2nd Floor Electrical

DRAWINGS PROVIDED BY:
Chanda Steele
Drafting
Royse City, TX 469-338-1194

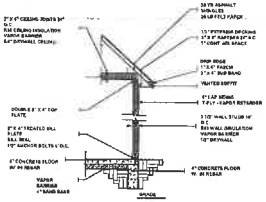
DATE:
12/11/2024

SCALE:
As Noted

SHEET:
A-6

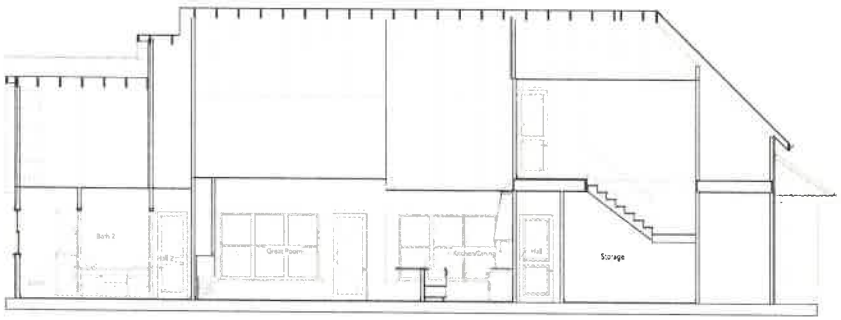
WINDOW SCHEDULE				
ROOM NAME	QTY	SIZE	DESCRIPTION	HEADER
BEDROOM 2	1	3060	SINGLE HUNG	8'-0"
BEDROOM 3	1	3060	SINGLE HUNG	8'-0"
BEDROOM 4	1	3060TWIN	SINGLE HUNG	8'-0"
PANTRY	1	2646	SINGLE HUNG	8'-0"
GARAGE	1	3060TWIN	SINGLE HUNG	8'-0"
MASTER BATH	1	3060	SINGLE HUNG	8'-0"
MASTER BATH	1	2478	FIXED GLASS	8'-0"
MASTER BEDROOM	2	3060	SINGLE HUNG	8'-0"
DINING	1	3060TRIPLET	SINGLE HUNG	8'-0"
DINING	1	3060	SINGLE HUNG	8'-0"
GREAT ROOM	1	3060TRIPLE	SINGLE HUNG	8'-0"
BEDROOM 2	2	2660	SINGLE HUNG	8'-0"
BATH 2	1	2640	SINGLE HUNG	8'-0"
BEDROOM 3	1	3060TWIN	SINGLE HUNG	8'-0"
BEDROOM 5	1	5020	FIXED GLASS	8'-0"
ATTIC	2	5070	FIXED GLASS	15'-6"
ATTIC	1	2640	FIXED GLASS	12'-0"

DOOR SCHEDULE				
ROOM NAME	QTY	SIZE	DESCRIPTION	COMMENTS
FRONT PORCH FOYER	1	3680 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/GREAT ROOM	1	3080 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/MASTER BED	1	3980 RH	EXT. HINGED DOOR	GLASS PANEL
REAR PORCH/BED 2	1	2880 LH	EXT. HINGED DOOR	GLASS PANEL
GARAGE/STORAGE	1	3680 RH	EXT. HINGED DOOR	
GARAGE/WALL	1	3080 LH	EXT. HINGED DOOR	
FOYER/CLOSET	1	2680 LH	HINGED DOOR	
HALL/LAUNDRY	1	2680 RH	HINGED DOOR	
HALL/POP BATH	1	2680 RH	HINGED DOOR	
HALL/MASTER BED	1	2880 LH	HINGED DOOR	
MASTER BATH/MASTER BATH 1	1	3080 / R	DOUBLE HINGED	
MASTER BATH	1	2880 LH	HINGED DOOR	
MASTER BATH/CLOSET	1	2680 LH	HINGED DOOR	
MASTER CLOSET/LAUNDRY	1	2680 RH	HINGED DOOR	
HALL 2/BED 3	1	2680 RH	HINGED DOOR	
BED 4/CLOSET 4	1	4080 / R	DOUBLE HINGED	
HALL 3/BED 3	1	2680 RH	HINGED DOOR	
BEDROOM 3/CLOSET 3	1	2680 RH	HINGED DOOR	
HALL 2/LINEN	1	2680 LH	HINGED DOOR	
HALL 2/BATH 2	1	2680 LH	HINGED DOOR	
BATH 2	1	2680 LH	HINGED DOOR	
HALL 2/BEDROOM 2	1	2680 RH	HINGED DOOR	
BEDROOM 2/CLOSET 2	1	2680 RH	HINGED DOOR	
SITTING AREA/MECHANICAL	1	2680 LH	HINGED DOOR	
SITTING AREA/BED 5	1	2680 RH	HINGED DOOR	
BEDROOM 5/BATH 5	1	2480 LH	HINGED DOOR	
BATH 5/CLOSET 5	1	2480 RH	HINGED DOOR	

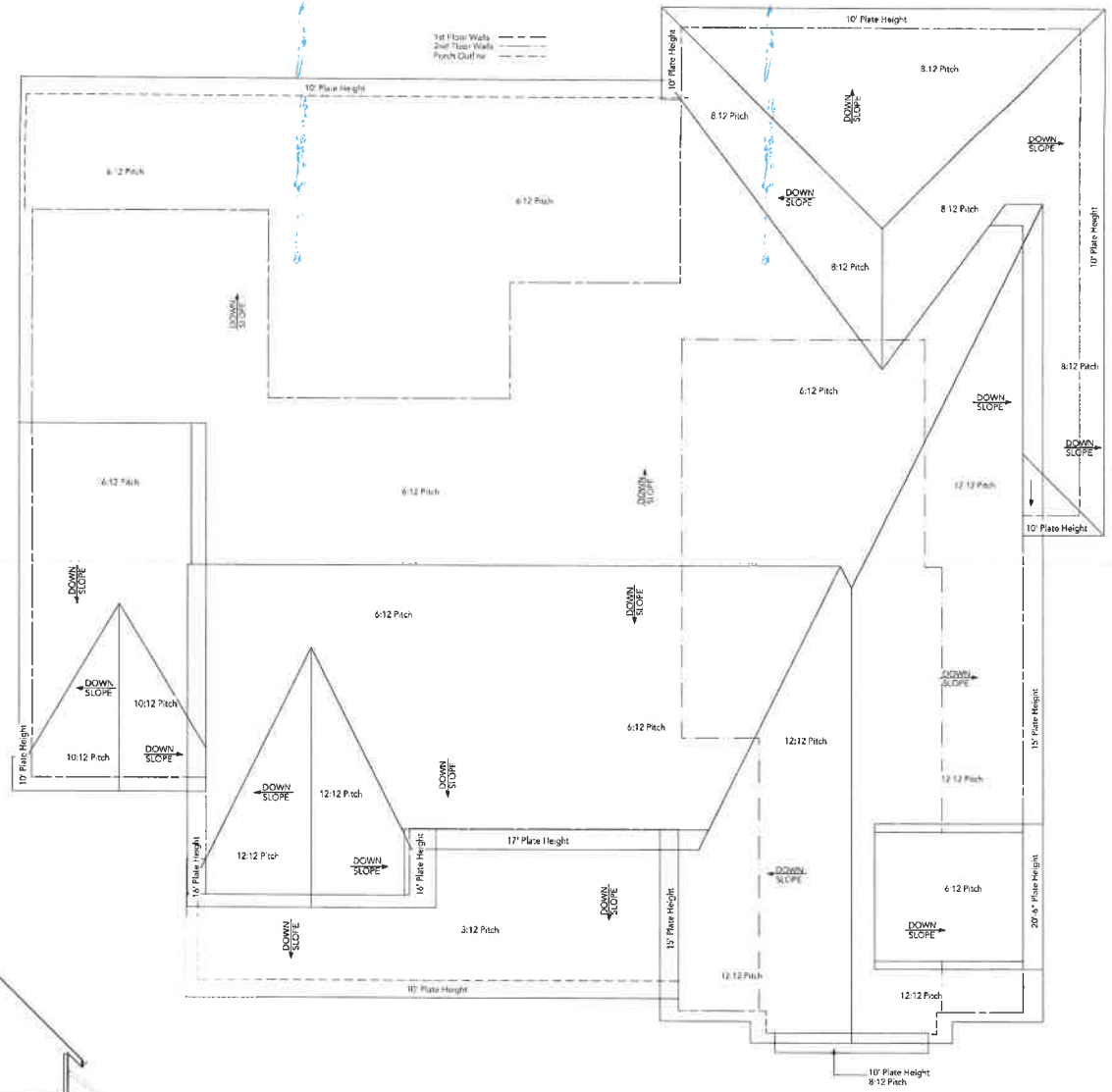


Typical 1 Story Section

TYP. WALL SECTION



WALL SECTION



ROOF PLAN

REVISION TABLE			
#	DATE	BY	DESCRIPTION
1	12/24	CAS	REDUCE LINE FOR BUILDING SETBACK

JS Custom Homes, LLC
704 S. ALAMO DR. ROCKWALL, TX

Roof Plan/Wall Sections & Schedules

DRAWINGS PROVIDED BY:
Chanda Steele Drafting
Royse City, TX 469-338-1194

DATE: 12/11/2024

SCALE: As Noted

SHEET: A-8

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-038

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
701 S. Alamo Road	Single-Family Home	1983	2,467	N/A	Brick
702 S. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
703 S. Alamo Road	Single-Family Home	1983	2,467	*N/A*	Brick
704 S. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
705 S. Alamo Road	Single-Family Home	1983	2,224	*N/A*	Brick
706 S. Alamo Road	Single-Family Home	1981	4,374	*N/A*	Brick and Siding
707 S. Alamo Road	Single-Family Home	1982	2,126	*N/A*	Brick and Siding
710 S. Alamo Road	Single-Family Home	1981	4,957	*N/A*	Brick and Stucco
804 S. Alamo Road	Vacant	N/A	N/A	*N/A*	N/A
806 S. Alamo Road	Single-Family Home	2007	3,745	*N/A*	Brick
808 S. Alamo Road	Single-Family Home	2015	3,814	*N/A*	Brick
703 Forest Trace	Single-Family Home	1978	4,730	*N/A*	Brick
705 Forest Trace	Single-Family Home	2003	4,085	*N/A*	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	*90*	Brick, Stone, & Siding
709 Forest Trace	Vacant	N/A	N/A	*N/A*	N/A
711 Forest Trace	Single-Family Home	1985	3,540	*N/A*	Brick
	AVERAGES:	1989	3,583	90	

701 S. Alamo Road

702 S. Alamo Road

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

703 S. Alamo Road

704 S. Alamo

705 S. Alamo Road

706 S. Alamo Road

707 S. Alamo Road

710 S. Alamo Road

804 S. Alamo Road

806 S. Alamo Road

808 S. Alamo Road

703 Forest Trace

705 Forest Trace

707 Forest Trace

709 Forest Trace

711 Forest Trace

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW FOR THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jerret R.Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development

DRAFT 07-21-2025

Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

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

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

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

DRAFT ORDINANCE 01.21.2025

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

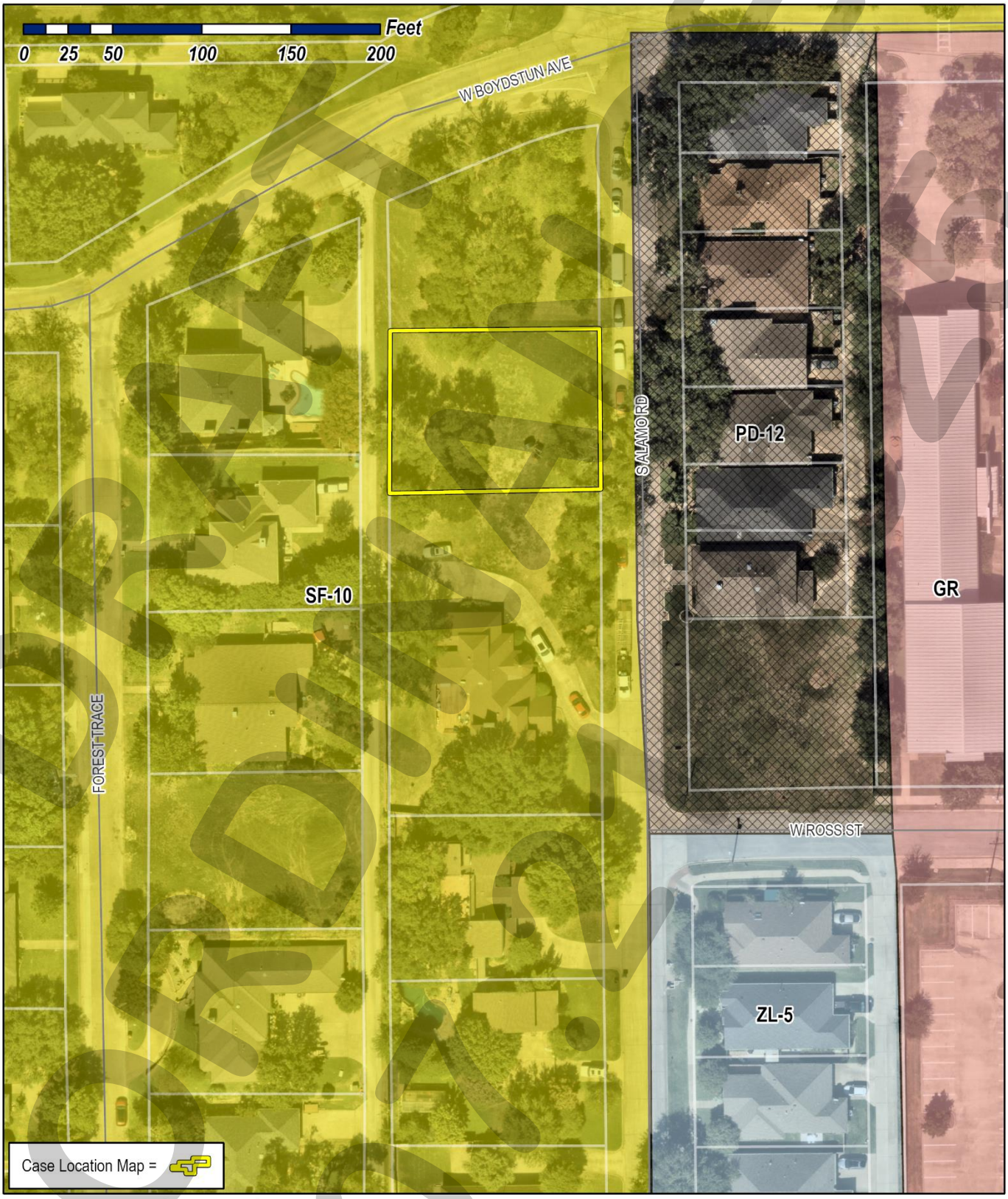
2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.21.2025

Exhibit 'A':
Location Map

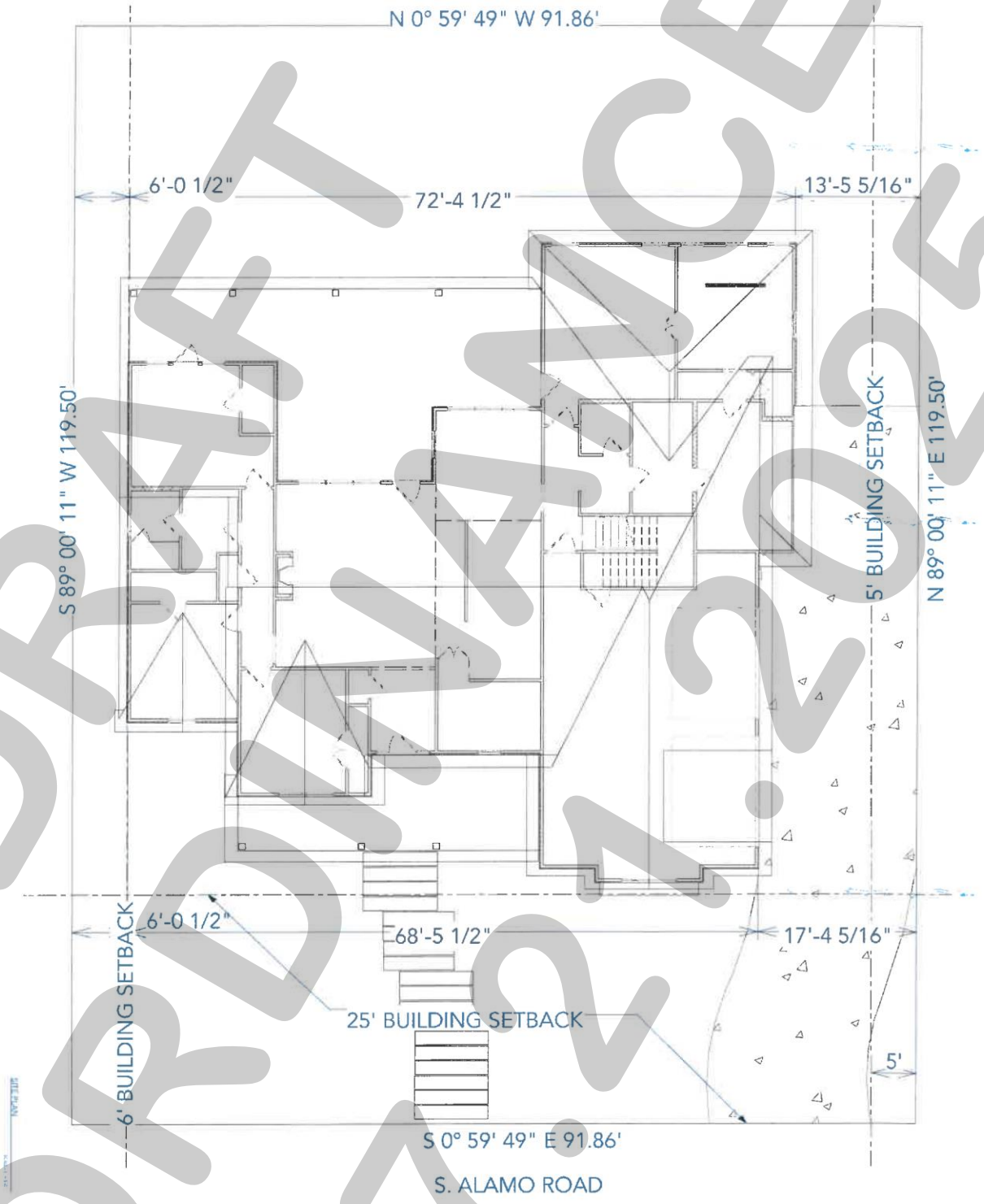
Address: *704 S. Alamo Road*

Legal Description: *Lot 2, Block A, Highridge Addition*



DRAFT

Exhibit 'B':
Residential Plot Plan

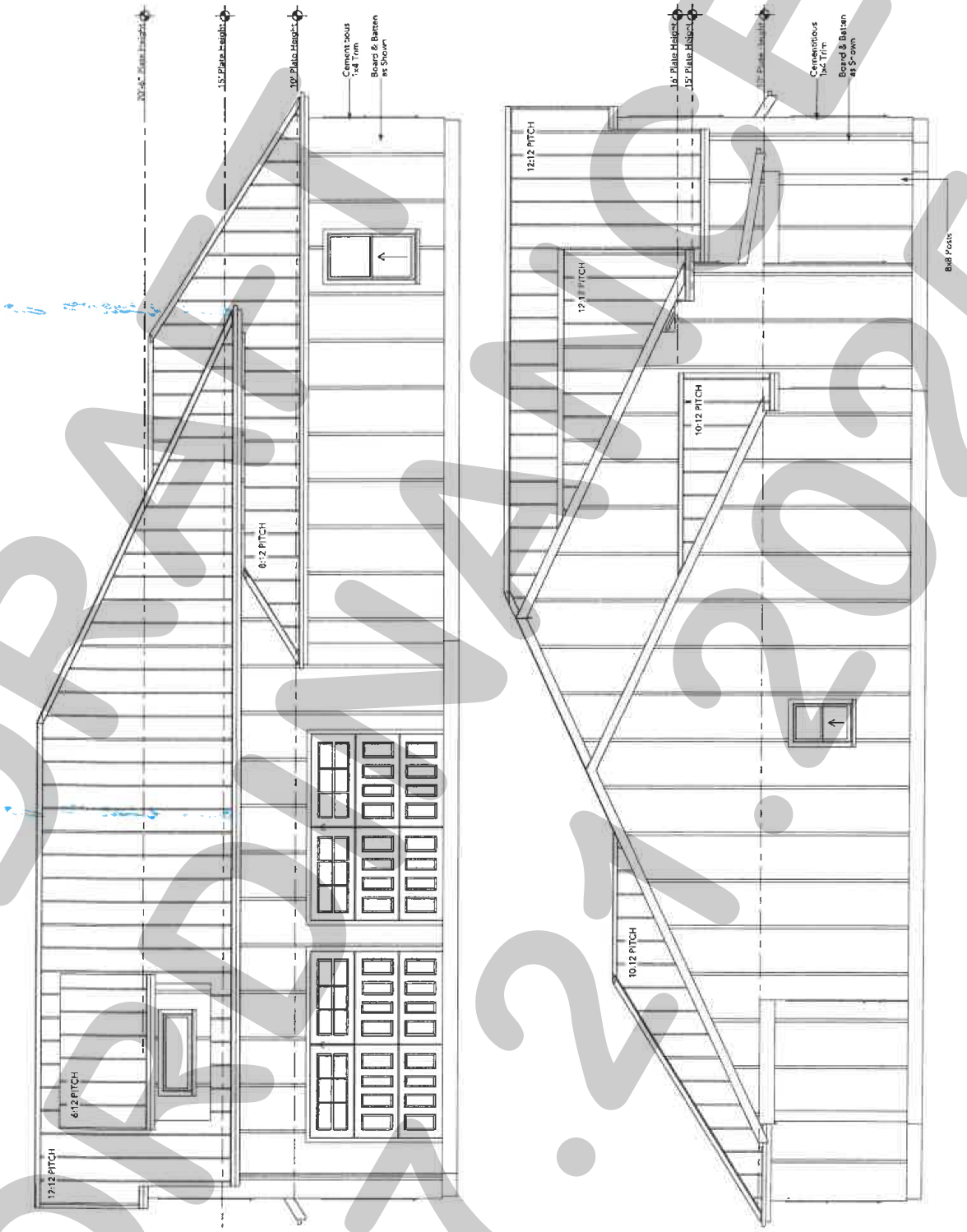


DRAFT ORDINANCE 07.21.2025

Exhibit 'C':
Building Elevations

DRAFT ORDINANCE 07.21.25

Exhibit 'C':
Building Elevations



DRAFT
01.21.2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	Dylan Adame, PE; *Kimley Horn & Associates*
CASE NUMBER:	Z2025-040; *Zoning Change (AG to LI)*

SUMMARY

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council 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. According to the April 5, 2005 zoning map, at some point between the time of annexation and April 5, 2005, a 10.00-acre tract of land (*i.e. part of Lot 1, Block A, Rockwall Commercial Addition*) -- *of the larger 80.50-acre subject property* -- was zoned from Agricultural (AG) to Light Industrial (LI) District. On February 19, 2019, the City Council approved a zoning change [*Case No. Z2018-056*] for a 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) -- *of the larger 80.50 subject property* -- from Agricultural (AG) to Light Industrial (LI) District. On August 13, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-024*] for a *Church/House of Worship* on the 6.03-acre tract of land (*i.e. Tract 2-4 of the D. Harr Survey, Abstract No. 102*) within the subject property. On January 6, 2020, the City Council, approved a final plat [*Case No. P2019-048*] for a 36.56-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Commercial Addition*) within the subject property. The remainder of the subject property has remained zoned Agricultural (AG) District since annexation.

PURPOSE

On June 13, 2025, the applicant -- *Dylan Adame, PE of Kimley Horn & Associates* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the northside of Justin Road in between John King Boulevard and FM-3549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 100' right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this are several tracts of land, four (4) of which are zoned Light Industrial (LI) District, one (1) is zoned Single Family Estate 1.5 (SFE-1.5), and the remaining tracts are zoned Agricultural (AG) District. Following this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Justin Road, 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. Beyond this are several tracts of land, three (3) are developed with non-residential land uses (*i.e. Office*

Building, Flex Office Building, and a Pawn Shop), and the remaining tracts are vacant. These properties make up all of the frontage onto IH-30 between John King Boulevard and FM-3549. Following this is the westbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the eastbound *Frontage Road* for IH-30.

East: Directly east of the subject property is FM-3549, 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. Beyond this is the corporate limits for the City of Rockwall.

West: Directly west of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 18.7620-acre parcel of land (*i.e. Lot 3, Block A, Channell Subdivision*) developed with two (2) large industrial buildings (*i.e. Channell*) that are zoned Planned Development District 89 (PD-89) for Light Industrial (LI) District land uses. Following this is an 11.344-acre parcel of land (*i.e. Rockwall Industrial East Addition*) developed with a large industrial building (*i.e. Graham Packaging*) that is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

CONFORMANCE TO THE CITY'S CODES

According to Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses. With the exception of hazardous materials/manufacturing, this zone allows the same uses as the Heavy Industrial (HI) District. Limitations have been placed on the uses in this district to significantly restrict outside activities and the storage of materials, noise, vibration, smoke, pollution, fire and explosive hazards, glare and any other potentially adverse externalities. The Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries." In this case, the applicant has stated that the request to rezone subject property is to facilitate the future construction of a corporate headquarters/manufacturing facility. According to Article 05, *District Development Standards*, of the Unified Development Code (UDC), the following is a summary of the density and dimensional requirements of the Light Industrial (LI) District:

TABLE 1: LIGHT INDUSTRIAL (LI) DISTRICT STANDARDS

MINIMUM LOT AREA	12,500 SF

MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	125'
MINIMUM FRONT YARD SETBACK [1]	25'
MINIMUM SIDE YARD SETBACK [2]	10'
MINIMUM REAR YARD SETBACK [2]	15'
MINIMUM BETWEEN BUILDINGS [2]	20'
MAXIMUM BUILDING HEIGHT [3]	60'
MAXIMUM LOT COVERAGE	60.00%
MINIMUM LANDSCAPING	15.00%

GENERAL NOTES:

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

[2]: *NOT TO EXCEED 50-FEET.*

[3]: *BUILDING HEIGHT MAY BE INCREASED UP TO 120-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.*

If this zoning change is approved and when the subject property is developed, the development will be required to conform to all the requirements of the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, and any other applicable local, state or federal requirements.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Central District* and is designated for *Technology/Employment Center (TEC)* land uses. Specifically, this plan designates the subject property as *Industrial/Special Commercial Corridor Opportunity Area*. According to the *District Strategies* the *Central District* contains "...key vacant and underutilized tracts of land that are anticipated to shape the area moving forward." In addition, the *District Strategies* identify "(t)he area south of the railroad tracks ... represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*." In this case, the applicant is requesting to change the zoning to a Light Industrial (LI) District. If this zoning change is approved, the applicants' proposed request would not require any changes the *Future Land Use Map*; however, if the request is approved, the zoning change would limit the subject property from developing as part of the *Special Commercial Corridor*. This aspect of the proposed zoning change is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the proposed request, the Engineering Department will provide additional comments at the time of site plan if the zoning change is approved; however, an *Infrastructure Study* may be required depending on the land uses proposed. In addition, portions of the subject property will require the full width of Justin Road to be constructed where it transitions into John King Boulevard and the existing portion of Justin Road. The remaining portions of Justin Road -- *to be located along the southern property of the subject property* -- will require half the roadway (*i.e. a minimum of 24-feet face-to-face*) to be constructed. All water and sewer infrastructure must be installed per the Master Water and Sewer Plan, and detention shall be required.

STAFF ANALYSIS

The proposed zoning change is consistent with the Unified Development Code (UDC), and conforms to the OURHometown Vision 2040 Comprehensive Plan; however, since the subject property has the flexibility of being either *Technology/Employment* or *Special Commercial Corridor*, the applicant's proposed request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 30, 2025, staff mailed 36 notices to property owners and occupants within 500-feet of the subject property. There are 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 had not received any returned notices with regard to the applicant's request.

CONDITIONS OF APPROVAL

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

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

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	N/A				
SUBDIVISION	ROCKWALL COMMERCIAL	LOT	1	BLOCK	A
GENERAL LOCATION	PROPERTIES NORTH OF JUSTIN ROAD & BETWEEN FM3549 AND S JOHN KING ROAD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	UNDEVELOPED	
PROPOSED ZONING	LI		PROPOSED USE	LIGHT MANUFACTURING	
ACREAGE	80.5	LOTS [CURRENT]	5	LOTS [PROPOSED]	5

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

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

☑ OWNER	JAMES COLLIER PROPERTIES INC.	☑ APPLICANT	KIMLEY HORN & ASSOCIATES
CONTACT PERSON	CLAY COLLIER	CONTACT PERSON	DYLAN ADAME P.E
ADDRESS	3333 MILLER PARK S	ADDRESS	2600 N CENTRAL EXPRESSWAY
			SUITE 400
CITY, STATE & ZIP	GARLAND, TX 75042	CITY, STATE & ZIP	RICHARDSON, TEXAS 75080
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jennifer Anderson [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."

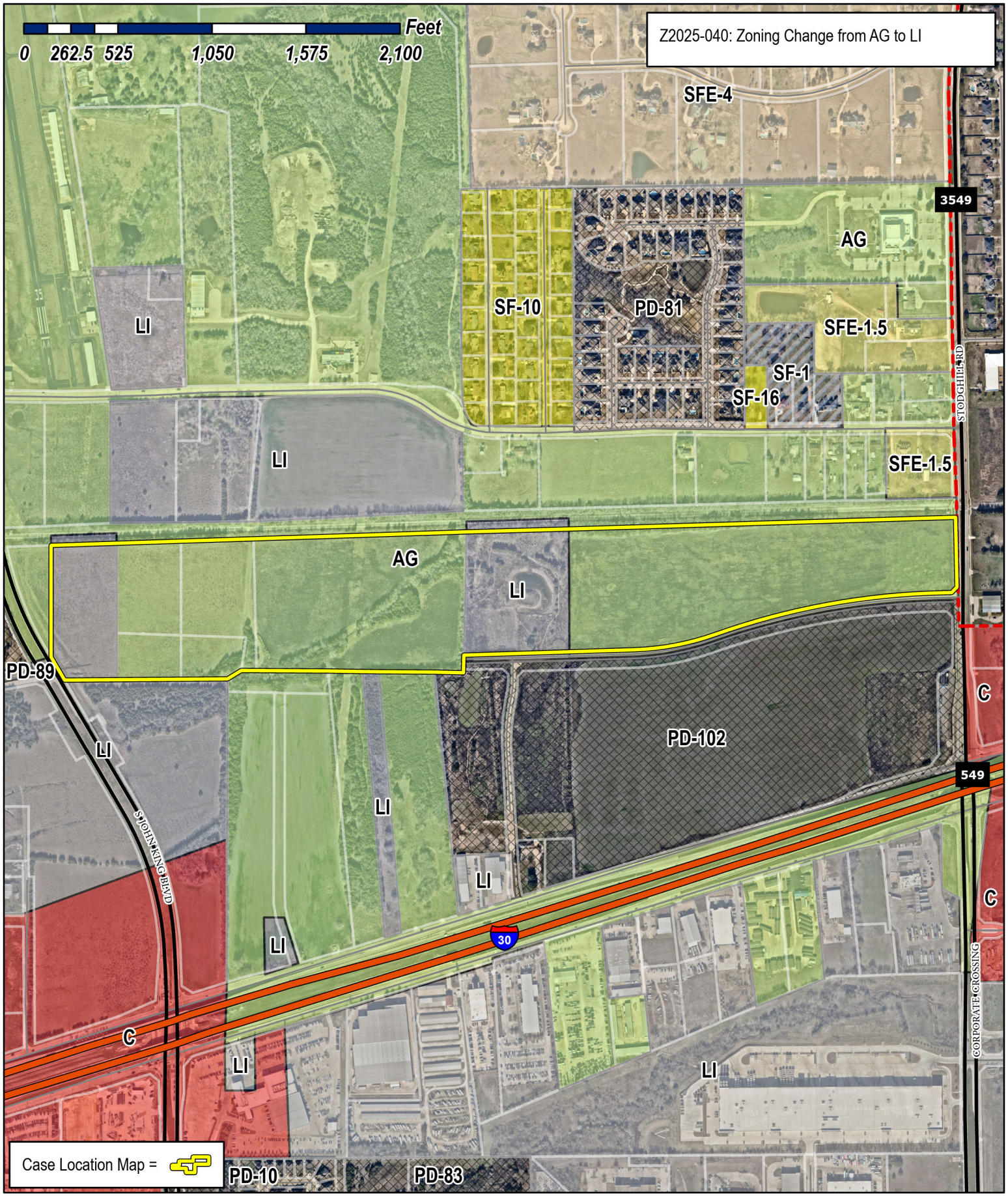
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF June, 2025

OWNER'S SIGNATURE [signature]

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

JENNIFER ANDERSON NOTARY PUBLIC STATE OF TEXAS ID 134061726 EXPIRES 11-11-2026

MY COMMISSION EXPIRES 11-11-26



City of Rockwall

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

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

City of Rockwall

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

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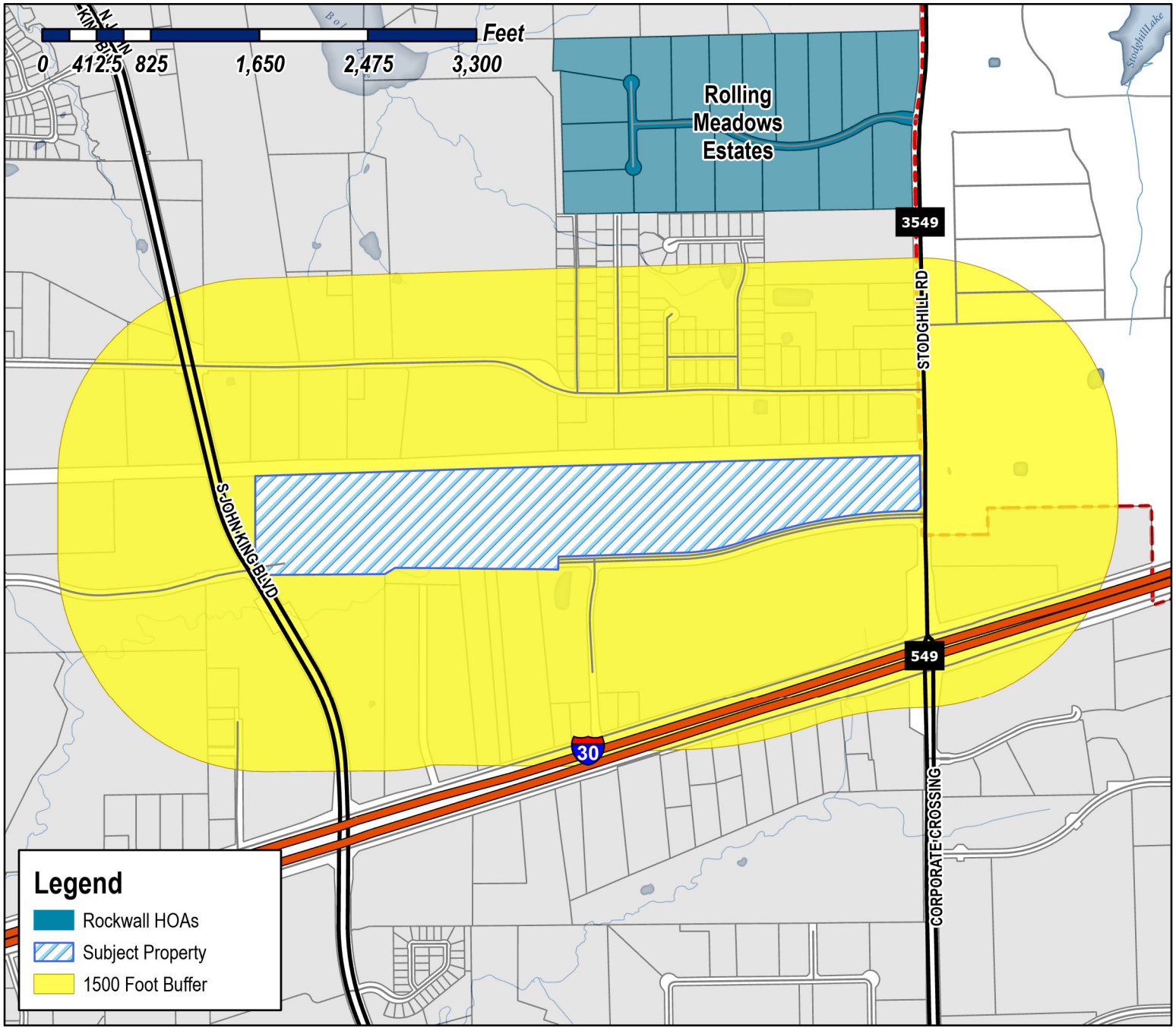
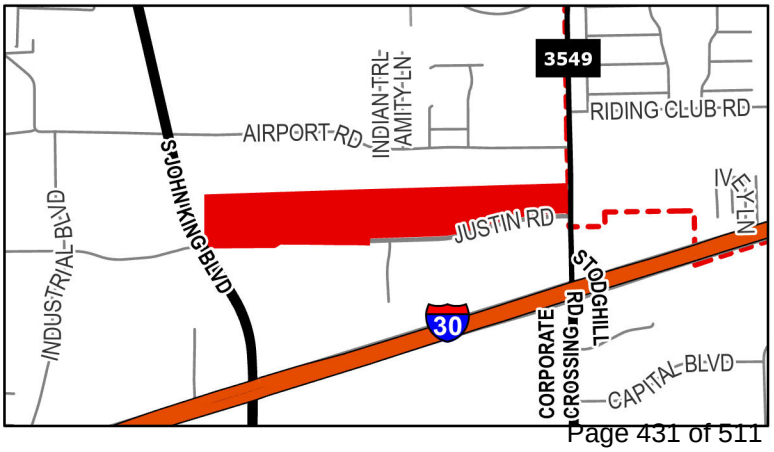


Case Number: Z2025-040
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: Justin Road Between 3549 and John King



Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

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385 S. Goliad Street
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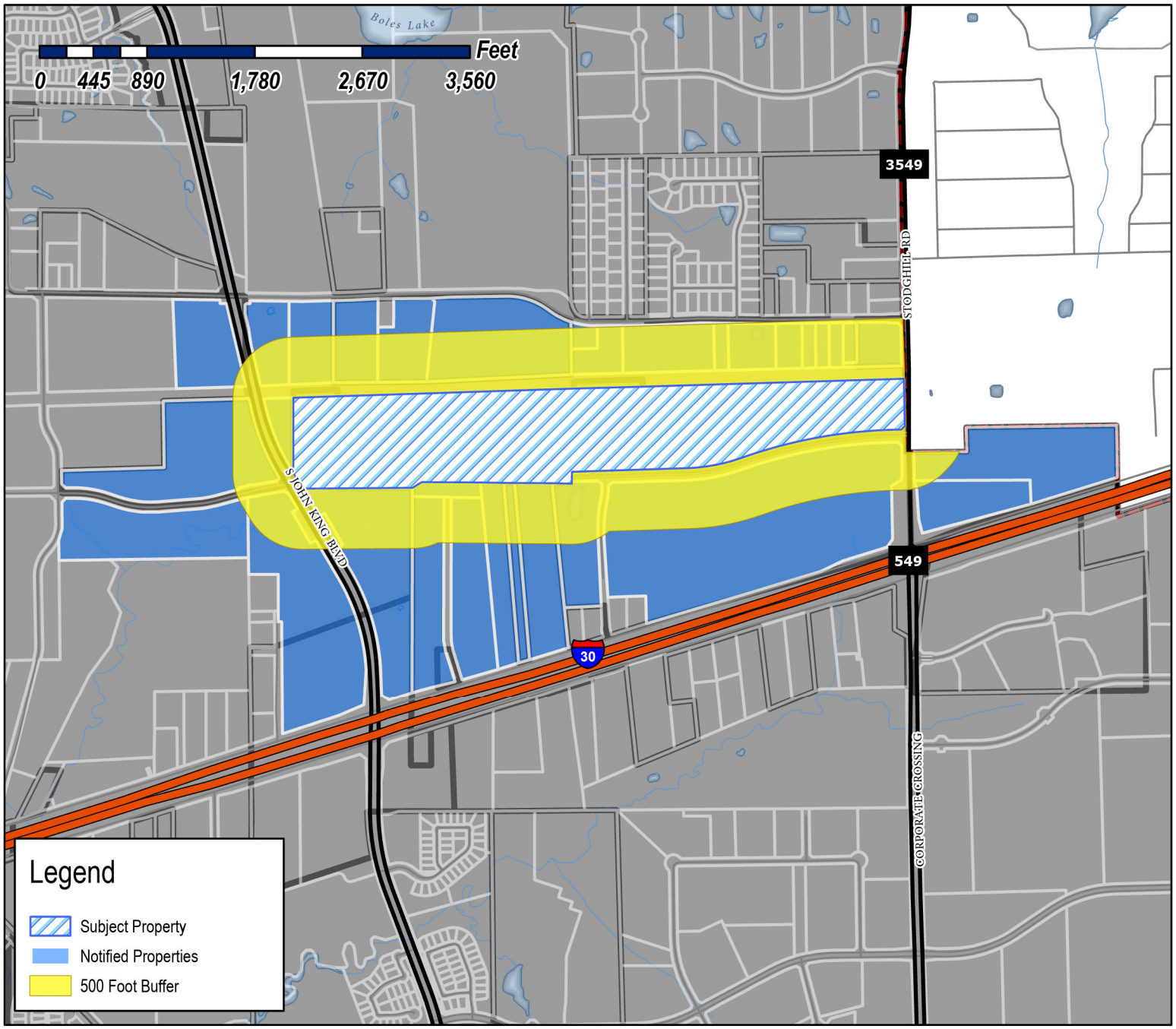

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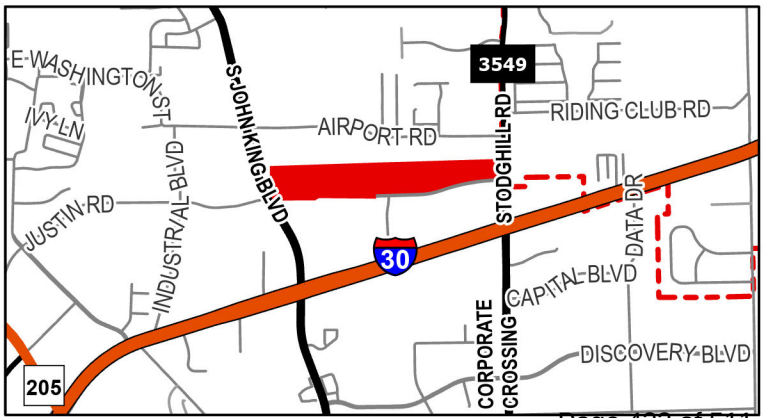

Date Saved: 6/13/2025
For Questions on this Case Call: (972) 771-7745

COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM LP
1100 DR MARTIN L KING JR BLVD STE 500
NASHVILLE, TN 37203

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

RESIDENT
1600 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1700 JUSTIN RD
ROCKWALL, TX 75087

RESIDENT
1780 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1820 JUSTIN RD
ROCKWALL, TX 75087

RESIDENT
1824 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
1890 AIRPORT RD
ROCKWALL, TX 75087

GARRETT GLORIA SALINAS
1930 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2000 AIRPORT RD
ROCKWALL, TX 75087

SPRINGER OUIDA MRS
2000 AIRPORT RD
ROCKWALL, TX 75087

SCHUELER BARBARA JEAN AND
MARK SCHUELER
2070 AIRPORT RD
ROCKWALL, TX 75087

STANDLEY VEANETA TRUSTEE
OF THE VEANETA B STANDLEY FAMILY TR
2080 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2140 AIRPORT RD
ROCKWALL, TX 75087

RESIDENT
2150 AIRPORT RD
ROCKWALL, TX 75087

PUCKETT DONNA MAY & MIKE
2160 AIRPORT RD
ROCKWALL, TX 75087

SPEARMAN MAHLON A & SHELLY S
2180 AIRPORT RD
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD
3021 Ridge Rd Ste A57
Rockwall, TX 75032

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JCP JUSTIN LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

PLATFORM ROCKWALL LP
ATTN JUSTIN T DAY
3616 Far West Blvd Ste 117-134
Austin, TX 78731

FLEXSPACE BUSINESS PARKS LLC
835 Tillman Dr
Allen, TX 75013

ROCKWALL 549/I30 PARTNERS LP
8750 N Central Expy Ste 1735
Dallas, TX 75231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

WILLCAR HOLDINGS LLC
ATTN: WILLIAM H CHANNELL JR
P O BOX 9022
TEMECULA, CA 92589

BLACKLAND WATER CORP
ATTN ADA JO PHILLIPS
PO BOX 215
FATE, TX 75132

GRIFFIN PATTY JEAN CORNELIUS
PO BOX 511
FATE, TX 75132

GRIFFIN PATTY C & J T
PO BOX 511
FATE, TX 75132

ADD REAL ESTATE LTD
PO BOX 679
KELLER, TX 76248

MEALS ON WHEELS SENIOR SERVICES OF
ROCKWALL COUNTY
PO BOX 910
ROCKWALL, TX 75087

ROCKWALL ECONOMIC DEVELOPMENT
PO BOX 968
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:

Z2025-040: Zoning Change from AG to LI

Hold a public hearing to discuss and consider a request by Dylan Adame, PE of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from Agricultural (AG) District to Light Industrial (LI) District for an 80.50-acre tract of land identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, zoned Agricultural (AG) District, generally located on the northside of Justin Road in between John King Boulevard and FM-3549, 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-040: Zoning Change from AG to LI

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PUBLIC NOTICE

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

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Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2025-040: Zoning Change from AG to LI

Please place a check mark on the appropriate line below:

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

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

We are opposed to the rezoning due to preservation of agricultural land, potential environmental impacts and the desire to maintain character of surrounding communities. We moved to rockwall due to the charm and country feel, that is now in jeopardy.

Name: Ray Valentine

Address: 2150 Airport Rd Rockwall 75087

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

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

NORTH

GRAPHIC SCALE IN FEET

0 100 200 400

LEGEND	
PROPERTY LINE	
EXISTING EASEMENT	
AIRPORT RUNWAY PROTECTION ZONE	
PROPOSED LIGHT INDUSTRIAL ZONING	
FM 549 OVERLAY DISTRICT	
SH 205 OVERLAY DISTRICT	
I 30 OVERLAY DISTRICT	

NOTES

1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.
2. NEARMAP AERIAL PUBLISHED 01/23/2025

1. Called 6.114 Acres
Bobby Frank Athey
Special Warranty Deed
Document 2006-00368906
Tract B-2

2. Called 4.115 Acres
JCP 11029, LLC
General Warranty Deed
Document 20200000009617

3. Called 2.000 Acres
Bobby Frank Athey
Special Warranty Deed
Document 2006-00368906
Tract A-3

4. Called 8.114 Acres
James Collier
Properties,Inc.
Special Warranty Deed
Doc. # 20200000017598
Backwards L, LLC
Warranty Deed
Doc. # 20200000001720

5. CALLED 0.165 ACRE
JAMES COLLIER
PROPERTIES, INC
INST. NO.
20250000000009013
O.P.R.R.C.T.

6. Called 21.554 Acres
James Collier Properties, Inc.
Special Warranty Deed
Document 20200000017597
Document 20200000001431
JCP 11029, LLC
Special Warranty Deed
Document 20200000001438

7. Called 26.79 Acres
Rockwall 549/I-30 Partners, L.P.
Declaration of Covenant
Document No. 2009-00423191
Vol. 5925, Pg. 89

8. Called 36.10 Acres
James Collier Properties, Inc.
Special Warranty Deed
Document 20190000002250

No.	REVISIONS	DATE

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
Not for construction or permit purposes.
Kimley»Horn
P.E. # 138172 Date JUNE 2025

KHA PROJECT 066077707
DATE JUNE 2025
SCALE AS SHOWN
DESIGNED BY CAL
DRAWN BY CAL
CHECKED BY DSA

COLMET INDUSTRIAL
PREPARED FOR
BROADDUS PLANNING
ROCKWALL TEXAS

REZONING EXHIBIT

SHEET NUMBER
EX

CITY CASE NO. Z2025-040

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
LAST SAVED
PLOTTED BY
PLOT DATE
DWG NAME

EPSG:2276, Delta2020115, Lat32.920783, Lon-96.430212, Mpp0.300, Vert: ellWY7220915C DSA : 65mm, Site: 43mm, Aerial: KH CLEAN - 16706-0002 Client Copy - xTb
LEWIS, CHRIS 6/20/2025 11:07 AM
C:\Users\chris.lewis\Kimley-Horn\Rockwall, Design\CADD\Exhibits
Rezoning Exhibit.dwg

June 13, 2025

Ryan C. Miller, AICP
Director of Planning & Zoning
Planning & Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: ***Zoning Description***
Colmet Industrial
Rockwall, Texas

ZONING DESCRIPTION

BEING a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

THENCE South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

THENCE in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped “KHA” found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

THENCE South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

THENCE South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly, northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;;

THENCE South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

THENCE South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

THENCE South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

THENCE North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

THENCE North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

THENCE North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

THENCE North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

THENCE in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

THENCE North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

THENCE North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

THENCE North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

THENCE North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING** and containing 77.86 acres (3,391,721 square feet) of land, more or less.

Kimley»Horn

June 13, 2025

Ryan C. Miller, AICP
Director of Planning & Zoning
Planning & Zoning Division
City of Rockwall
385 S. Goliad Street
Rockwall, TX 75087

RE: ***Letter of Intent***
Colmet Industrial
Rockwall, Texas

Dear Ryan:

In accordance with the guidelines provided in the City's Development Application Packet, Kimley-Horn is submitting this Letter of Intent to rezone property owned by James Collier Properties Inc. in the municipal limits of Rockwall, Texas.

The intent of the Light Industrial District Zoning is generally described as follows:

- Rezone the Agriculture (AG) zoned tracts to Light Industrial (LI) use within the subject property as depicted on the included Rezoning Exhibit; intended to enhance the developability of land consistent with the owner's manufacturing needs.

We look forward to navigating the City's process in close coordination with City Staff, Planning and Zoning Commission, and City Council. We are hopeful that our submittal will allow us to be placed on the July 15, 2025 P&Z hearing and of July 21, 2025 City Council hearing. Please reach out with any questions or concerns regarding our application, and send along comments once available.

Please contact me at [redacted] or [redacted] should you need any further information.

Sincerely,

Dylan Adame, P.E.

01 CENTRAL DISTRICT

DISTRICT DESCRIPTION

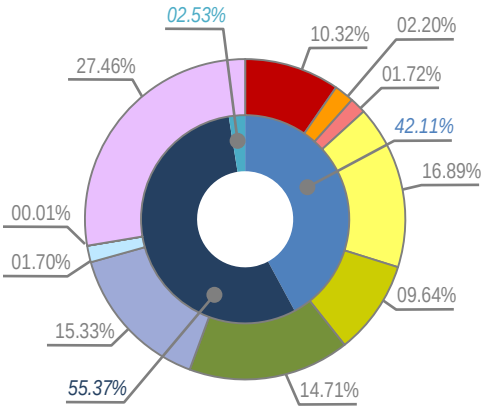
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments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

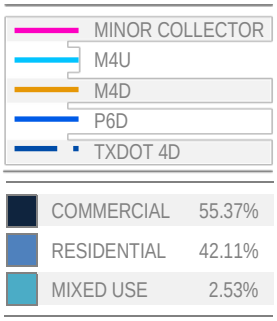
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

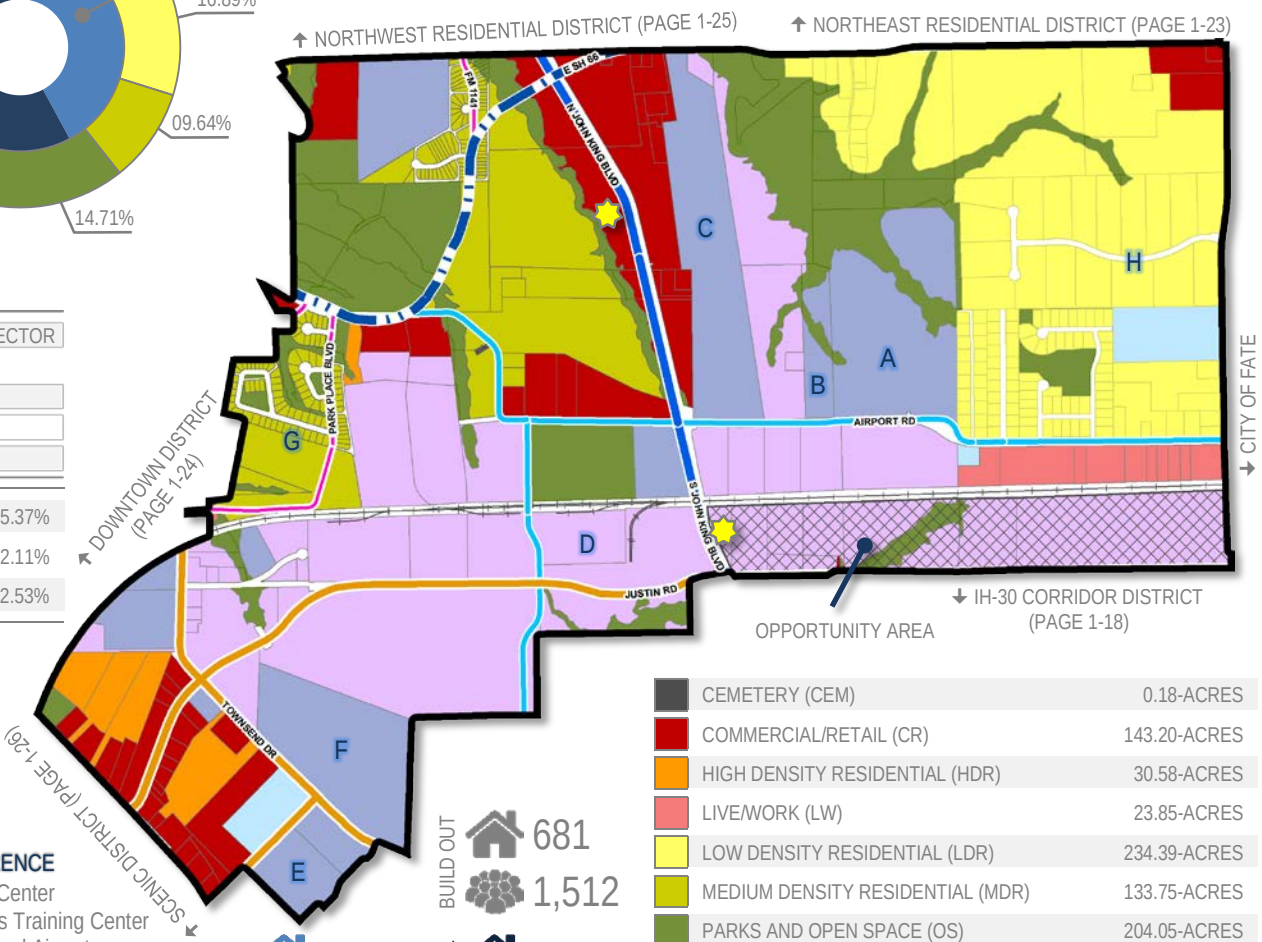
DISTRICT STRATEGIES

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

1. *Live/Work*. The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
2. *Suburban Residential*. While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition *(e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
3. *Commercial/Retail Centers*. The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
4. *Industrial/Special Commercial Corridor Opportunity Area*. The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor.*
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.







POINTS OF REFERENCE

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

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

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

TECHNOLOGY/EMPLOYMENT CENTERS (TEC)

The *Technology/Employment Centers* land use category is characterized by employment-oriented businesses, which are generally situated in larger centers (*e.g. Rockwall Technology Park*) with access to key transportation networks. These uses should utilize large setbacks, campus style green spaces and large berms/buffers to shrink the scale of the buildings and provide park-like amenities that are complementary to the City's other land use districts. Generally, these areas should not be directly adjacent to Low or Medium Density Residential land use designations and should be buffered from low-density single-family subdivisions utilizing transitional land uses.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Clean Manufacturing Centers, Technology/Data Centers, Research and Design/Development Businesses, General Office Land Uses, Flexible Space (i.e. Office/Warehouse Combinations Land Uses), and Light Assembly Businesses
2. *Secondary Land Uses:* Parks, Open Space, Civic/Institutional and Certain Complementary Commercial Land Uses (e.g. Office/Showroom)
3. *Zoning Districts:* Light Industrial (LI) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Technology Park
2. Channell Commercial Corporation

SPECIAL DISTRICTS

LIVE/WORK (LW)

The *Live/Work* land use designation is characterized by the reuse of single-family properties as low-intensity office or retail land uses. These areas are considered to be transitional and require 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. This designation also allows live/work arrangements where a single-family structure may continue to serve as residence, while also supporting a low-intensity office or retail store.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Professional Offices, Boutiques, Art/Music Studios, and Antique and Collectable Shops.
2. *Secondary Land Uses:* Banquet Facilities, Small Restaurants, Veterinarian Clinics for Small Animals, and Open Space
3. *Zoning Districts:* Residential-Office (RO) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. N. Goliad Street Between East Fork Road and the Downtown
2. West Side of Ridge Road after the SH-205/Ridge Road Split
3. N. Goliad Street Across from the YMCA

MIXED-USE (MU)

The *Mixed-Use* land use designation is characterized by mixed-use developments that typically offer a mix of housing types and residential densities with integrated retail, personal services and/or office. These areas can be both vertically and horizontally integrated with a mix of land uses, and are generally designed as walkable/pedestrian freindly developments. The residential component can include single-family homes, townhouses, condominiums, urban housing, lofts, or multi-family. Vertically integrated mixed-use developments typically incorporate structured parking at the center of the block, recreational and pedestrian amenities and have ground floor commercial/retail, office or personal services.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Parks, Open Space, Trails, and Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District and Planned Development (PD) Districts

EXISTING LAND USE EXAMPLES

1. Rockwall Commons
2. Harbor District

DOWNTOWN (DT)

The *Downtown* land use designation should include a mixture of land uses that are complementary to the existing development pattern and are intended to add to the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. The policies adopted in Appendix 'C', *Small Area Plans*, of this Comprehensive Plan should generally regulate this land use designation.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Retail, Office, Restaurant and Residential Land Uses
2. *Secondary Land Uses:* Institutional/Civic Land Uses
3. *Zoning Districts:* Downtown (DT) District

EXISTING LAND USE EXAMPLES

1. Downtown Square and Surrounding Areas

SPECIAL COMMERCIAL CORRIDOR (SC)

The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region. This area should include the recommendations contained in *Appendix 'B', Corridor Plans*, of this Comprehensive Plan.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Regional Shopping Centers, Entertainment, Retail, Personal Services, Restaurant, Corporate Offices, Employment and Recreation Land Uses
2. *Secondary Land Uses:* Residential, Open Space, Parks, Trails, Banks, Service Stations and Institutional/Civic Land Uses (Secondary Land Uses should be integrated into a Larger Development)
3. *Zoning Districts:* Commercial (C) District and Planned Development (PD) District

EXISTING LAND USE EXAMPLES

1. IH-30 Corridor

PUBLIC LAND AND OPEN SPACE

PARKS AND OPEN SPACE (OS)

The *Parks and Open Space* land use designation includes all floodplains and major public open spaces (*e.g. neighborhood parks, community parks, greenbelts, trail systems, etc.*). These areas should be preserved and are intended to provide citywide recreation/trail opportunities and natural drainage areas that help define the character of Rockwall.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Floodplain, Open Space, Parks, and Trails Land Uses
2. *Secondary Land Uses:* *N/A*
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. Harry Myers Park

PUBLIC (P)

The *Public* land use designation includes uses that are operated exclusively by a public body that serve the public's health, safety or general welfare. This land use designation includes land uses such as public schools, libraries, the airport, the City's administrative and service facilities, and any other state or federal facilities.

DESIGNATION CHARACTERISTICS

1. *Primary Land Uses:* Schools, Libraries, Fire Stations, Pump Stations, Water Towers, Police Stations, City Administrative Offices, and County, State or Federal Facilities
2. *Secondary Land Uses:* Open Space, Parks, and Trails Land Uses
3. *Zoning Districts:* *N/A*

EXISTING LAND USE EXAMPLES

1. City Place
2. County Courthouse
3. Municipal Courts Building

QUASI-PUBLIC (QP)

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 LIGHT INDUSTRIAL (LI) DISTRICT FOR AN 80.50-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-2, 2-5, 2-8, 2-9, & 20 OF THE D. HARR SURVEY, ABSTRACT NO. 102 AND LOT 1, BLOCK A, ROCKWALL COMMERCIAL ADDITION, 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 Dylan Adame of Kimley Horn & Associates on behalf of Clay Collier of James Collier Properties, Inc. for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 80.50-acre identified as Tract 2-2, 2-5, 2-8, 2-9, & 20 of the D. Harr Survey, Abstract No. 102 and Lot 1, Block A, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the FM-549 Overlay (FM-549 OV) District, 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 f*rom an Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Light Industrial (LI) District* as stipulated in Subsection 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses*; and, Subsection 05.01*, General Industrial District Standards*, Subsection 05.02, *Light Industrial (LI) District,* and Subsection 06.02, *General Overlay District Standards*, of Article 05*, District Development Standards,* of the Unified Development

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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;

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 4th DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.21.2025

Exhibit 'A'
Legal Description

BEING a tract of land situated in the E. M. Elliott Survey, Abstract No. 77 and the David Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block A, Rockwall Commercial, an addition to the City of Rockwall, according to the plat, recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas, a portion of a tract of land, described in a deed to James Collier Properties Inc., recorded in Instrument No. 20190000002250, all of a called 21.554-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017597, all of a called 0.165-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009013, all of a called 8.114-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20200000017598, all of a called 4.115-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 20250000009011, a portion of a called 6.027-acre tract of land, described in a deed to James Collier Properties, Inc, recorded in Instrument No. 202500000009012, and a portion of a called 6.149-acre tract of land, described in a deed to the City of Rockwall, Texas, recorded in Volume 5418, Page 54, all of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for the northeast corner of said Lot 1, Block A, same being on the current west right of way line of F. M. Highway 3549, a variable width right of way;

THENCE South 01°08'02" East, along the east line of said Lot 1, Block A and the west right of way line of said F. M. Highway 3549, a distance of 399.55 feet to a point for the easterly, southeast corner of said Lot 1, same being the intersection of the west right of way line of said Lot 1 with the northerly right of way line of Justin Road, a variable width right of way at this point;

THENCE in a westerly direction, departing the westerly right of way line of said F. M. Highway 3549, along the southerly line of said Lot 1, Block A and the northerly right of way line of said Justin Road, the following:

South 43°51'50" West, a distance of 42.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°52'34" West, a distance of 49.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 4,064.40 feet, a central angle of 18°16'32", and a chord bearing and distance of South 79°44'18" West, 1,290.93 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 1,296.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 1,507.50 feet, a central angle of 17°40'38", and a chord bearing and distance of South 79°26'21" West, 463.26 feet;

In a westerly direction, with said reverse curve to the right, an arc distance of 465.10 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" found for corner;

South 88°16'40" West, a distance of 916.91 feet to a point for the southwest corner of said Lot 1, Block A and the northwest corner of the westerly terminus of said Justin Road, same being on the east line of aforesaid 21.554-acre tract;

THENCE South 01°22'57" East, along the westerly terminus of said Justin Road and the east line of said 21.554-acre tract, passing at a distance of 42.5 feet, a found 1/2-inch iron rod, passing at a distance of 85.0 feet, the southwest corner of said westerly terminus, and the northerly, northwest corner of Lot 1R, Block C of aforesaid Rockwall Commercial, continuing along a westerly line of said Lot 1R, a total distance of 99.36 feet to a 1/2-inch iron rod found for the southeast corner of said 21.554-acre tract;

THENCE South 89°44'43" West, along the southerly line of said 21.554-acre tract, passing the westerly,

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northwest corner of said Lot 1R, and the northeast corner of a called 19.99-acre tract of land, described in a deed to Rafizadeh M & M Family Ltd., recorded in in Volume 5359, Page 179 of the Real Property Records of Rockwall County, Texas, continuing along the north line of said 19.99-acre tract, a total distance of 776.32 feet to the northwest corner of said 19.99-acre tract, and the northeast corner of Tract 2 (called 1.76-acres), described in a deed to Columbia North Texas Healthcare System, L.P., recorded in Instrument No. 20230000018917 of the Real Property Records of Rockwall County, Texas;

THENCE South 89°51'46" West, continuing along the southerly line of said 21.554-acre tract and the northerly line of said Tract 2 (called 1.76-acres), passing the southwest corner of said 21.554-acre tract, the southeast corner of aforesaid 0.165-acre tract, the southwest corner of said 0.165-acre tract and the southeast corner of aforesaid 8.114-acre tract, continuing along the southerly line of said 8.114-acre tract, a total distance of 564.90 feet to a point for the northwest corner of said Tract 2 (called 1.76-acres);

THENCE South 89°47'42" West, continuing along the southerly line of said 8.114-acre tract, a distance of 613.84 feet to the southwest corner of said 8.114-acre tract, and the southeast corner of aforesaid 6.027-acre tract;

THENCE South 89°54'17" West, along the southerly line of said 6.027-acre tract, a distance of 301.89 feet to a point for corner on the easterly right of way line of the John King Boulevard (S. H. 205 Bypass), a variable width right of way as described as Parcel 24 in a deed to the City of Rockwall, Texas, recorded in Volume 5659, Page 36 of the Real Property Records of Rockwall County, Texas;

THENCE North 30°30'49" West, departing the southerly line of said 6.027-acre tract and along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 54.36 feet to a point for the southwest corner of a called Parcel 6, described in a deed to the State of Texas, recorded in Instrument No. 20220000025271, of the Real Property Records of Rockwall County, Texas;

THENCE North 62°24'11" East, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.86 feet to a point for the southeast corner of said Parcel 6;

THENCE North 27°34'28" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 101.37 feet to a point for corner;

THENCE North 30°36'15" West, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), a distance of 35.13 feet to a point at the beginning of a non-tangent curve to the right with a radius of 1,638.00 feet, a central angle of 17°06'10", and a chord bearing and distance of North 21°53'07" West, 487.13 feet;

THENCE in a northerly direction, continuing along the easterly right of way line of said John King Boulevard (S. H. 205 Bypass), passing the north corner of said Parcel 6, the westerly line of said 6.027-acre tract and the easterly line of aforesaid 6.149-acre tract, continuing across said 6.149-acre tract, with said non-tangent curve to the right, an arc distance of 488.94 feet to a point for corner;

THENCE North 13°12'04" West, continuing across said 6.149-acre tract, a distance of 83.44 feet to a point for corner on the northerly line of said 6.149-acre tract, same being on the south line of the M. K. & T. Railroad Company right of way;

THENCE North 88°17'24" East, along the northerly line of said 6.149-acre tract, the northerly line of aforesaid 6.027-acre tract, the northerly line of aforesaid 4.115-acre tract and the northerly line of aforesaid 8.114-acre tract, and the southerly line of said M. K. & T. Railroad Company right of way, a distance of 1,293.06 feet to a point for the northeast corner of said 8.114-acre tract and the northwest corner of aforesaid 21.554-acre tract;

THENCE North 88°08'36" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said 21.554-acre tract, a distance of 1,206.75 feet to a point for the

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northeast corner of said 21.554-acre tract and the northwest corner of aforesaid Lot 1, Block A;

THENCE North 88°12'00" East, continuing along the southerly line of said M. K. & T. Railroad Company right of way and the northerly line of said Lot 1, Block A, a distance of 2,732.04 feet to the **POINT OF BEGINNING**, and containing 77.86 acres (3,391,721 square feet) of land, more or less.

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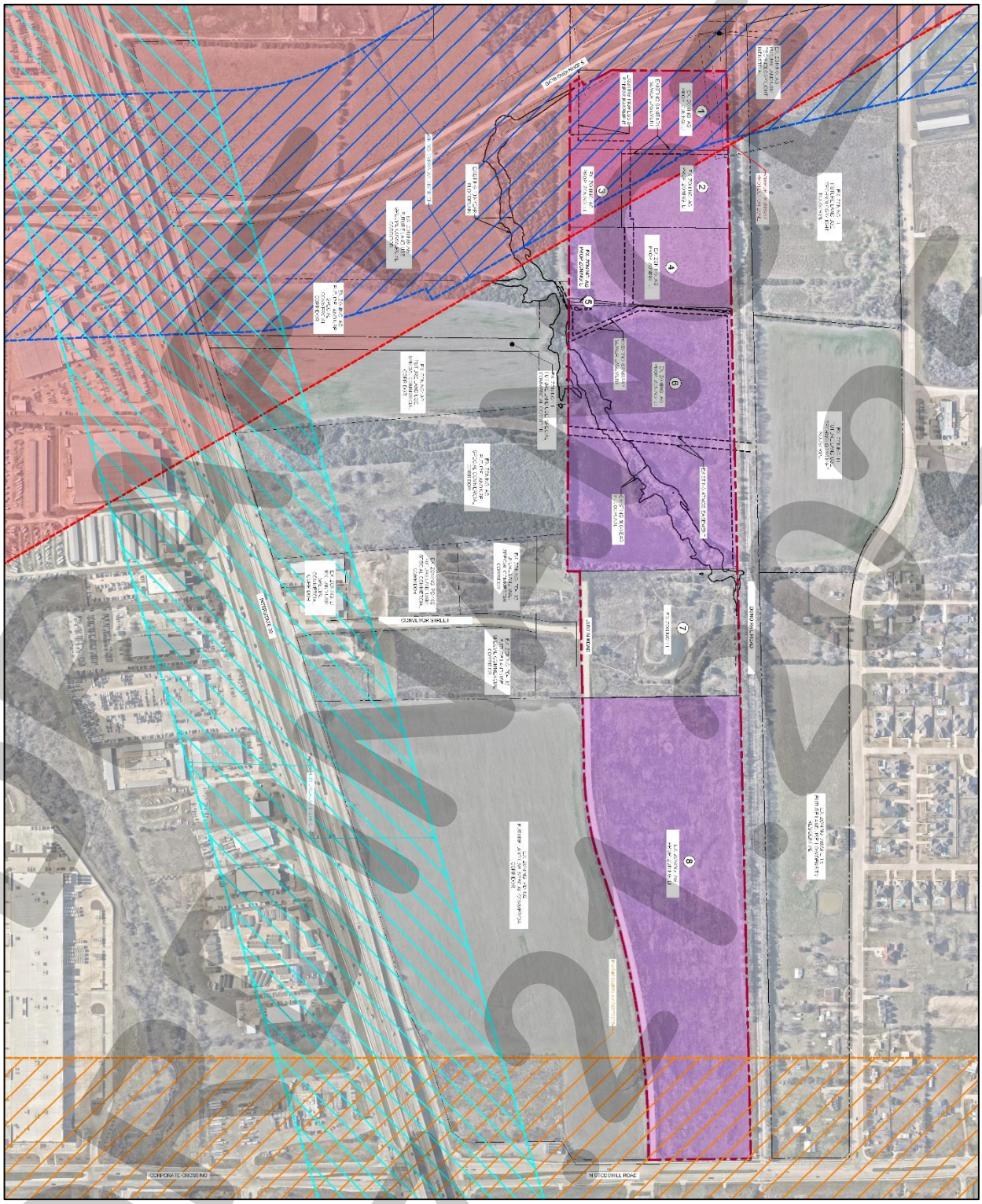
Exhibit 'B'
Zoning Exhibit



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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	Paul Arce
CASE NUMBER:	Z2025-041; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 340 Evans Road*

SUMMARY

Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and take any action necessary.

BACKGROUND

The subject property was originally platted as Lots 1180 & 1179 of the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made minor changes to the *Consideration of a Special Request* section of the ordinance. On May 16, 2024, the City Council approved *Ordinance No. 24-16*, *S-331* [*i.e. Case No. Z2024-013*] to allow the construction of a single-family home on the subject property. On October 7, 2024, the City Council approved a replat [*i.e. Case No. P2024-030*] establishing one (1) lot [*i.e. Lot 1, Block B, Rockwall Lake Estates East Addition*] for the development of a single-family home on the subject property.

PURPOSE

The applicant -- *Paul Arce* -- is requesting the approval of a *Specific Use Permit (SUP)* for the purpose of constructing a *Guest Quarters/Secondary Living Unit* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 340 Evans Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 90.50-acre vacant tract of land (*which is part of a larger 140.50-acre tract of land identified as Tract 3 of the G. Wells Survey, Abstract No. 219*), which is zoned Planned Development District 101 (PD-101) for Single-Family 10 (SF-10) District land uses. Beyond that is Mims Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 48-6670-acre parcel of land (*i.e. Lot 3 of the W.H. Barnes Survey, Abstract No. 26*), which is zoned Planned Development District 44 (PD-44) and belongs to the Rayburn Country Electric Cooperation.

South: Directly south of the subject property is Evans Road, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with modular homes, with some of the lots being developed with

single-family homes. Beyond this is County Line Road, which is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Renee Drive, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is a 0.66-acre parcel of land (*i.e. 557 Renee Drive*) developed with a modular home and zoned Planned Development District 75 (PD-75).

West: Directly west of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is a 66.083-acre tract of land (*i.e. Tract 2 of the G. Wells Survey, Abstract No. 219*), which consists of Rockwall Lake and is zoned Planned Development District 75 (PD-75).

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval for a *Guest Quarters/Secondary Living Unit* on the subject property. The proposed accessory structure will be a total of 685 SF in size. The structure will be situated on a concrete foundation approximately 12'-8" from the primary structure, 26'-5" from the front property line, six (6) feet from the side (*or eastern*) property line, and 57-feet from the rear (*or northern*) property line. Additionally, the *Guest Quarters/Secondary Living Unit* will have a total height of 14'-2" (*or 11'-1" at the midpoint of the pitched roof*) and will incorporate an 8:12 roof pitch. The floor plan provided by the applicant indicates that the *Guest Quarters/Secondary Living Unit* will include an office/game room, a storage area, and a full bathroom (*i.e. with sink, toilet, and shower*). The exterior of the building will be clad in brick and siding, which match or be complimentary to the materials utilized on the primary structure.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE 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* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) 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, and [*3*] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure 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 Units* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 991.65 SF *Guest Quarters/Secondary Living Unit* (*i.e. 3,305.5 SF x 30.00% = 991.65 SF*) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is only requesting a 685 SF *Guest Quarters/Secondary Living Unit*, which represents approximately 20.72% of the primary structure. This is approximately 9.28% less than what the Unified Development Code (UDC) allows. Based on this information and the plans submitted by the applicant, the proposed building appears to conform to all of the *Conditional Land Use Standards* for a *Guest Quarters/Secondary Living Unit* as stipulated by the Unified Development Code (UDC). If the applicant's request 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 *Guest Quarters/Secondary Living Unit*.

STAFF ANALYSIS

While the proposed structure complies with all applicable requirements for a *Guest Quarters or Secondary Living Units* within the designated zoning district, staff should note that the structure will remain visible from the public right-of-way due to its proposed location, which is generally located 6'-5" from the front façade of the adjacent single-family home. Furthermore, staff has determined that no comparable structures have been previously authorized within the Lake Rockwall Estates Subdivision. As such, approval of the proposed structure may establish a precedent for future requests in the area. 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 June 18, 2025, staff mailed 85 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* for *a Guest Quarters/Secondary Living Unit*, 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 *Guest Quarters/Secondary Living Unit* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the draft ordinance.

(b) The construction of a G*uest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.

(c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 685 SF.

(d) The *Guest Quarters/Secondary Living Unit* shall not incorporate kitchen facilities.

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

(f) No additional accessory buildings will be allowed on the subject property.

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

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-1, with Commissioner Conway dissenting.

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	340 Evans Rd. Rockwall TX 75032				
SUBDIVISION	Lake Rockwall States East Addition	LOT	1	BLOCK	1
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	Shirley Soto	☐ APPLICANT	PAUL ARCE
CONTACT PERSON		CONTACT PERSON	
ADDRESS	453 Lynne Dr	ADDRESS	5807 Ranger Dr
CITY, STATE & ZIP	Rockwall TX 75032	CITY, STATE & ZIP	Rockwall TX 75032
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shirley Soto H [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 $ 125 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June 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 June 2025.

OWNER'S SIGNATURE Shirley Soto H

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Cameron Fortune

CAMERON FORTUNE
Notary Public, State of Texas
Comm. Expires 04-17-2027
Notary ID 134309452

MY COMMISSION EXPIRES 04/17/2027

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

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

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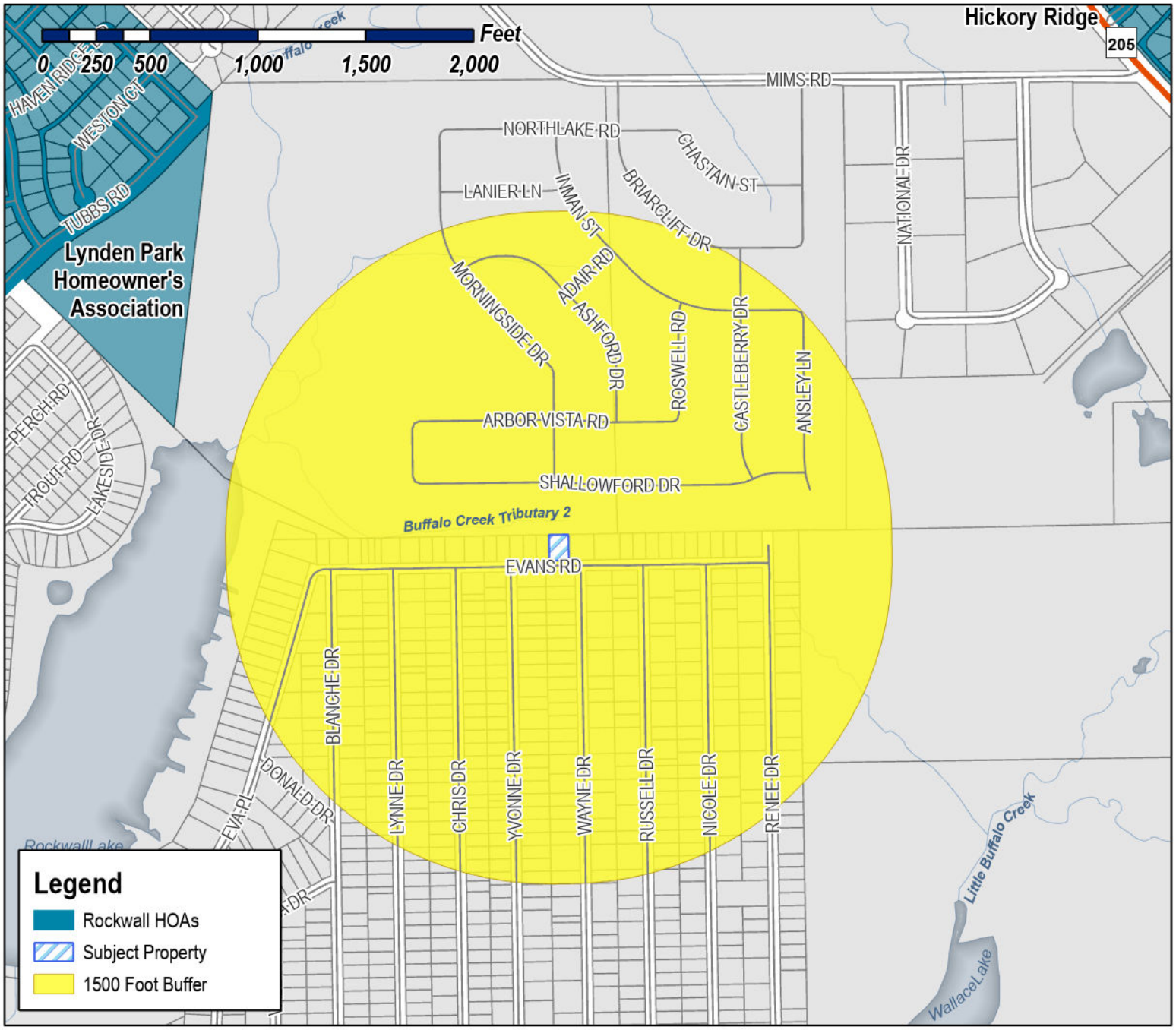
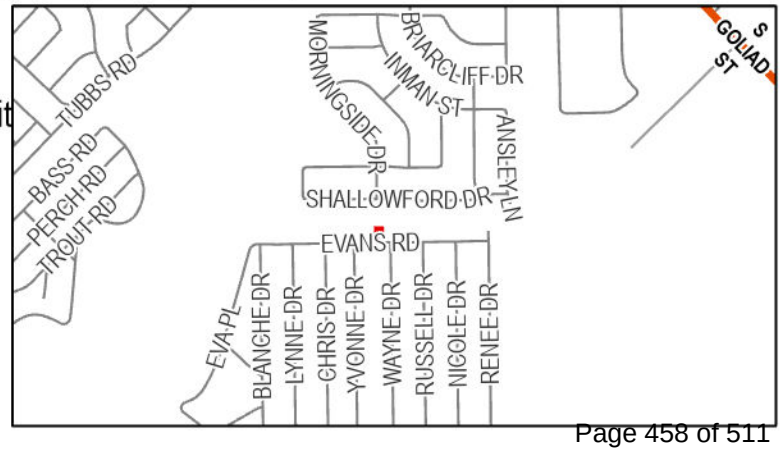


Case Number: Z2025-034
Case Name: Specific Use Permit (SUP) for a Guest Quarter/Secondary Living Unit
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 340 Evans Road

Date Saved: 6/12/2025
For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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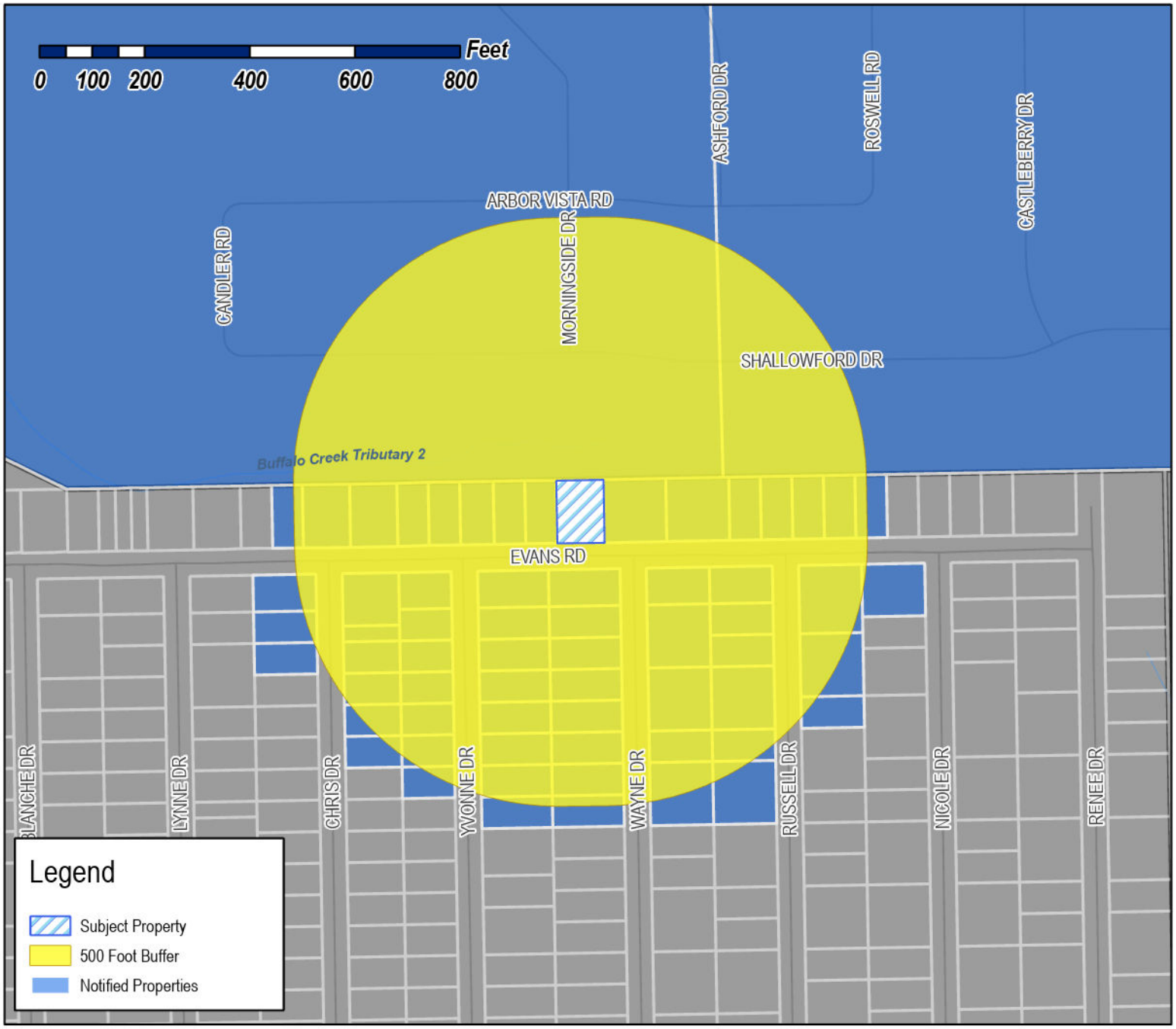

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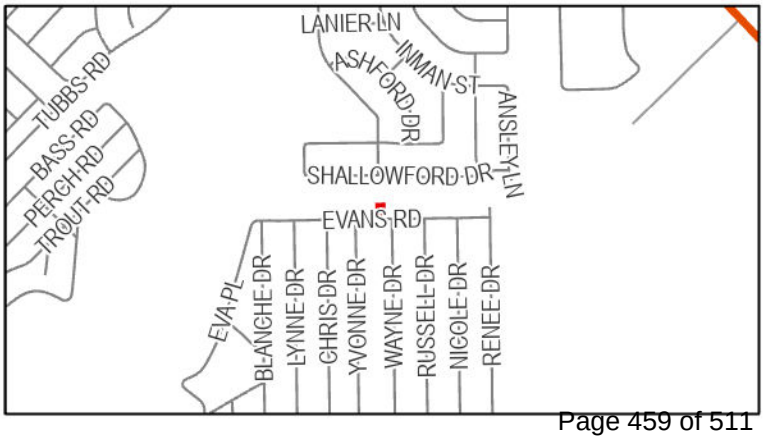


SILVA BERTHA
1041 E FM 552
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US), INC
14400 The Lakes Blvd Ste 200 Bldg C
Pflugerville, TX 78660

QUEST TRUST COMPANY FBO SUNITHA REPALA
IRA # 3577221
17171 PARK ROW STE 100
HOUSTON, TX 77084

UC LUIS JOSE &
GELLY DEL ROSARIO XOOL
186 NICOLE DR
ROCKWALL, TX 75032

RODRIGUEZ ROMAN
220 EVANS RD
ROCKWALL, TX 75032

LOS PINOS CUSTOM HOMES LLC
2313 LA COSTA DR
ROWLETT, TX 75088

RESIDENT
234 EVANS RD
ROCKWALL, TX 75087

MEJIA RAMIRO
244 EVANS RD
ROCKWALL, TX 75032

RESIDENT
266 EVANS RD
ROCKWALL, TX 75087

SAULS AND BROS COMPANY LLC
2716 GREENHILL DRIVE
MESQUITE, TX 75150

PEREZ MARCOS AND MARIA ELVA GACHUZO
VELAZQUEZ
290 EVANS
ROCKWALL, TX 75032

RESIDENT
302 EVANS RD
ROCKWALL, TX 75087

SILVA JORGE & ELIZABETH
3078 S FM 551
ROYSE CITY, TX 75189

BALDERAS GREGORY
310 EVANS RD
ROCKWALL, TX 75032

ACOSTA FABIAN AND GLADYS CELENE
QUINONEZ
322 EVANS RD
ROCKWALL, TX 75032

MAZARIEGOS EDGAR A AND SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

RESIDENT
340 EVANS RD
ROCKWALL, TX 75087

RESIDENT
358 EVANS RD
ROCKWALL, TX 75087

LUMPKINS JOHN E & STEPHANIE L
376 EVANS RD
ROCKWALL, TX 75032

GONZALEZ NORMA PATRICIA SOLIS
388 EVANS RD
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO
397 CHRIS DR
ROCKWALL, TX 75032

MENDOZA FIDEL & ALEJANDRINA
400 EVANS RD
ROCKWALL, TX 75032

LLANAS JOSUE MENDOZA
400 EVANS RD
ROCKWALL, TX 75032

GAMEZ PETRA K MARTINEZ
406 EVANS
ROCKWALL, TX 75032

RESIDENT
412 EVANS RD
ROCKWALL, TX 75087

RESIDENT
418 EVANS RD
ROCKWALL, TX 75087

GREENVILLE E-Z RENT LLC
430 Renee Dr
Rockwall, TX 75032

HERNANDEZ SHIRLEY SOTO
433 LYNNE DR
ROCKWALL, TX 75032

YANEZ SANDRA R TORRES
441 LYNNE DRIVE
ROCKWALL, TX 75032

RANGEL JUAN
4427 FM 550
ROYSE CITY, TX 75187

MARTINEZ MARIO CRUZ
461 YVONNE DR
ROCKWALL, TX 75032

CRUZ MARIO
461 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
466 WAYNE DR
ROCKWALL, TX 75087

RESIDENT
470 RUSSELL DR
ROCKWALL, TX 75087

RESIDENT
470 YVONNE DR
ROCKWALL, TX 75087

RESIDENT
471 YVONNE DR
ROCKWALL, TX 75087

POWERS JOHNNY M AND
STACEY T POWERS
471 WAYNE DR
ROCKWALL, TX 75032

MORENO LUIS NOE
474 BASS ROAD
ROCKWALL, TX 75032

MORENO KEVIN ALEGANDRO & HEATHER
ALYSSA MICHELLE
474 WAYNE DR
ROCKWALL, TX 75032

NEVAREZ LUIS E & ALMA
479 CHRIS DR
ROCKWALL, TX 75032

ALONSO ELEASAR &
BENITO GAMEZ
482 WAYNE DR
ROCKWALL, TX 75032

GUEVARA MARIA
482 YVONNE DRIVE
ROCKWALL, TX 75032

VIERA EUSEVIO ZAPATA AND FELICITAS
MARTINEZ-AGUILAR
485 YVONNE DR
ROCKWALL, TX 75032

PAYNE MILDRED IRENE
487 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
488 WAYNE DR
ROCKWALL, TX 75087

RESIDENT
491 YVONNE DR
ROCKWALL, TX 75087

CASTILLO SIXTO & MARIA
491 CHRIS DR
ROCKWALL, TX 75032

GONZALEZ HIPOLITO CANTU AND
FANIA GARCIA
494 RUSELL LOT 1252
ROCKWALL, TX 75032

ARROYO REYES
499 RUSSELL DR
ROCKWALL, TX 75032

PARRISH KENNETH LEE JR AND
JUDITH GAIL WOOD
499 WAYNE DR
ROCKWALL, TX 75032

HERNANDEZ CARMELITA NOEMI
500 YVONNE DR
ROCKWALL, TX 75032

VELASQUEZ LORENA
501 CHRIS DRIVE
ROCKWALL, TX 75033

MARTINEZ PEDRO & MARIA CELIA
506 RUSSELL DR
ROCKWALL, TX 75032

HERNANDEZ BENJAMIN
509 YVONNE DR
ROCKWALL, TX 75032

ALVARADO HERALD DAVID CORDOVA
5112 WOLVERTON CT
GARLAND, TX 75043

RESIDENT
513 CHRIS DR
ROCKWALL, TX 75087

RESIDENT
513 CHRIS DR
ROCKWALL, TX 75087

AYALA FRANCISCO & MARIA
513 RUSSELL DR
ROCKWALL, TX 75032

LEON VANESSA RANGEL
514 YVONNE DR
ROCKWALL, TX 75032

SANCHEZ GERARDO RAFAEL AND LILIA
GALLEGOS
516 CHRIS DR
ROCKWALL, TX 75032

MARTINEZ DAVID
516 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
518 RUSSELL DR
ROCKWALL, TX 75087

JIMENEZ LEONARDO
5201 KELSO LN
GARLAND, TX 75043

RESIDENT
521 YVONNE DR
ROCKWALL, TX 75087

VASQUEZ JAVIER AND LILIANA
524 YVONNE DR
ROCKWALL, TX 75032

RAMIREZ MARGARITO VALDEZ
525 WAYNE DR
ROCKWALL, TX 75032

RESIDENT
528 CHRIS DR
ROCKWALL, TX 75087

DIAZ MANUEL & ROSARIO
528 WAYNE DR
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY
530 RUSSELL DR
ROCKWALL, TX 75032

GRANADOS CASTULO & NANCY
530 RUSSELL DR
ROCKWALL, TX 75032

RESIDENT
531 YVONNE DR
ROCKWALL, TX 75087

RESIDENT
534 YVONNE DR
ROCKWALL, TX 75087

RETANA JUAN &
YENY RUBIO
535 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
536 WAYNE DR
ROCKWALL, TX 75087

RESIDENT
537 RUSSELL DR
ROCKWALL, TX 75087

RODRIGUEZ ROMAN
540 CHRIS DR
ROCKWALL, TX 75032

DELGADO JUAN E & MARIA L
541 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
544 YVONNE DR
ROCKWALL, TX 75087

ANDREWS TRESIA AND KENNETH
547 WAYNE DR
ROCKWALL, TX 75032

CERVANTES HECTOR AND
ERIKA MOLINA
548 NICOLE DRIVE
ROCKWALL, TX 75032

ARRIAGA GREGORIA
548 WAYNE ST
ROCKWALL, TX 75032

ALVAREZ MARIA G GALLEGOS
552 RUSSELL DR
ROCKWALL, TX 75032

ROJAS MARCOS & ROSALINDA
600 POETRY RD
ROYSE CTY, TX 75189

HUERTA JOSE AND MARIA
848 SMITH ACRES DR
ROYSE CITY, TX 75189

SAFRA PROPERTIES INC
PO BOX 69
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:

Z2025-041: Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit

Hold a public hearing to discuss and consider a request by Paul Arce on behalf of Shirley Soto for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-041: Specific Use Permit (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.

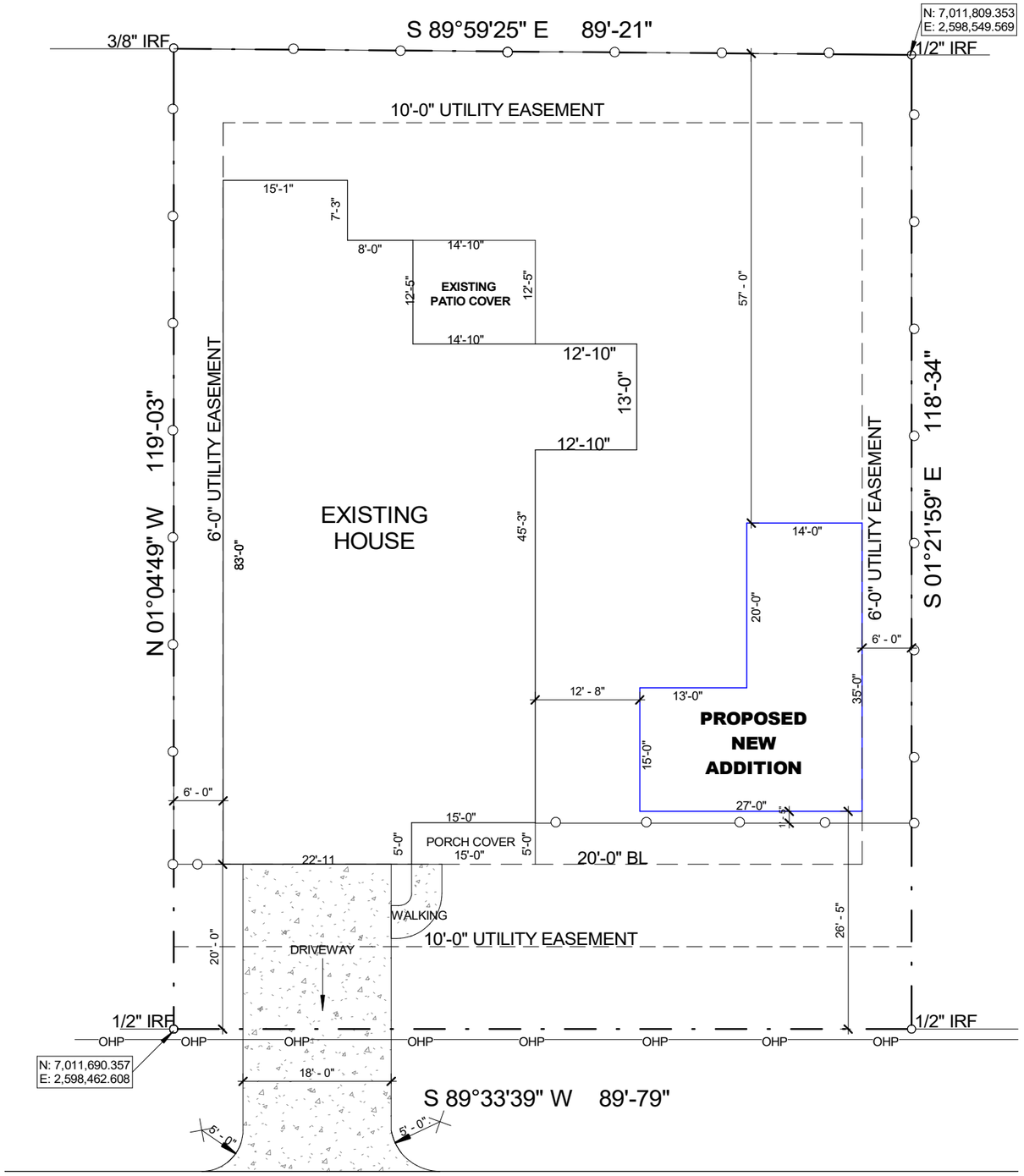
☐ I am opposed to the request for the reasons listed below.

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



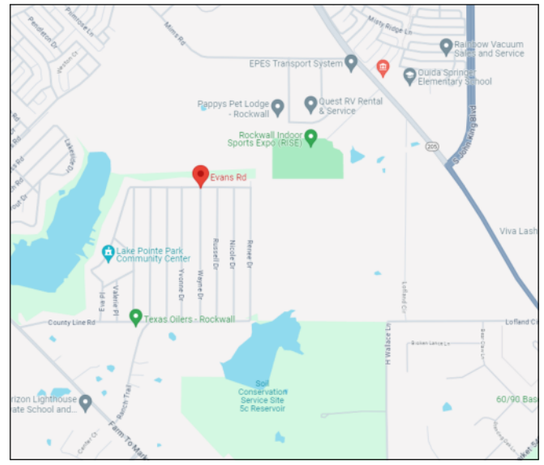
EVANS ROAD

50' R.O.W.

1 Site Plan

1/16" = 1'-0"

N



VICINITY MAP

340 EVANS RD
ROCKWALL, TX 75032

Existing Floor Plan	2,417.5 SG/FT
Existing Garage	469.4 SG/FT
Existing Porch Cover	75 SG/FT
Existing Patio Cover	344.1 SG/FT
Proposed New Addition	685 SG/FT
Total New Construction	**685 SG/FT**
Country	Rockwall
City	Rockwall
Lot Area	0.24 ACRES
Max Lot Coverage	45%
Lot Coverage	36.8%

ARAQUE
PROJECTS & CONSTRUCTION

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENC OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1,BLOCK 1

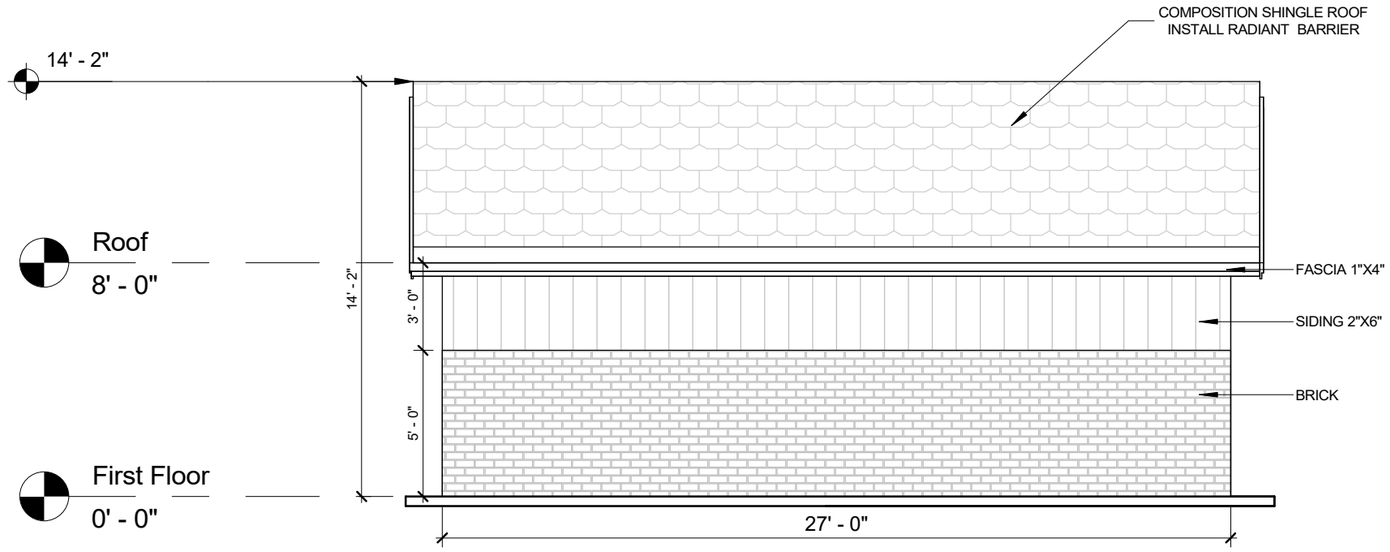
SITE PLAN

Project number:

Date: 06/10/2025 Scale 1/16" = 1'-0"

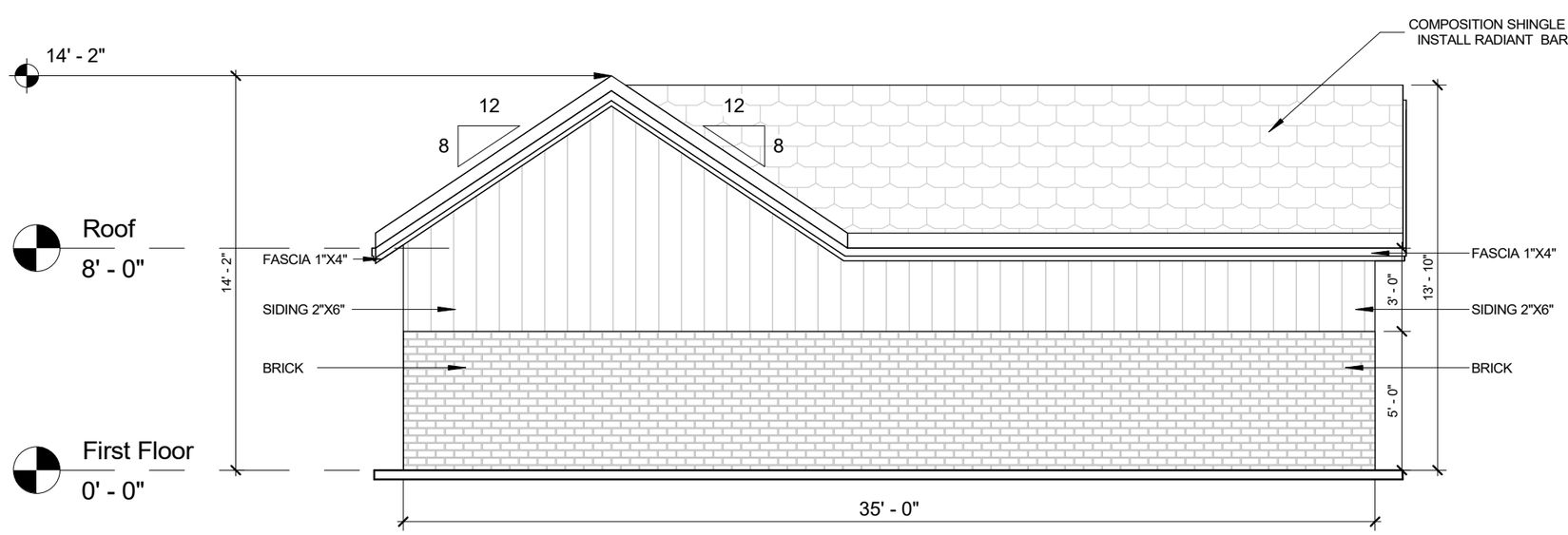
Drawn by: Projects & Construction Araque

1



1 Front Elevation

3/16" = 1'-0"



2 Right Elevation

3/16" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENC OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

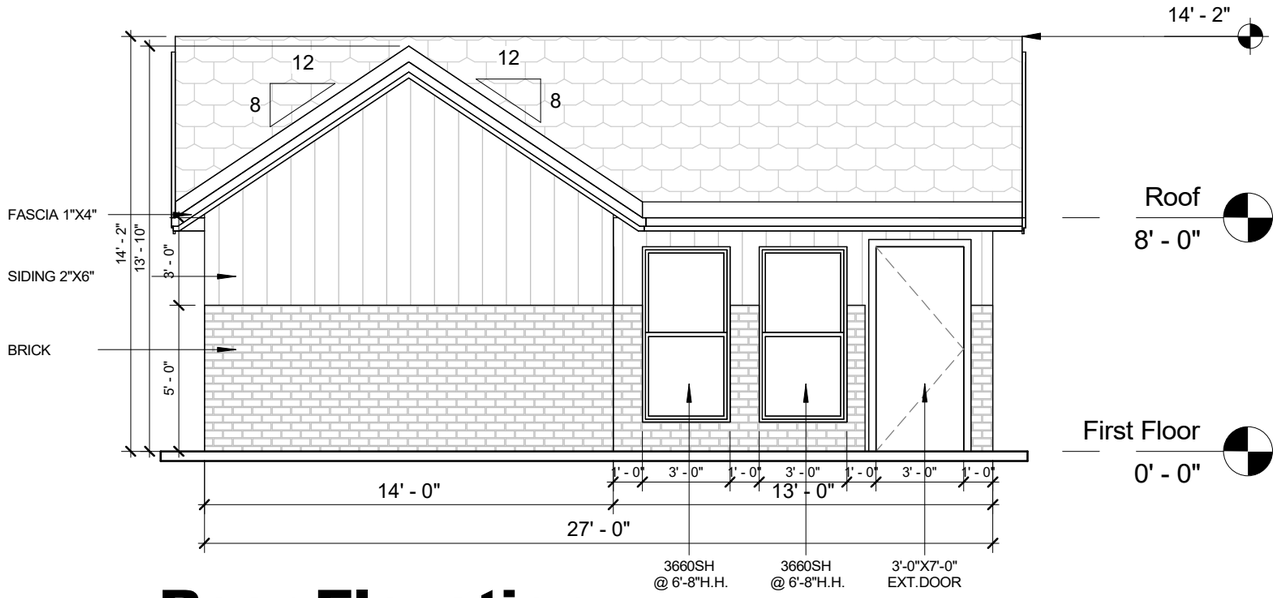
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1,BLOCK 1

ELEVATIONS

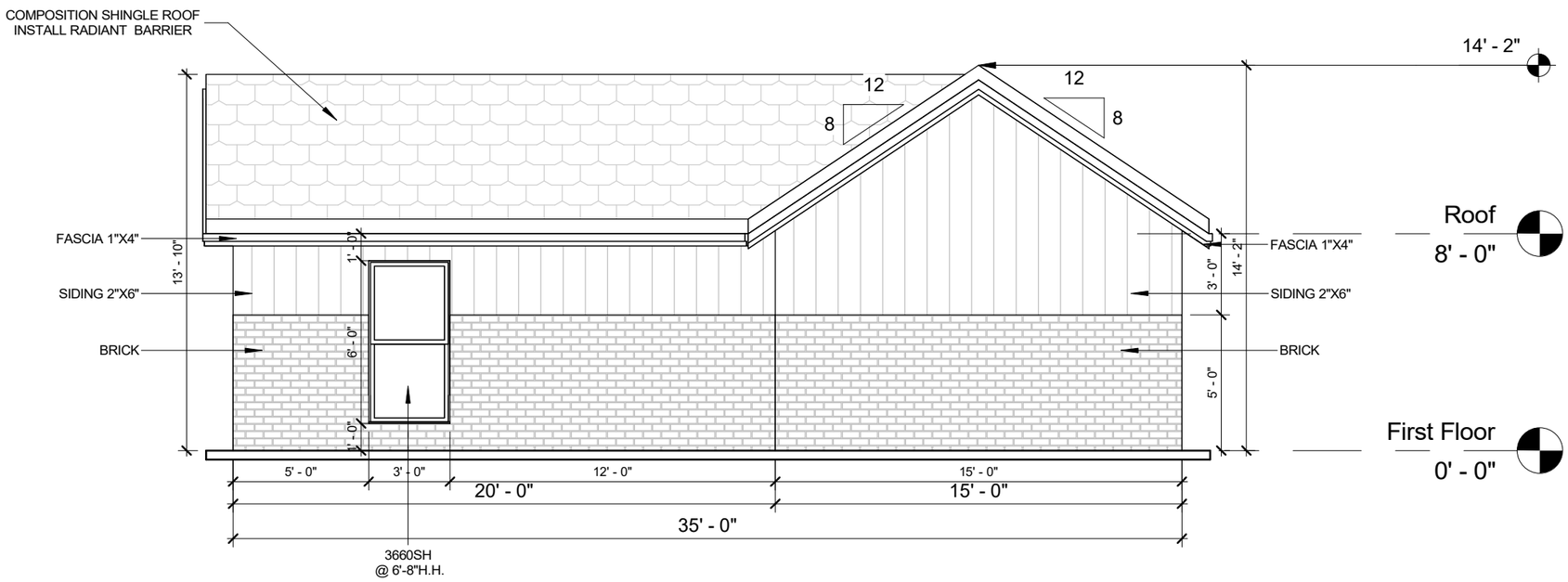
Project number:			
Date:	06/10/2025	Scale	3/16" = 1'-0"
Drawn by: Projects & Construction Araque			

9



1 Rear Elevation

3/16" = 1'-0"



2 Left Elevation

3/16" = 1'-0"

ARAQUE
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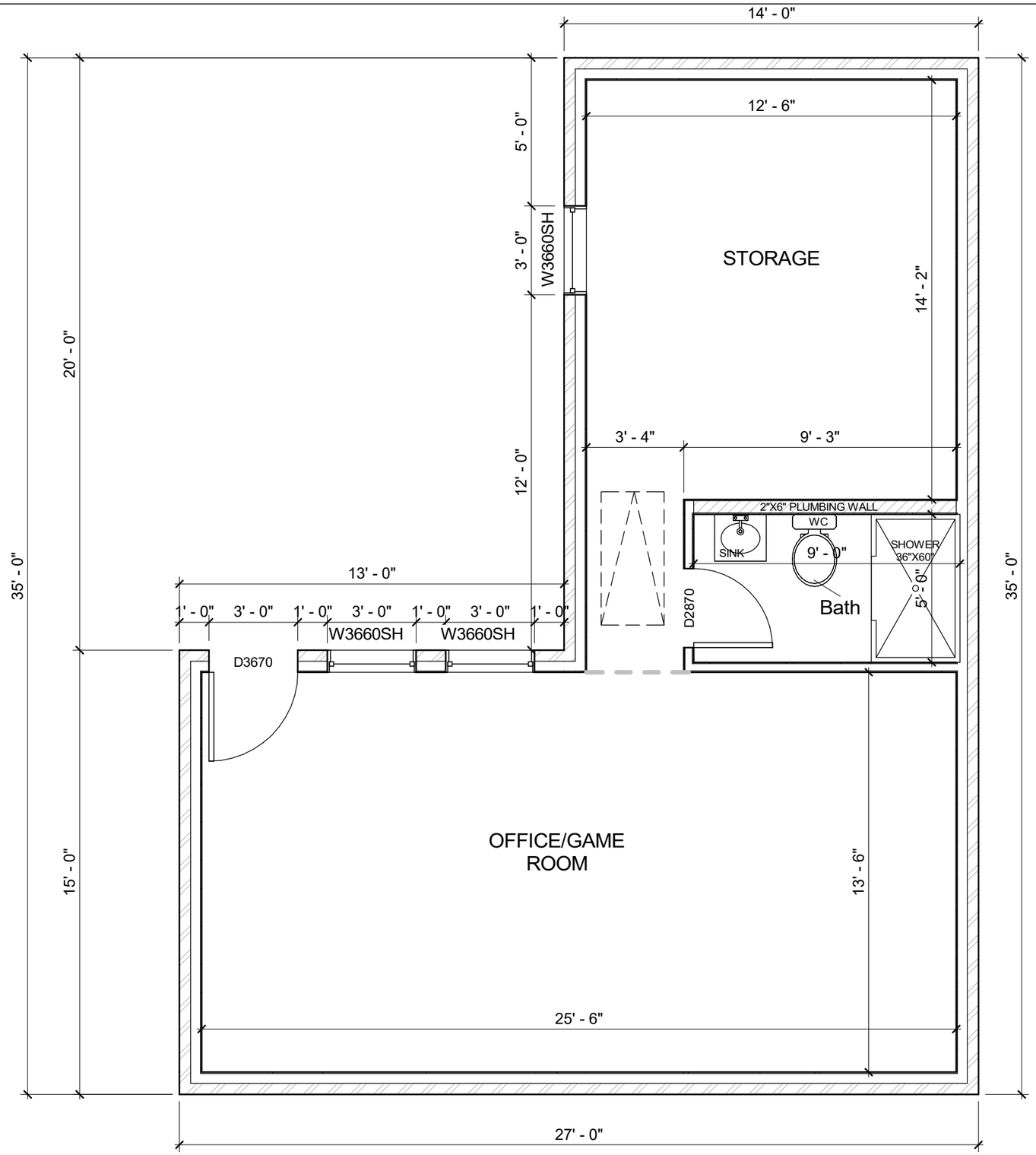
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1,BLOCK 1

ELEVATIONS

Project number:			9.1
Date:	06/10/2025	Scale	3/16" = 1'-0"
Drawn by: Projects & Construction Araque			



Door Schedule First Floor

Level	Mark	Width	Height
First Floor	D2870	2' - 8"	7' - 0"
First Floor	D3670	3' - 0"	7' - 0"
Grand total: 2			

Window Schedule Fisrt Floor

Level	Mark	Height	Width
First Floor	W3660SH	6' - 0"	3' - 0"
Grand total: 3			

1 Proposed Floor Plan

1/4" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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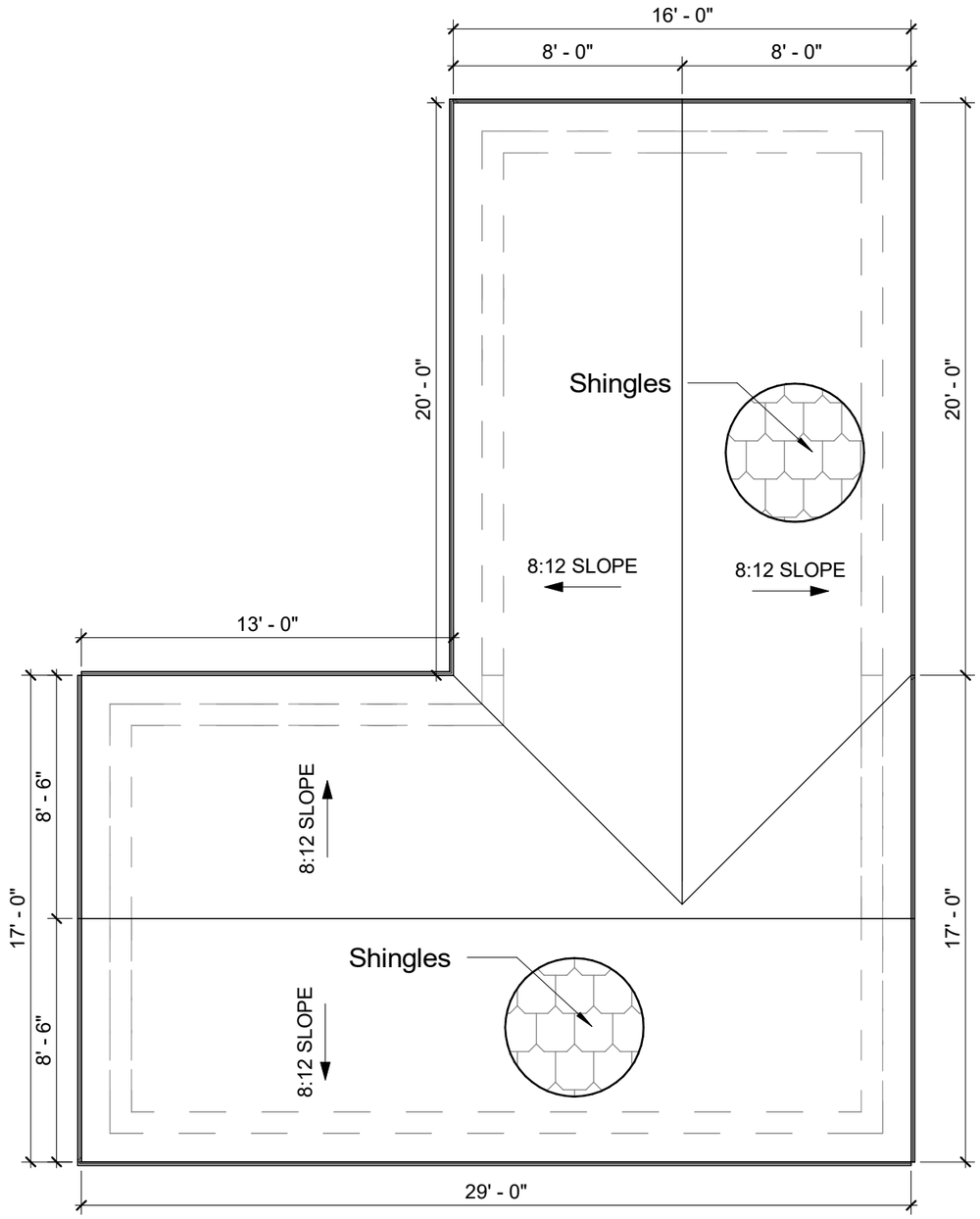
Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1,BLOCK 1

FLOOR PLAN

Project number:			
Date:	06/10/2025	Scale	1/4" = 1'-0"
Drawn by: Projects & Construction Araque			

3



1 Roof Plan

3/16" = 1'-0"

ARAQUE
PROJECTS & CONSTRUCTION

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Project Name & Address
340 EVANS RD
ROCKWALL, TX 75032

Legal Description
LOT 1,BLOCK 1

ROOF

Project number:			
Date:	06/10/2025	Scale	3/16" = 1'-0"
Drawn by: Projects & Construction Araque			

4

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 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.2480-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK B, ROCKWALL LAKE ESTATES EAST ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Paul Arce on behalf of Shirley Soto for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.2480-acre parcel of land identified as Lot 1, Block B, Rockwall Lake Estates East Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 340 Evans Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] 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 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential Standards*, and Subsection 07.04, A*ccessory Structure Development Standards*, of

DRAFT 01.21.2025

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

2.1 OPERATIONAL CONDITIONS

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

1) The development of the *Guest Quarters/Secondary Living Unit* shall generally conform to the *Site Plan* as depicted in Exhibit 'B' of this ordinance.

2) The construction of a *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 685 SF.

4) The *Guest Quarters/Secondary Living Unit* shall not incorporate kitchen facilities.

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

6) No additional accessory buildings will be allowed on the subject property.

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,

DRAFT ORDINANCE 01.2025

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

2nd Reading: *August 4, 2025*

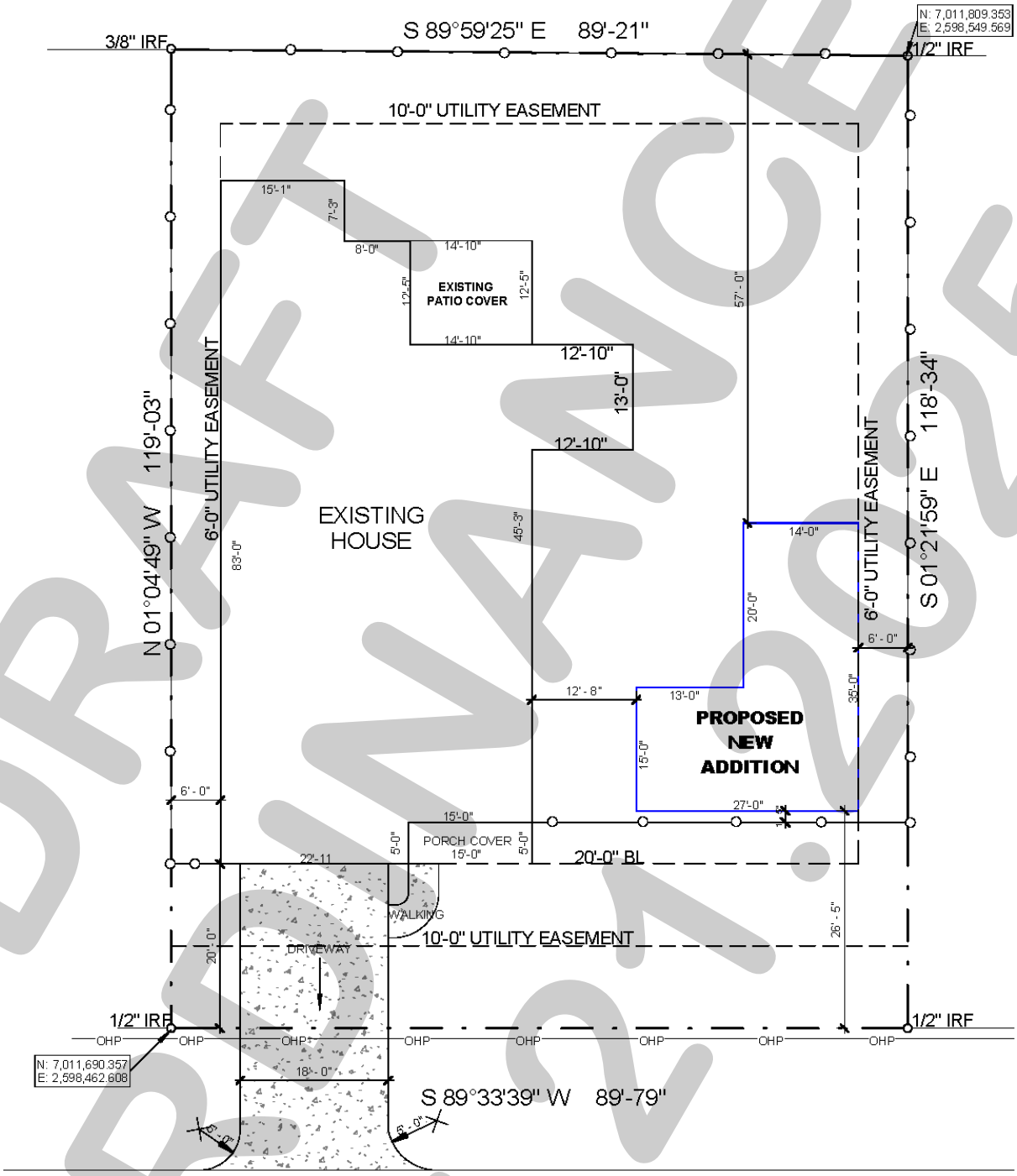
DRAFT ORDINANCE 07.21.2025

Exhibit 'A':
Location Map

Address: *340 Evans Road*

Legal Description: *Lot 1, Block B, Rockwall Lake Estates East Addition*

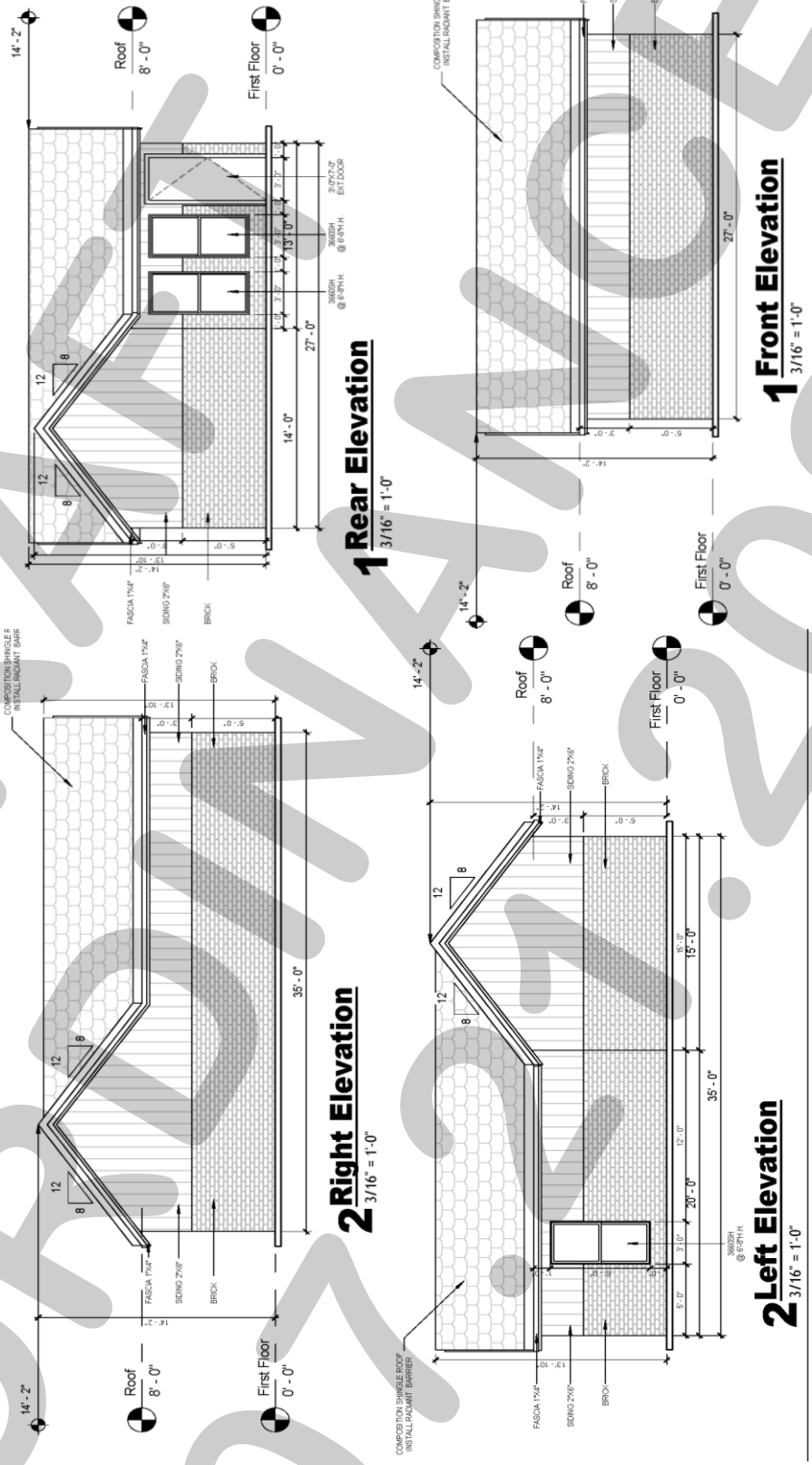
Exhibit 'B':
Site Plan



1 Site Plan
1/16" = 1'-0"

DRAFT ORDINANCE 01.21.2025

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 07.21.2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	July 21, 2025
APPLICANT:	Tyler Adams
CASE NUMBER:	Z2025-042; *Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation*

SUMMARY

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council 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 June 18, 2007, the City Council approved a zoning change [*Case No. Z2007-011; Ordinance No. 07-19*] that rezoned the property from Agricultural (AG) District to Planned Development District 71 (PD-71) for limited Commercial (C) District land uses. On September 2, 2008, the City Council approved a zoning case [*Case No. Z2008-017; Ordinance No. 08-45*] to expand Planned Development District 71 (PD-71); however, this had no effect on the subject property. The subject property has remained vacant since the time of annexation.

PURPOSE

The applicant -- *Tyler Adams* -- is requesting the approval of a Specific Use Permit (SUP) to allow *Outdoor Commercial Amusement/Recreation,* specifically pickleball courts, on the west side of the subject property. This is being proposed in conjunction with a future restaurant/office development, which are both permitted *by-right* land uses within Planned Development District 71 (PD-71). The applicant has indicated that a site plan for this development will be submitted pending the approval of this Specific Use Permit (SUP).

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of the 4.50-acre tract of land (*i.e. Lot 1, Block A, Boardwalk Development Addition*) which the subject property is a part of. North of this is a 24.9036-acre vacant tract of land (*i.e. Lot 1, Abstract No. 183, of the G.W. Redlin Survey*). Both of these properties are zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Beyond that is SH-66, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

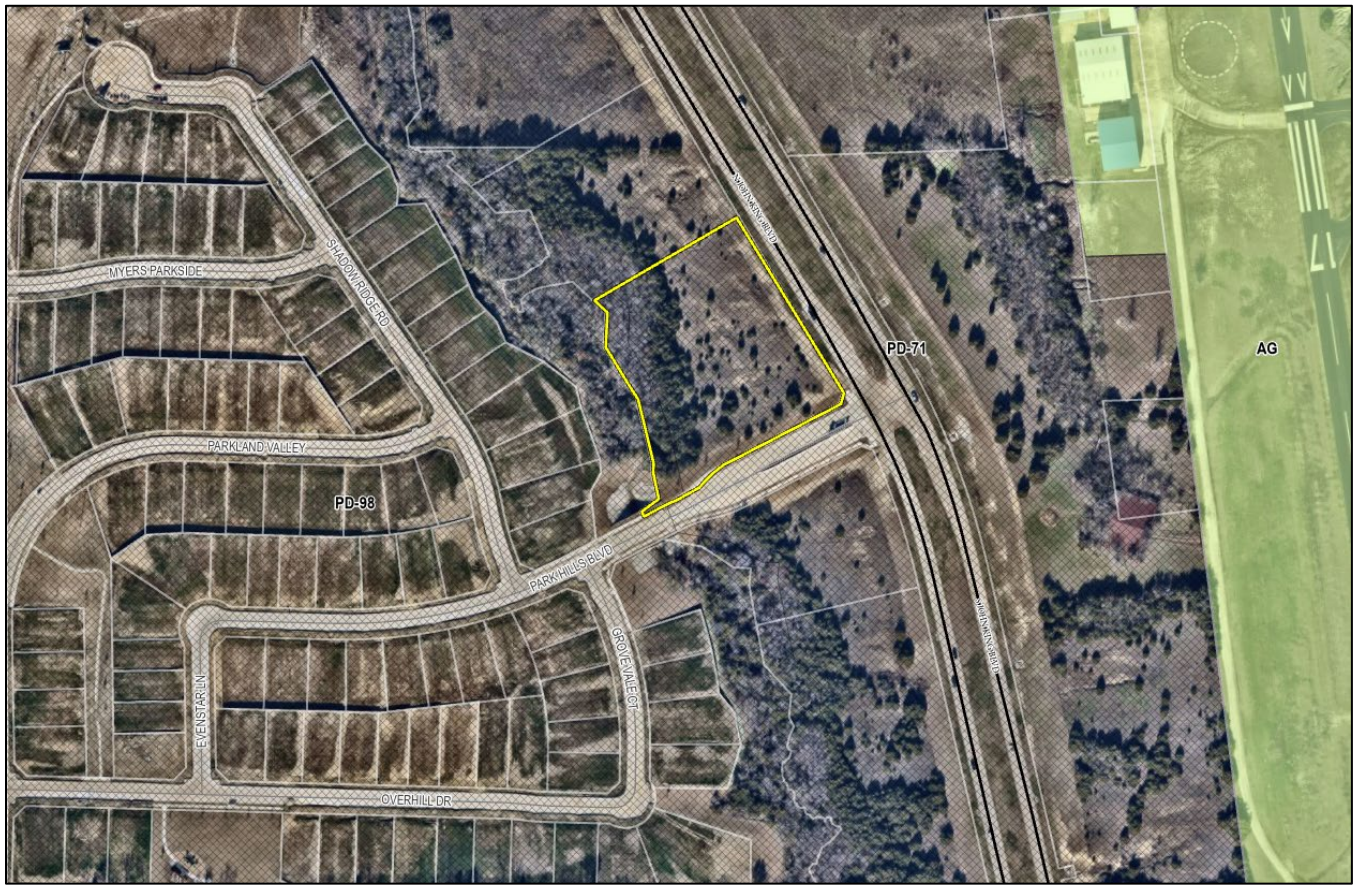
South: Directly south of the subject property is Park Hills Boulevard, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040

Comprehensive Plan. Beyond this is a 3.14-acre vacant parcel of land (*i.e. Lot 3, Boardwalk Development Addition*), which is zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Beyond that is a 1.607-acre vacant tract of land (*i.e. Tract 1-4, Abstract No. 20, of the N. Butler Survey*) and a 31.393-acre tract of land (*Tract 3, Abstract No. 20, of the N. Butler Survey*). Both of these properties are zoned Agricultural (AG) District.

East: Directly east of the subject property is N. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 96.635-acre tract of land (*i.e. Lot 6-1, abstract No. 183, of the G. W. Redlin Survey*) that is zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Beyond that is a 47.89-acre parcel of land (*i.e. Lot 1, Rockwall Municipal Airport*), zoned Agricultural (AG) District, and developed with a municipal airport.

West: Directly west of the subject property is a 7.0938-acre parcel of land (*i.e. Lot 12, Block C, Park Hills Subdivision*), which is zoned Planned Development District 98 (PD-98) and used as open space. Beyond this is the remainder of Park Hills Subdivision which is a 65.60-acre subdivision established in November of 2024 that consists of 158 residential lots. This subdivision is currently under development and is zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The proposed outdoor recreation facilities (*i.e. pickleball courts*) are to be situated behind a future *Restaurant with Drive-Through or Drive In* on the west side of the subject property. Currently, a floodplain area -- *that serves as open space for the adjacent residential subdivision* -- separates the courts from adjacent residential properties that are currently under development west of the subject property. The applicant has provided a concept plan for the recreational amenity that includes the proposed court materials. These have been provided in the attached packet.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(E), *Recreation, Entertainment and Amusement Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the proposed land use falls under the definition for *Outdoor Commercial Amusement/Recreation*. In addition, according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the *Outdoor Commercial Amusement/Recreation* land use requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that the *Outdoor Commercial Amusement/Recreation* land use is *not* appropriate within all of the City's commercial areas, and that the City Council should have discretionary oversight with regard to the establishment of this land use and its potential impacts within the Commercial (C) District.

STAFF ANALYSIS

According to Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district." In this case, the applicant is requesting to add pickleball courts in conjunction with a proposed *Restaurant with Drive-Through or Drive-In*. Staff should point out that a *Restaurant with Drive-Through or Drive-In* is a permitted *by-right* land use in the Commercial (C) District; however, the pickleball courts or the *Outdoor Commercial Amusement/Recreation* land use requires a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation*. As mentioned earlier this use requires discretionary consideration as it may not be compatible with certain locations within the Commercial (C) District throughout the City. According to Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, the Outdoor Commercial Amusement/Recreation land use has the following conditional land use standards: [*1*] *Outdoor Commercial Amusement/Recreation* includes uses that provide outdoor entertainment (*e.g. amusement parks, golf courses, outdoor music venues, batting cages, miniature golf etc.*), but excludes drive-in movie theaters, [*2*] *Outdoor Commercial Amusement/Recreation* includes temporary structures (*e.g. tents, canopies, etc.*) for events; however, temporary in this case does not include structures intended to serve uses for longer than 14-days, and [*3*] *Outdoor Commercial Amusement/Recreation* shall be a minimum of 300-feet from all residentially zoned or used property unless otherwise approved by the Planning and Zoning Commission and City Council. In this case, the pickleball courts do *not* meet the 300-foot setback requirement from the Parkhills Subdivision which is west of the subject property; however, staff should point out that the floodplain area in between the future residential properties and the subject property has a thick tree line that provides a natural buffer between the two (2) land uses. This should mitigate any negative externalities (*e.g. visibility, sound, etc.*) from the proposed land use. All that being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *Central District*. This district is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (*e.g. Park Place*), estate and rural residential (*e.g. Rolling Meadows Subdivision*), and higher density residential developments (*e.g. Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district. The subject property is located within the *Commercial/Retail* land use designation, which is intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses. In this case, the proposed use will support the existing and proposed residential developments in this area and the floodplain area between the residential and commercial land uses will provide appropriate screening between the two (2) developments. With that being said, since this use is permitted only by Specific Use Permit (SUP), it is at the discretion of the Planning and Zoning Commission and City Council if the proposed *Outdoor Commercial Amusement/Recreation* meets the *District Strategies* outlined within the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On June 18, 2025, staff mailed 50 notices to property owners and occupants within 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). Staff has received one (1) notice from the property owner in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* within a Commercial (C) District, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Speciffic 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) Screening and buffering shall be provided between the pickleball courts and adjacent residential areas, as depicted in *Exhibit 'B'* of the SUP 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.

PLANNING AND ZONING COMMISSION

On July 15, 2025, the Planning and Zoning Commission approved a motion to approve the *Specific Use Permit* by a vote of 7-0.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Northwest Corner of Park Hills Blvd and John King Blvd		
SUBDIVISION	Boardwalk Develment Addition	LOT 1	BLOCK A
GENERAL LOCATION	Park Hills and John King Blvd		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-71	CURRENT USE	Vacant
PROPOSED ZONING	No Change	PROPOSED USE	Pickleball as acessory
ACREAGE	2.5 Acres	LOTS [CURRENT] 1	LOTS [PROPOSED] 3

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

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

☐ OWNER	Rockwall Property Corp	☑ APPLICANT	Greenlight Studio
CONTACT PERSON	Bill Bricker	CONTACT PERSON	Tyler Adams
ADDRESS	2235 Ridge Road Suite 201	ADDRESS	100 N. Cottonwood Drive Suite 104
CITY, STATE & ZIP	Rockwall, Texas 75087	CITY, STATE & ZIP	Richardson, Texas 75080
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED C.W. Bricker [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 $ [illegible] TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF June 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 12 DAY OF June 2025

OWNER'S SIGNATURE C.W. Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Mary Nicolette Abbe

MARY NICOLETTE ABBE
Notary ID #128295913
My Commission Expires
November 14, 2026

MY COMMISSION EXPIRES 11/14/2026

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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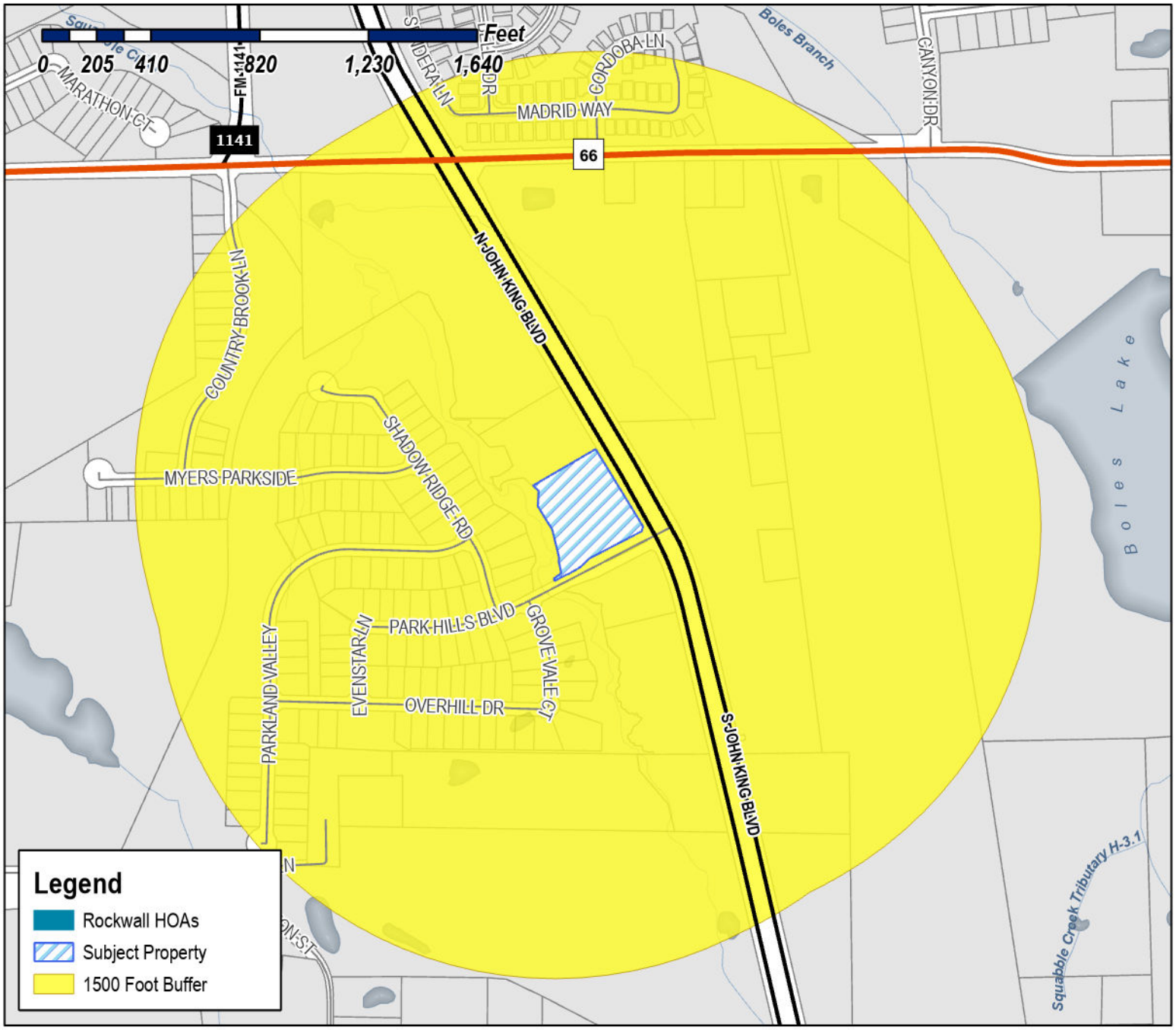

Case Number: Z2025-042
Case Name: SUP for Outdoor Commercial Amusement/ Recreation
Case Type: Zoning
Zoning: Planned Development District 98 (PD-98)
Case Address: NW Corner of Park Hills and John King
Date Saved: 6/13/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

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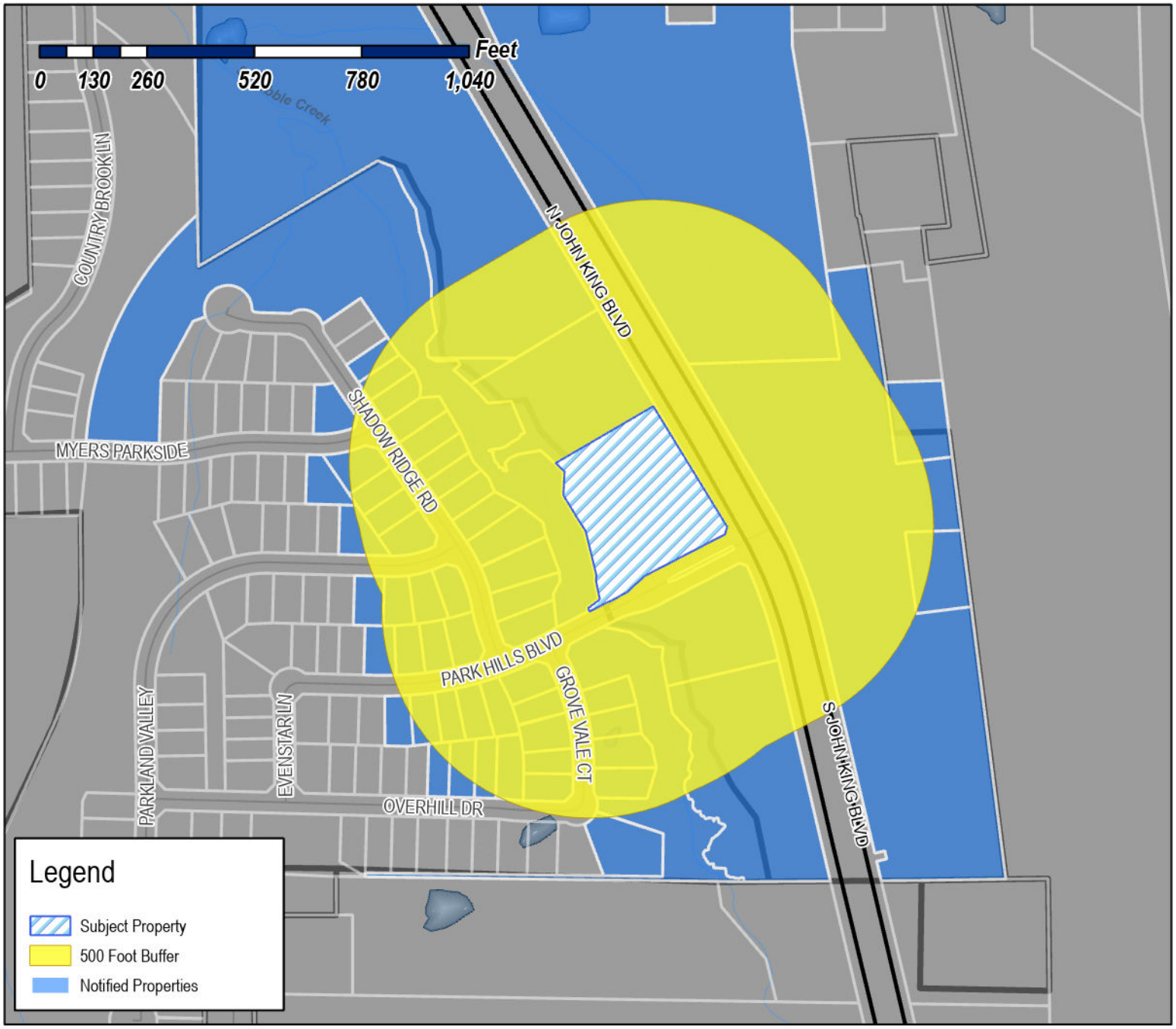

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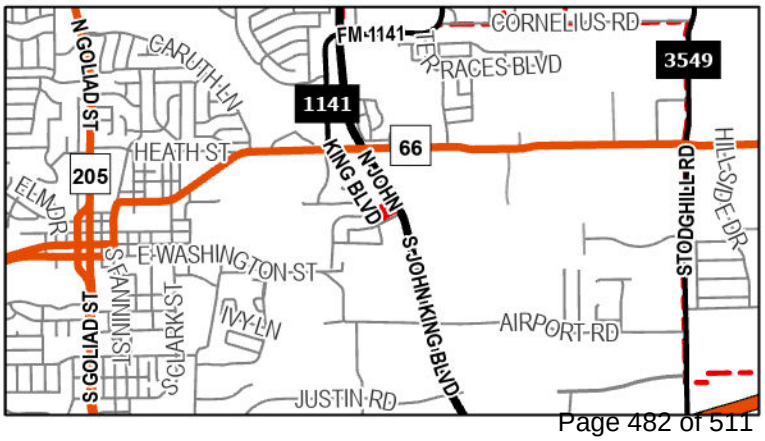

RESIDENT
1427 MYERS PARKSIDE
ROCKWALL, TX 75087

RESIDENT
1428 MYERS PARKSIDE
ROCKWALL, TX 75087

QUALICO DEVELOPMENTS (US)
14400 THE LAKES BLVD STE 200 BLDG C
PFLUGERVILLE, TX 78660

PACESETTER HOMES, LLC
14400 THE LAKES BLVD BLDG C STE 200
AUSTIN, TX 78660

RESIDENT
1519 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1523 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1524 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1527 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1528 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1531 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1532 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1535 PARK HILLS BLVD
ROCKWALL, TX 75087

RESIDENT
1536 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
1545 OVERHILL DR
ROCKWALL, TX 75087

RESIDENT
203 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
204 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
207 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
208 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
210 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
211 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
214 GROVE VALE CT
ROCKWALL, TX 75087

RESIDENT
215 GROVE VALLEY CT
ROCKWALL, TX 75087

RESIDENT
219 GROVE VALLEY CT
ROCKWALL, TX 75087

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

RESIDENT
239 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
240 PARKLAND VALLEY
ROCKWALL, TX 75087

DVB AIRPORT LLC
2421 KATHRYN DR
HEATH, TX 75032

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

RESIDENT
244 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
248 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
252 PARKLAND VALLEY
ROCKWALL, TX 75087

RESIDENT
302 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
306 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
310 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
314 SHADOW RIDGE RD
ROCKWALL, TX 75087

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

RESIDENT
400 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
404 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
405 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
408 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
409 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
412 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
413 SHADOW RIDGE RD
ROCKWALL, TX 75087

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416 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
417 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
420 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
502 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
506 SHADOW RIDGE RD
ROCKWALL, TX 75087

RESIDENT
510 SHADOW RIDGE RD
ROCKWALL, TX 75087

WAS HOLDINGS LLC
7091 ELM ST
FRISCO, TX 75034

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:

Z2025-042: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation the approval of a Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation in conjunction with a proposed Restaurant with Drive-Through or Drive-In on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, 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, July 15, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, July 21, 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, July 21, 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. Z2025-042: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PUBLIC NOTICE

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

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Case No. Z2025-042: Specific Use Permit (SUP) for Outdoor Commercial Amusement/Recreation

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.

Use is properly zoned, pickleball court will serve local residents and enhance business for success. This is the quality development planned and desired.

Name: CW Bricker

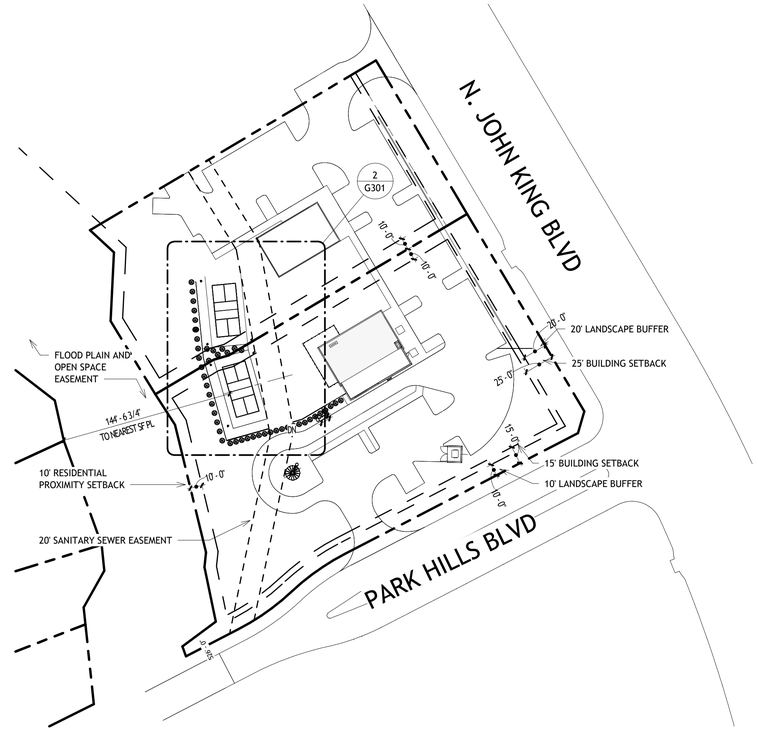
Address: 2235 Ridge Rd, Rockwall, TX 75087

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

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

2 SUP Pickleball Court Plan
1" = 10'-0"

0' 5 10 20 40

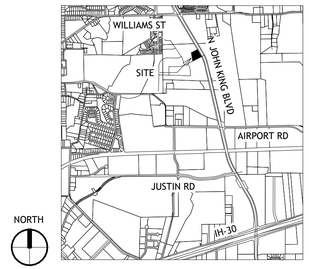


1 SUP Overall Site plan
1" = 60'-0"

0' 30 60 120 240

Site Information

Lot	Proposed Part of Existing Lot 1 Proposed Lot 1A and 1B BlockA
Subdivided:	Lot "1A" : 65,076 SF /1.49 Acres Lot "1B": 43,884 SF/ 1.01 Acres
Total Parcel Size:	108,960 SF / 2.5Acres
Remaining Parcel:	87,060 SF / 2.0 Acres
Current Zoning:	Planned Development 72
Proposed Zoning:	No Change
Proposed Use:	Pickleball Court as Accessory Use
Max Height:	60'
Front Yard Setback:	15'
Side Yard Setback:	10'
Back Yard Setback:	20'
Max Lot Coverage	60%
Max Floor Area Ratio	4:1



VICINITY MAP - NTS

Planting Schedule			
Type Mark	Common Name	Scientific Name	Count
NSH	Nellie Stevens Holly	ILEX 'NELLIE R. STEVENS'	40
RS	Rosemary	ROSMARINUS OFFICINALIS	4
TS	Texas Sage	LEUCOPHYLLUM SP.	4

GREENLIGHT
STUDIO, LLC
www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Rockwall Property Corp
2235 Ridge Road
Suite 201
Rockwall, Texas 75087

Specfic Use Permit - Pickleball Courts
Rockwall Coffee

N.John King Blvd
Rockwall, Texas

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared July 1, 2026

© Greenlight Studio, LLC

City of Rockwall Case Number: Z-2025-42

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 71 (PD-71) [*ORDINANCE NO. 07-19*] 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 AN *OUTDOOR COMMERCIAL AMUSEMENT/RECREATION* IN CONJUCTION WITH A PROPOSED *RESTAURANT WITH DRIVE-THROUGH OR DRIVE-IN* ON A 2.50-ACRE PORTION OF A LARGER 4.50-ACARE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK A, BOARDWALK DEVELOPMENT ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS *($2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Tyler Adams of Greenlight Studio on behalf of Bill Bricker of Rockwall Property Corporation for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) [*Ordinance No. 07-19*] for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Planned Development District 71 (PD-71) [*Ordinance No. 07-19*] and 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 71 (PD-71) [*Ordinance No. 07-19*] and the

DRAFT ORDINANCE 07.17.2025

Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow an *Outdoor Commercial Amusement/Recreation* land use in conjunction with a proposed *Restaurant with Drive-Through or Drive-In* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 71 (PD-71) [*Ordinance No. 07-19*]; Subsection 04.01, *General Commercial (C) District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*]; and, Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futu*re -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Outdoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these conditions is required for continued operation:

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

2) Screening and buffering shall be provided between the pickleball courts and adjacent residential areas, as depicted in *Exhibit 'B'* of this 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 *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

DRAFT ORDINANCE 01.21.2025

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF AUGUST, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *July 21, 2025*

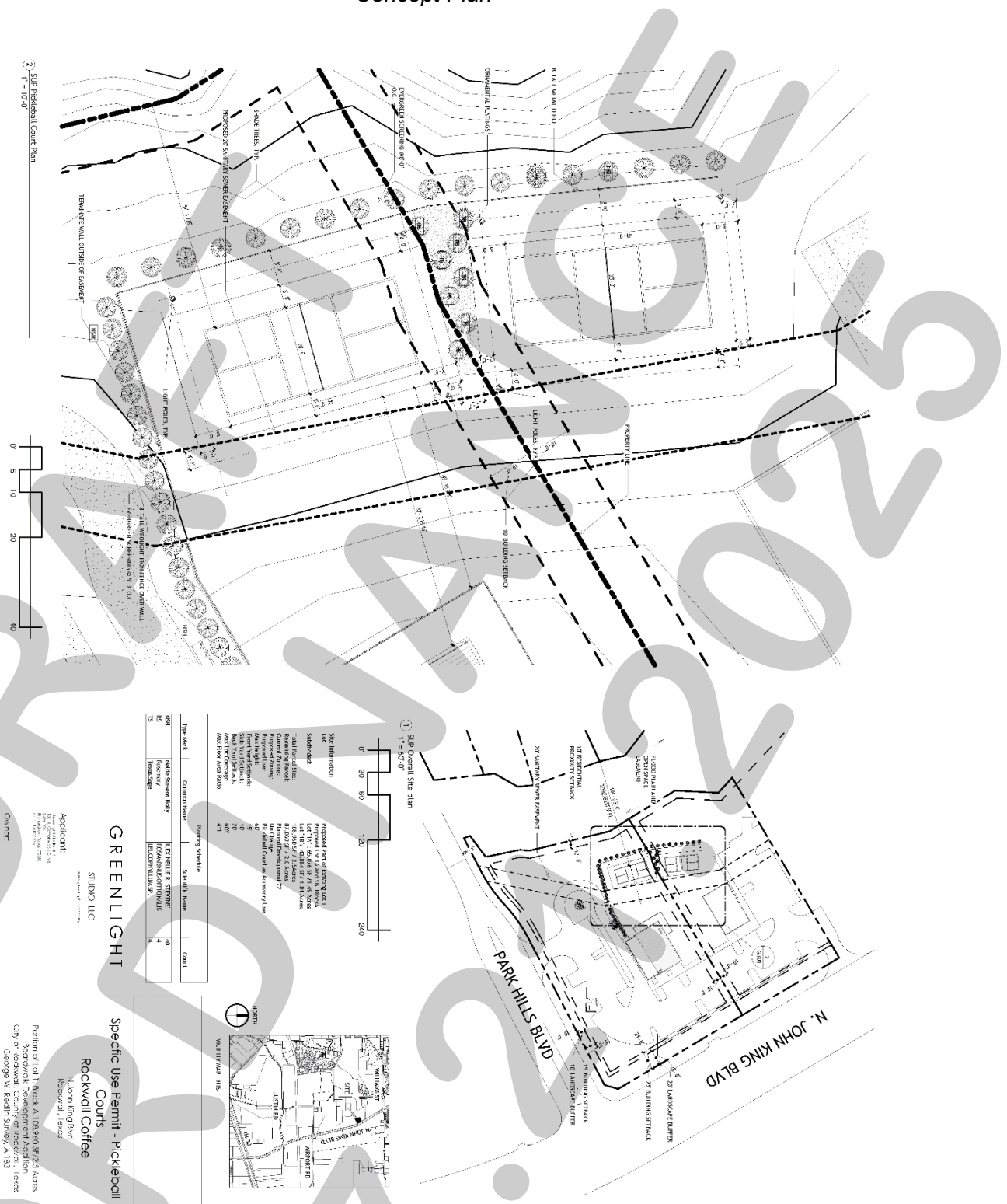
2nd Reading: *August 4, 2025*

DRAFT ORDINANCE 07.21.2025

Exhibit 'A'
Location Map

Legal Description: Lot 1, Block A, Boardwalk Development Addition

Exhibit 'B':
Concept Plan



DRAFT
07.21.2025

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, City Manager Joey Boyd, Assistant City Manager
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	July 21, 2025
SUBJECT:	SP2025-023; *Alternative Tree Mitigation Settlement Agreement for Rayburn Electric Cooperative*

The applicant, Frank Polma P.E. of R-Delta Engineering, is requesting the approval of an *Alternative Tree Mitigation Settlement Agreement*. The subject property is an 18.00-acre tract of land identified as a portion of Lots 2, & 3, Block A, REC Campus Addition, which is generally located at the northwest corner of the intersection of S. Goliad Street [*SH-205*] and Mims Road. This request is being made in conjunction with an approved site plan [*Case No. SP2025-023*] for a *Soccer Complex*. On July 15, 2025 the Planning and Zoning Commission approved the site plan and a motion to send a recommendation of approval for the proposed *Alternative Tree Mitigation Settlement Agreement*. This motion carried by a vote of 7-0.

The applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* for the purpose of [*1*] allowing sample areas to be utilized to calculate tree mitigation, and [*2*] to not require mitigation for Eastern Red Cedar trees. The applicant is making this request given the dense groves of trees on the subject property. The applicant has indicated to staff that they would rather spend their capital on the *Soccer Complex* and its amenities, rather than surveying the entire property and providing the required mitigation. Based on the proposed Treescape Plan, the estimated mitigation balance is 2,252 caliper inches or 563 canopy trees. Given the nature of the proposed land use (*i.e. Soccer Complex*) the applicant is limited on how many trees could be replanted on site. If required to settle the mitigation balance in accordance with Section 05, *Tree Mitigation*, of Article 08, *Tree Preservation*, of the Unified Development Code (UDC), the applicant would be required to plant 1,801.60 caliper inches (*i.e. 2,252 caliper inches x 80% = 1,801.6 caliper inches*) or 451 canopy trees and pay $45,040.00 (*i.e. [2,252 caliper inches x 20%] x $100.00 = 45,040.00*). With the site constraints it is likely the applicant would need to request an *Alternative Tree Mitigation Settlement Agreement* regardless of the current request. According to Subsection 05(G) of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an *Alternative Tree Mitigation Settlement Agreement* where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant." As stated above, on July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Alternative Tree Mitigation Settlement Agreement* by a vote of 7-0. The approval of the applicant's request remains a discretionary decision for the City Council. Should the City Council have any questions concerning the applicant's request, staff will be available at the meeting on *July 21, 2025*.

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: 950 Sids Road, Rockwall Tx 75032
SUBDIVISION: REC Campus Addition — LOT: 2 & 3 — BLOCK: A
GENERAL LOCATION: North West corner of SH 205 and Mims Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: PD-44 — CURRENT USE: Vacant
PROPOSED ZONING: PD-44 — PROPOSED USE: Outdoor Sports Recreation
ACREAGE: 18 — LOTS [CURRENT]: 2 — 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: Rayburn Electric Cooperative	☐ APPLICANT: R-Delta Engineers, Inc.
CONTACT PERSON: David Naylor	CONTACT PERSON: Frank A. Ploma, P.E.
ADDRESS: 950 Sids Rd	ADDRESS: 618 Main Street
CITY, STATE & ZIP: Rockwall, Tx 75032	CITY, STATE & ZIP: Garland, Tx 75040
PHONE: [redacted]	PHONE: [redacted]
E-MAIL: [redacted]	E-MAIL: [redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [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 $610.00, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF June, 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 12 DAY OF June, 2025

OWNER'S SIGNATURE PBuie

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PAMELA BUIE
Notary Public, State of Texas
Comm. Expires 09-01-2026
Notary ID 133943018

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.

r.delta
ENGINEERS

June 12, 2025

City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

ATTENTION: **Mr. Henry Lee, AICP**
Planner

SUBJECT: **Rayburn Electric Cooperative Campus**
Rayburn Electric Soccer Complex
Variance Requests

Dear Mr. Lee,

Pursuant to submittal of the project Site Plan and supporting documents and on behalf of Rayburn Electric Cooperative (REC); we seek approval of the following variance requests to address items not in compliance with the City of Rockwall Unified Development Code (UDC):

- Sidewalk Waiver (Mims Road frontage).
- Waiver of mitigation requirements for Cedar Trees

With regard to the sidewalk waiver, Rayburn requests that the Mims Road frontage sidewalk be deferred and included in the future roadway reconstruction.

The Soccer Complex, proposed and entirely funded by Rayburn Electric Cooperative, will be of great benefit to the citizens of Rockwall. No public funding is proposed for this project. The facility will be available for use by Rockwall youth soccer organizations Rockwall schools, and other local area organizations.

The mitigation waiver for removal of Cedar trees greater than 8-feet in height is requested due to the extremely large (876) number of Canopy Tree plantings that would be required per the current UDC. The previous UDC mitigation requirement for Cedar trees was limited to trees greater than 11-inches DBH. The 8-foot height threshold is a relatively recent (2024) addition to the Rockwall UDC. The project cannot support the expense of Cedar tree mitigation and will not move forward without this waiver.

Proposed compensatory measures include the following:

- Increased articulation on the concession building façade.
- Peaked roof forms and varied heights on the concession building front façade.
- Large canopies on the concession building.
- Rayburn Electric Cooperative's funding of this significant project for public use.

We greatly appreciate your consideration of these variance requests.

Best Regards,

R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. David Naylor, P.E. – Rayburn Electric Cooperative
Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative

Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	20	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QM	5	Quercus macrocarpa	Bur Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	QV	25	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12` Height, 7' Spread
	CC	3	Cercis canadensis	Red Bud	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	SA	8	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6` Height, 4' Spread
	ID	6	Ilex decidua	Possumhaw Holly	45 gal.	3" Caliper, Min 6` Height, 4' Spread

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	172	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4` O.C., Min. 3' Height

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
		299,509 s.f.	Tif Turf Bermuda	Tif Turf Bermuda Grass	Solid Sod
		242,086 s.f.	Tahoma31 Bermuda	Tahoma 31 Bermuda Grass	Solid Sod
		13,115 s.f.	Common Bermuda	Common Bermuda Grass	Hydromulch
	Shd mul	3,006 s.f.		Shredded Hardwood Mulch	--

LEGEND

LO 3 — PLANT SYMBOL, REF. PLANT SCHEDULE, PLANT QUANITY

EXISTING TREES TO REMAIN

METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANITY- 1,444 L.F.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was
approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

LANDSCAPE REQUIREMENTS

Landscape Buffer Components Street Frontage- Mims Road
Total (10' Wide) Required Landscape Buffer Area - 7,786 SF
Total (10' Wide) *Provided Landscape Buffer Area - 7,786 SF*

3,006 SF OF LANDSCAPE BED
4,780 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- SH 205-
See Plans

Landscape Buffer Trees Street Frontage- Mims Road

Street Frontage Length - 825 LF
1 Canopy Tree per 50 LF of Street Frontage (Min.4" Cal.)
1 Accent Tree per 50 LF of Street Frontage (4' Ht. Min.)

17 CANOPY / 17 ACCENT TREES REQUIRED

17 CANOPY / 17 ACCENT TREES PROVIDED

Landscape Parking Trees
1 Canopy Tree/ 10 parking spaces (Min.4" Cal.)
1 Tree within 80' of each parking space (Min.4" Cal.)

37 CANOPY TREES REQUIRED

37 CANOPY TREES PROVIDED

IRRIGATION:
An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:
Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner if approved.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arbortist. It shall be pruned to allow for sunlight to filter through existing tree to facilitate success of newly planted trees.

NOTES

1. “The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping”

2. “Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping”

3. “No substitutions for plant materials without approval by the Director”

4. “The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage”

5. “All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size”

6. “When overhead or underground utilities are present, landscape plan alterations may be considered by the Director”

7. “All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator”

8. “All trees are to be equipped with a bubbler irrigation system”

9. “Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material”

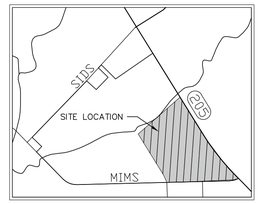
10. “All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color”

11. “Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning “up” creating a carrot top”)

12. “All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2’ at time of planting.”

13. No Tree Planting within 5 feet of water/storm sewer lines.

N



REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

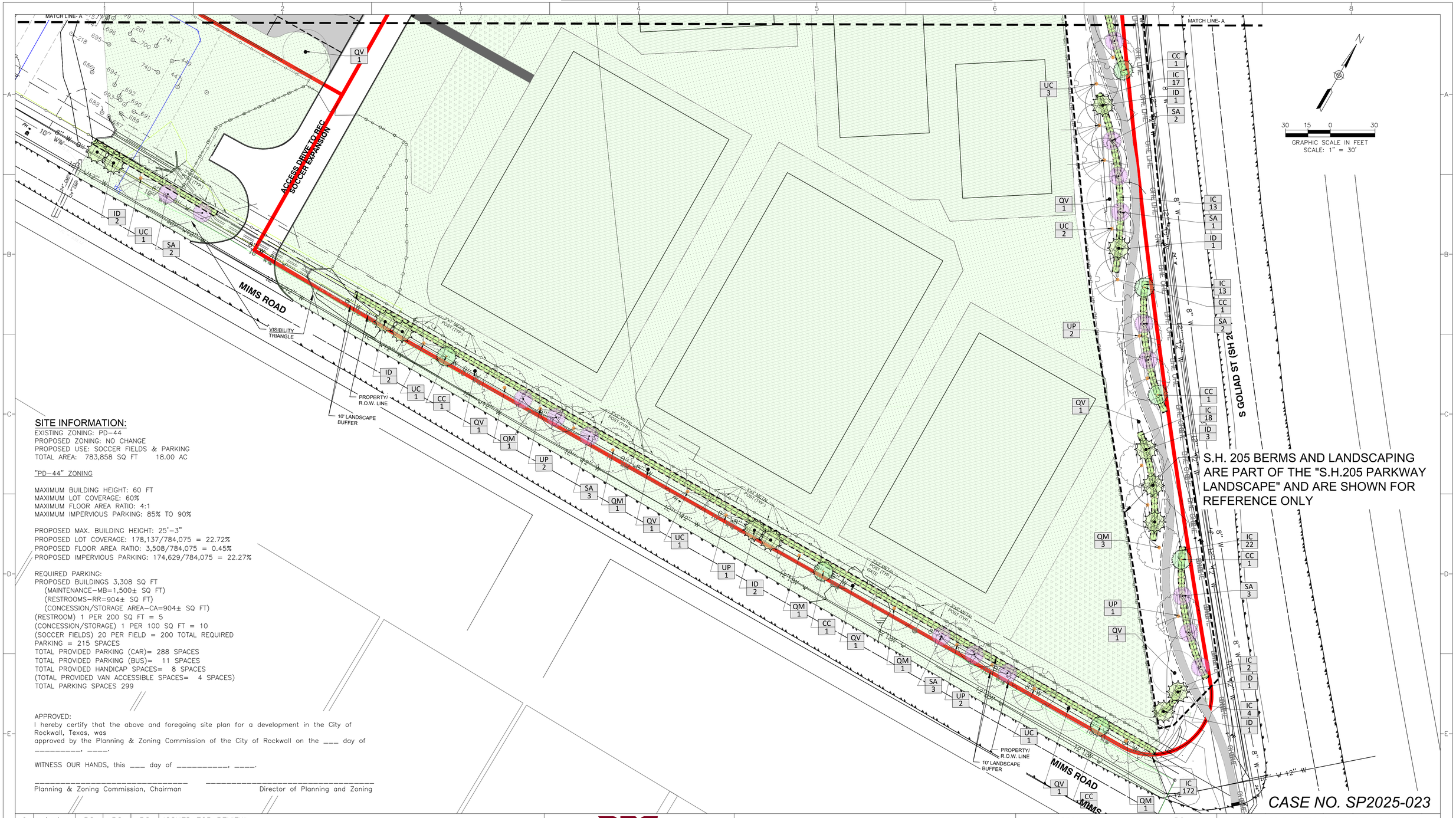
PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 | DESIGN BY BS
CREATED | CODE
PLOTTED 6/29/2025 | CHECKED BY BS
LAST UPDATE BY
DRAWN: MW | SCALE: AS NOTED
CHECKED: | DRAWING NO.: LP-1 | ISSUE: 0
APPROVED:
FILENAME:

CASE NO. SP2025-023

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN



S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

SITE INFORMATION:

EXISTING ZONING: PD-44
PROPOSED ZONING: NO CHANGE
PROPOSED USE: SOCCER FIELDS & PARKING
TOTAL AREA: 783,858 SQ FT 18.00 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 178,137/784,075 = 22.72%
PROPOSED FLOOR AREA RATIO: 3,508/784,075 = 0.45%
PROPOSED IMPERVIOUS PARKING: 174,629/784,075 = 22.27%

REQUIRED PARKING:
PROPOSED BUILDINGS 3,308 SQ FT
(MAINTENANCE-MB=1,500± SQ FT)
(RESTROOMS-RR=904± SQ FT)
(CONCESSION/STORAGE AREA-CA=904± SQ FT)
(RESTROOM) 1 PER 200 SQ FT = 5
(CONCESSION/STORAGE) 1 PER 100 SQ FT = 10
(SOCCER FIELDS) 20 PER FIELD = 200 TOTAL REQUIRED
PARKING = 215 SPACES
TOTAL PROVIDED PARKING (CAR)= 288 SPACES
TOTAL PROVIDED PARKING (BUS)= 11 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 299

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/30/2025	BS	BS	BS	ISSUED FOR REVIEW

RayburnElectric COOPERATIVE
r.delta ENGINEERS
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Garland, TX 75040
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Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	6/30/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-2
APPROVED:		ISSUE:	0
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

LANDSCAPE PLAN

MATCH LINE- B

MATCH LINE- A

S.H. 205 BERMS AND LANDSCAPING ARE PART OF THE "S.H.205 PARKWAY LANDSCAPE" AND ARE SHOWN FOR REFERENCE ONLY

NOTE:
REFERENCE SHEET LP-2 FOR SITE DATA LISTING

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)

ACCESS DRIVE TO REC SOCCER EXPANSION

FUTURE SOCCER COMPLEX ACCESS

BUS LOADING

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NO. SP2025-023

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LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	ISSUE:
APPROVED:		LP-3	0
FILENAME:			

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN

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_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

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NOTE:
REFERENCE SHEET LP-2
FOR SITE DATA LISTING

MATCH LINE- B

MATCH LINE- B

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

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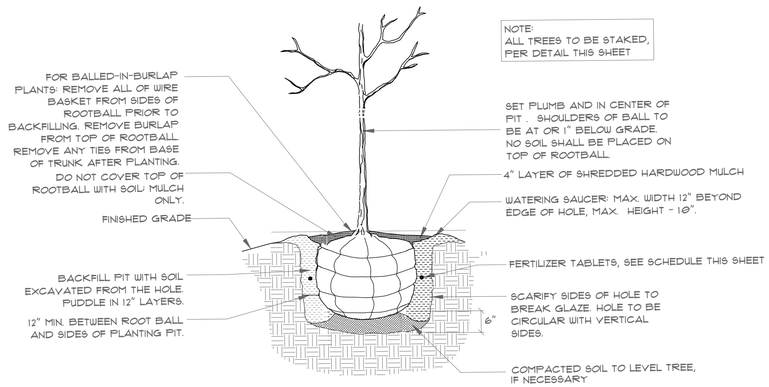
PLOTTED	6/29/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-4
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE PLAN



A SECTION: TREE PLANTING - B&B, BOX, CONT.
NTS

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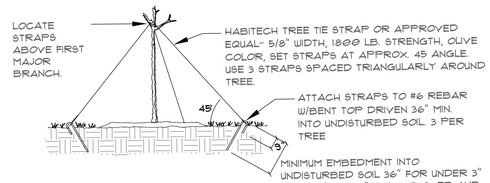
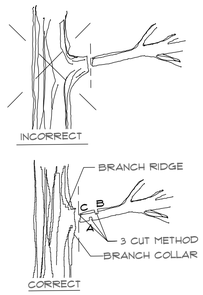


RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

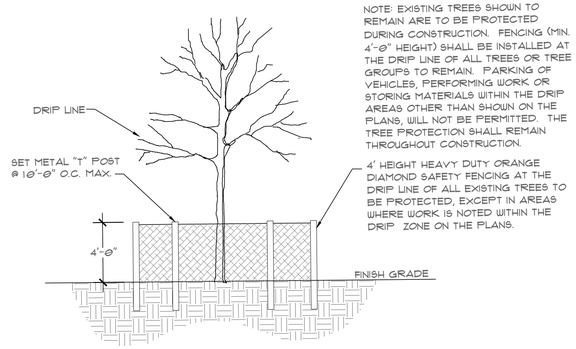
B SECTION: TREE GUYING
NTS



PRUNING NOTES:

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR
3. DO NOT CUT A LEADER.
4. PRUNE SO AS TO RETAIN THE NATURAL FORM OF THE TREE.
5. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
6. DO NOT TIP PRUNE.
7. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
8. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.). APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
9. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

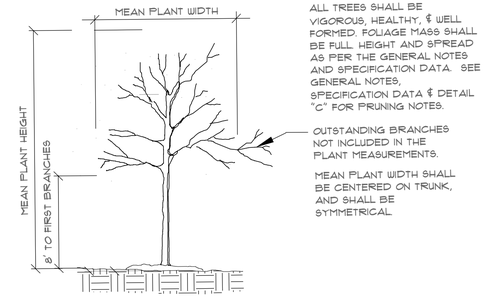
C SECTION: TREE PRUNING
NTS



NOTE: EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES, PERFORMING WORK OR STORING MATERIALS WITHIN THE DRIP AREAS OTHER THAN SHOWN ON THE PLANS, WILL NOT BE PERMITTED. THE TREE PROTECTION SHALL REMAIN THROUGHOUT CONSTRUCTION.

4' HEIGHT HEAVY DUTY ORANGE DIAMOND SAFETY FENCING AT THE DRIP LINE OF ALL EXISTING TREES TO BE PROTECTED, EXCEPT IN AREAS WHERE WORK IS NOTED WITHIN THE DRIP ZONE ON THE PLANS.

C SECTION: TREE PROTECTION
NTS



ALL TREES SHALL BE VIGOROUS, HEALTHY, & WELL FORMED. FOLIAGE MASS SHALL BE FULL HEIGHT AND SPREAD AS PER THE GENERAL NOTES AND SPECIFICATION DATA. SEE GENERAL NOTES, SPECIFICATION DATA & DETAIL "C" FOR PRUNING NOTES.

OUTSTANDING BRANCHES NOT INCLUDED IN THE PLANT MEASUREMENTS.

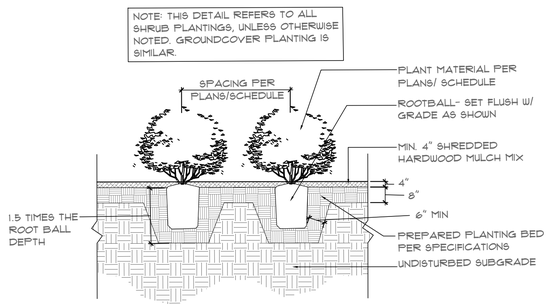
MEAN PLANT WIDTH SHALL BE CENTERED ON TRUNK, AND SHALL BE SYMMETRICAL

D SECTION: TREE INFORMATION
NTS

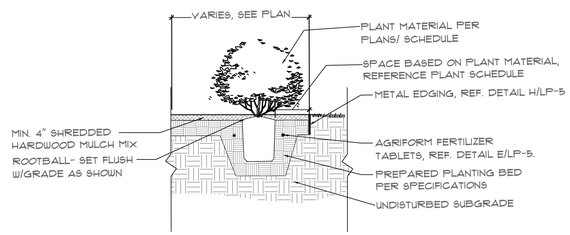
FERTILIZER SCHEDULE: PLANTING

TREES	SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM* 21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM* 21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL
* OR APPROVED EQUAL	* OR APPROVED EQUAL

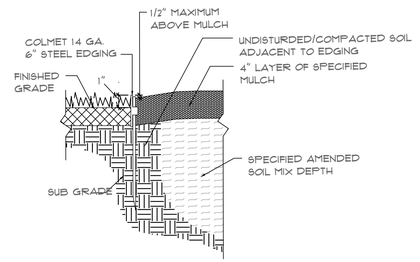
E CHART: FERTILIZER SCHEDULE



F DETAIL: LANDSCAPE BED W/ MULCH
NOT TO SCALE



G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING
NOT TO SCALE



H SECTION: METAL EDGING
NOT TO SCALE

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/27/2025	BS	BS	BS	ISSUED FOR REVIEW

REC RayburnElectric COOPERATIVE
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
r.delta ENGINEERS
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 6/27/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: LP-5	ISSUE: 0	
APPROVED:			
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

LANDSCAPE DETAILS

MATCH LINE- A

37,276 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

ACCESS DRIVE TO REC
SOCCER EXPANSION

MIMS ROAD

VISIBILITY TRIANGLE

PROPERTY/ R.O.W. LINE

10' LANDSCAPE BUFFER

3"x3" METAL POST (TYP.)

3"x3" METAL POST (TYP.) GATE

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was
approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative

r.delta ENGINEERS
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JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 6/29/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: TM-1	ISSUE: 0	
APPROVED:			
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

TREE MITIGATION PLAN

MATCH LINE- B

MATCH LINE- B

29,923 S.F.

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

37,276 S.F.

BUS LOADING

ACCESS DRIVE TO REC SOCCER EXPANSION

FUTURE SOCCER COMPLEX ACCESS

S GOLIAD ST (SH 205)

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

MATCH LINE- A

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

REC Rayburn Electric Cooperative
618 Main Street
Garland, TX 75040
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PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	6/29/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	ISSUE:
APPROVED:		TM-2	0
FILENAME:			

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was
approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

AREA II
CREEK DECIDUOUS GROUPING
REFERENCE TM-6

AREA III
WESTERN CEDAR
GROUPING AS HATCHED
REFERENCE TM-6

AREA I
EASTERN CEDAR GROUPING
REFERENCE TM-4 & 5

800 S.F.

864 S.F.

3,424 S.F.

3,216 S.F.

29,923 S.F.

SAMPLE AREA BOUNDARY (55,657 S.F.) USED FOR EXTRAPOLATION OF EXISTING CEDAR TREE QUANTITIES IN AREA III- WESTERN CEDAR GROUPING

CEDAR TREE
GROUPING
(12' D) TYP.

MATCH LINE- B

MATCH LINE- B

18" WW

8" W

12" W

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

S GOLIAD ST (SH 205)

GOLIAD ST (SH 205)

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

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BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 | DESIGN BY BS
CREATED | CODE
PLOTTED 6/29/2025 | CHECKED BY BS
LAST UPDATE BY
DRAWN: MW | SCALE: AS NOTED
CHECKED:
APPROVED:
FILENAME:
DRAWING NO.: TM-3 | ISSUE: 0

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA I- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Eastern Cedar Grouping
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
1	12	CEDAR				x		Remove	4	
2	9	CEDAR				x		Remove	4	
3	9	CEDAR				x		Remove	4	
4	4	HACKBERRY					x	Remove		
5	8	CEDAR				x		Remove	4	
6	6	HACKBERRY					x	Remove		
7	4	HACKBERRY					x	Remove		
8	16	CEDAR				x		Remove	4	
9	8	CEDAR				x		Remove	4	
10	12	CEDAR				x		Remove	4	
11	7	CEDAR				x		Remove	4	
12	10	CEDAR				x		Remove	4	
13	7	CEDAR				x		Remove	4	
14	14	BUMELIA			x			Remove		14
15	8	CEDAR				x		Remove	4	
16	11	CEDAR				x		Remove	4	
17	6	CEDAR				x		Remove	4	
18	3	CEDAR	Dead			x		Remove		
19	5	HACKBERRY					x	Remove		
20	4	BUMELIA			x			Remove		4
21	4	CEDAR				x		Remove	4	
22	17	BUMELIA			x			Remove		17
23	4	BUMELIA			x			Remove		4
24	8	BUMELIA			x			Remove		8
25	2	CEDAR	Shaded Out			x		Remove	4	
26	2	CEDAR	Shaded Out			x		Remove	4	
27	3	CEDAR	Shaded Out			x		Remove	4	
28	8	BUMELIA			x			Remove		8
29	12	HACKBERRY					x	Remove		
30	7	CEDAR				x		Remove	4	
31	4	CEDAR	Shaded Out			x		Remove	4	
32	10	CEDAR				x		Remove	4	
33	14	CEDAR				x		Remove	4	
34	4	CEDAR				x		Remove	4	
35	5	HACKBERRY					x	Remove		
36	7	CEDAR				x		Remove	4	
37	7	CEDAR				x		Remove	4	
38	12	CEDAR				x		Remove	4	
39	13	HACKBERRY					x	Remove		
40	8	CEDAR				x		Remove	4	
41	6	CEDAR				x		Remove	4	
42	20	CEDAR				x		Remove	4	
43	7	CEDAR				x		Remove	4	
44	20	CEDAR				x		Remove	4	
45	13	CEDAR				x		Remove	4	
46	8	CEDAR				x		Remove	4	
47	6	CEDAR				x		Remove	4	
48	6	CEDAR				x		Remove	4	
49	18	CEDAR				x		Remove	4	
50	5	CEDAR				x		Remove	4	
51	7	CEDAR				x		Remove	4	
52	16	CEDAR				x		Remove	4	
53	5	CEDAR				x		Remove	4	
54	6	CEDAR				x		Remove	4	
55	7	CEDAR				x		Remove	4	
56	9	CEDAR				x		Remove	4	
57	8	CEDAR				x		Remove	4	
58	8	CEDAR				x		Remove	4	
59	10	CEDAR				x		Remove	4	
60	7	CEDAR				x		Remove	4	
61	2	CEDAR				x		Remove	4	
62	3	CEDAR				x		Remove	4	
63	5	CEDAR				x		Remove	4	
64	1	CEDAR	Dead			x		Remove		
65	2	CEDAR	Dead			x		Remove		
66	7	CEDAR				x		Remove	4	
67	8	CEDAR				x		Remove	4	
68	8	CEDAR				x		Remove	4	
69	8	CEDAR				x		Remove	4	
70	10	CEDAR				x		Remove	4	
71	4	CEDAR				x		Remove	4	
72	6	CEDAR				x		Remove	4	
73	9	CEDAR				x		Remove	4	
74	3	CEDAR				x		Remove	4	
75	6	CEDAR				x		Remove	4	
76	1	CEDAR	Dead			x		Remove		
77	14	CEDAR				x		Remove	4	
78	4	CEDAR				x		Remove	4	
79	6	CEDAR				x		Remove	4	
80	4	BUMELIA			x			Remove		4
81	10	HACKBERRY					x	Remove		
82	6	BUMELIA			x			Remove		6
83	7	BOIS D'ARC				x		Remove	4	
84	8	CEDAR	Thin			x		Remove	4	
85	22	BOIS D'ARC					x	Remove		
86	9	BOIS D'ARC					x	Remove		
87	6	BOIS D'ARC					x	Remove		
88	14	BOIS D'ARC					x	Remove		
89	9	CEDAR				x		Remove	4	
90	9	CEDAR				x		Remove	4	
91	5	CEDAR				x		Remove	4	
92	4	HACKBERRY					x	Remove		
93	9	CEDAR				x		Remove	4	
94	8	BOIS D'ARC					x	Remove		
95	8	CEDAR				x		Remove	4	
96	15	CEDAR				x		Remove	4	
97	6	CEDAR				x		Remove	4	
98	6	CEDAR				x		Remove	4	
99	3	CEDAR				x		Remove	4	
100	12	CEDAR				x		Remove	4	
101	8	CEDAR				x		Remove	4	
102	2	CEDAR				x		Remove	4	
103	15	CEDAR				x		Remove	4	
104	7	CEDAR				x		Remove	4	
105	5	CEDAR				x		Remove	4	
106	10	CEDAR	Dead			x		Remove		
107	9	CEDAR				x		Remove	4	
108	14	HACKBERRY	Dead				x	Remove		
109	8	CEDAR				x		Remove	4	
110	7	CEDAR				x		Remove	4	
111	10	CEDAR				x		Remove	4	
112	6	CEDAR				x		Remove	4	
113	7	CEDAR				x		Remove	4	
114	7	CEDAR				x		Remove	4	
115	5	CEDAR				x		Remove	4	
116	7	CEDAR				x		Remove	4	
117	3	CEDAR				x		Remove	4	
118	13	CEDAR				x		Remove	4	
119	8	CEDAR				x		Remove	4	
120	2	CEDAR				x		Remove	4	
121	7	CEDAR				x		Remove	4	
122	6	CEDAR				x		Remove	4	
123	8	CEDAR				x		Remove	4	
124	8	HACKBERRY					x	Remove		
125	8	CEDAR				x		Remove	4	
126	8	CEDAR				x		Remove	4	
127	3	CEDAR				x		Remove	4	
128	18	CEDAR				x		Remove	4	
129	20	CEDAR				x		Remove	4	
130	8	CEDAR				x		Remove	4	
131	10	CEDAR				x		Remove	4	
132	3	CEDAR				x		Remove	4	
133	15	CEDAR				x		Remove	4	
134	13	CEDAR				x		Remove	4	
135	13	CEDAR				x		Remove	4	
136	4	CEDAR				x		Remove	4	
137	9	CEDAR				x		Remove	4	
138	11	CEDAR				x		Remove	4	
139	10	CEDAR				x		Remove	4	
140	8	CEDAR	Dead			x		Remove		
141	7	CEDAR	Thin Crown			x		Remove	4	
142	8	CEDAR	Diseased			x		Remove	4	
143	9	CEDAR				x		Remove	4	
144	7	CEDAR				x		Remove	4	
145	9	CEDAR				x		Remove	4	
146	11	CEDAR	Dead			x		Remove		
147	8	CEDAR				x		Remove	4	
148	8	CEDAR				x		Remove	4	
149	4	HACKBERRY					x	Remove		
150	4	HACKBERRY					x	Remove		
151	9	CEDAR				x		Remove	4	
152	10	CEDAR				x		Remove	4	
153	7	HACKBERRY					x	Remove		
154	8	CEDAR				x		Remove	4	
155	8	CEDAR				x		Remove	4	
156	8	CEDAR				x		Remove	4	
157	14	CEDAR				x		Remove	4	
158	9	HACKBERRY					x	Remove		
159	5	CEDAR	Shaded Out			x		Remove	4	
160	13	CEDAR				x		Remove	4	
161	3	HACKBERRY					x	Remove		
162	8	CEDAR				x		Remove	4	
163	9							Remove		
164	8	CEDAR				x		Remove	4	
165	15	CEDAR				x		Remove	4	
166	7	CEDAR				x		Remove	4	
167	19	CEDAR				x		Remove	4	
168	5	CEDAR				x		Remove	4	
169	6	CEDAR				x		Remove	4	
170	13	CEDAR				x		Remove	4	
171	8	CEDAR				x		Remove	4	
172	8	CEDAR				x		Remove	4	
173	8	CEDAR				x		Remove	4	
174	7	CEDAR				x		Remove	4	
175	11	CEDAR				x		Remove	4	
176	8	CEDAR				x		Remove	4	
177	15	CEDAR				x		Remove	4	
178	5	CEDAR				x		Remove	4	
179	8	CEDAR				x		Remove	4	
180	8	CEDAR				x		Remove	4	
181	6	CEDAR				x		Remove	4	
182	7	CEDAR				x		Remove	4	
183	10	CEDAR				x		Remove	4	
184	14	HACKBERRY	Dead				x	Remove		
185	10	CEDAR				x		Remove	4	
186	12	CEDAR				x		Remove	4	
187	8	HACKBERRY	Dead above 8'				x	Remove		
188	9	CEDAR				x		Remove	4	
189	8	MEXICAN PLUM			x			Remove		8
190	9	HACKBERRY					x	Remove		
191	9	HACKBERRY					x	Remove		
192	12	CEDAR				x		Remove	4	
193	2	CEDAR				x		Remove	4	
194	8	CEDAR				x		Remove	4	
195	5	CEDAR				x		Remove	4	
196	8	CEDAR				x		Remove	4	
197	11	CEDAR				x		Remove	4	
198	6	CEDAR				x		Remove	4	
199	12	CEDAR				x		Remove	4	
200	13	CEDAR				x		Remove	4	
334	28	HACKBERRY					x	Remove		
335	12	CEDAR				x		Remove	4	
336	12	CEDAR				x		Remove	4	
337	11	CEDAR				x		Remove	4	
338	6	CEDAR				x		Remove	4	
339	16	CEDAR				x		Remove	4	
340	7	CEDAR				x		Remove	4	
341	15	BOIS D'ARC					x	Remove		
342	30	CEDAR				x		Remove	4	
343	25	CEDAR				x		Remove	4	
344	9	CEDAR				x		Remove	4	
345	7	HACKBERRY					x	Remove		
346	9	CEDAR				x		Remove	4	
347	8	CEDAR				x		Remove	4	
348	5	CEDAR				x		Remove	4	
349	3	CEDAR	Shaded Out			x		Remove	4	
350	48	HACKBERRY					x	Remove		
351	9	CEDAR				x		Remove	4	
352	8	CEDAR				x		Remove	4	
353	5	CEDAR				x		Remove	4	
354	3	CEDAR	Shaded Out			x		Remove	4	
355	36	BOIS D'ARC					x	Remove		
356	6	CEDAR				x		Remove	4	
357	12	CEDAR				x		Remove	4	
358	5	HACKBERRY					x	Remove		
359	8	CEDAR	Shaded Out			x		Remove	4	
360	6	CEDAR				x		Remove	4	
361	3	CEDAR	Fallen			x		Remove	4	
362	13	CEDAR				x		Remove	4	
363	3	CEDAR	Shaded Out			x		Remove	4	
364	7	CEDAR				x		Remove	4	
365	9	CEDAR				x		Remove	4	
366	8	CEDAR				x		Remove	4	
367	6	CEDAR				x		Remove	4	
368	8	CEDAR				x		Remove	4	
369	14	CEDAR				x		Remove	4	
370	8	CEDAR				x		Remove	4	
371	6	CEDAR				x		Remove	4	
372	8	CEDAR				x		Remove	4	
373	8	CEDAR				x		Remove	4	
374	12	CEDAR				x		Remove	4	
375	15	CEDAR				x		Remove	4	
376	19	CEDAR				x		Remove	4	
377	5	HACKBERRY					x	Remove		
378	8	CEDAR				x		Remove	4	
379	8	CEDAR				x		Remove	4	
380	6	CEDAR				x		Remove	4	
381	4	CEDAR				x		Remove	4	
382	23	CEDAR				x		Remove	4	
383	5	CEDAR				x		Remove	4	
384	10	CEDAR				x		Remove	4	
385	6	CEDAR				x		Remove	4	
386	14	CEDAR				x		Remove	4	
387	7	HACKBERRY					x	Remove		
388	12	CEDAR				x		Remove	4	
389	10	CEDAR				x		Remove	4	
390	10	CEDAR				x		Remove	4	
391	10	CEDAR				x		Remove	4	
392	5	CEDAR				x		Remove	4	
393	8	CEDAR				x		Remove	4	
394	6	CEDAR				x		Remove	4	
395	7	CEDAR				x		Remove	4	
396	10	HACKBERRY					x	Remove		
397	5	CEDAR				x		Remove	4	
398	9	CEDAR	Shaded Out			x		Remove	4	
399	6	CEDAR	Dead			x		Remove		
400	9	CEDAR				x		Remove	4	
401	14	CEDAR				x		Remove	4	
402	8	CEDAR				x		Remove	4	
403	8	CEDAR				x		Remove	4	
404	8	CEDAR				x		Remove	4	
405	8	CEDAR				x		Remove	4	
406	8	CEDAR				x		Remove	4	
407	8	CEDAR				x		Remove	4	
408	9	HACKBERRY					x	Remove		
409	10	CEDAR	Crown Thin			x		Remove	4	
410	13	CEDAR				x		Remove	4	
411	9	CEDAR				x		To Remain		
412	6	CEDAR				x		To Remain		
413	4	CEDAR				x		To Remain		
414	8	HACKBERRY					x	To Remain		
415	10	HACKBERRY					x	To Remain		
416	8	HACKBERRY					x	To Remain		
417	10	CEDAR				x		To Remain		
418	6	CEDAR				x		To Remain		
419	9	CEDAR	Diseased			x		To Remain		
420	1	CEDAR	Thin Spindly			x		To Remain		
421	1	CEDAR	Thin Spindly			x		To Remain		
422	2	CEDAR	Thin Spindly			x		To Remain		
423	1	CEDAR	Thin Spindly			x		To Remain		
424	1	CEDAR	Thin Spindly			x		To Remain		
425	10	CEDAR				x		To Remain		
426	11	CEDAR				x		To Remain		
427	5	CEDAR				x		To Remain		
428	8	CEDAR				x		To Remain		
429	4	HACKBERRY					x	To Remain		
430	5	HACKBERRY					x	Remove		
431	14	CEDAR				x		Remove	4	
432	5	HACKBERRY					x	Remove		
433	30	CEDAR	Sparse			x		Remove	4	
434	15	CEDAR	Sparse			x		Remove	4	

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- EXCLUDING CEDAR TREES
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
99 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **99**, Replace with 4" Caliper Trees
99"/4"= 25 Trees Required

25 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- WITH CEDAR GROUPING
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1075 Total Caliper inches 976" Cedar to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1075** , Replace with 4" Caliper Trees
1075"/4"= 269 Trees Required

269 CANOPY REPLACEMENT TREES REQUIRED

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was
approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS		
CREATED	CODE		
PLOTTED 6/29/2025	CHECKED BY BS		
LAST UPDATE BY			
DRAWN: MW	SCALE: AS NOTED		
CHECKED:	DRAWING NO.: TM-4	ISSUE: 0	
APPROVED:			
FILENAME:			

CASE NO. SP2025-023

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
435	7	CEDAR	Sparse			x		Remove	4	
436	6	CEDAR	Sparse			x		Remove	4	
437	4	CEDAR				x		Remove	4	
438	8	CEDAR	Sparse			x		Remove	4	
439	8	CEDAR	Sparse			x		Remove	4	
440	7	CEDAR	Sparse			x		Remove	4	
441	8	CEDAR	Sparse			x		Remove	4	
442	14	CEDAR	Sparse			x		Remove	4	
443	8	CEDAR	Sparse			x		Remove	4	
801	13	CEDAR				x		Remove	4	
802	13	CEDAR				x		Remove	4	
803	11	HACKBERRY					x	Remove		
804	10	CEDAR				x		Remove	4	
805	12	CEDAR				x		Remove	4	
806	7	BUMELIA			x			Remove		7
807	17	HACKBERRY					x	Remove		
808	7	CEDAR				x		Remove	4	
809	26	HACKBERRY					x	Remove		
810	6	CEDAR				x		Remove	4	
811	7	CEDAR				x		Remove	4	
812	4	CEDAR				x		Remove	4	
813	20	CEDAR				x		Remove	4	
814	5	CEDAR ELM			x			Remove		5
815	8	CEDAR				x		Remove	4	
816	18	HACKBERRY					x	Remove		
817	9	CEDAR				x		Remove	4	
818	9	CEDAR				x		Remove	4	
819	7	CEDAR				x		Remove	4	
820	7	CEDAR				x		Remove	4	
821	5	HACKBERRY					x	Remove		
822	10	CEDAR				x		Remove	4	
823	8	CEDAR				x		Remove	4	
824	6	CEDAR				x		Remove	4	
825	11	CEDAR				x		Remove	4	
826	9	CEDAR				x		Remove	4	
827	6	CEDAR				x		Remove	4	
828	5	HACKBERRY					x	Remove		
829	8	CEDAR				x		Remove	4	
830	8	CEDAR				x		Remove	4	
831	6	CEDAR				x		Remove	4	
832	10	CEDAR				x		Remove	4	
833	9	HACKBERRY					x	Remove		
834	10	CEDAR				x		Remove	4	
835	6	CEDAR	Shaded Out			x		Remove	4	
836	6	CEDAR				x		Remove	4	
837	13	CEDAR				x		Remove	4	
838	2	CEDAR				x		Remove	4	
839	9	CEDAR				x		Remove	4	
840	10	CEDAR				x		Remove	4	
841	5	CEDAR				x		Remove	4	
842	8	CEDAR				x		Remove	4	
843	7	CEDAR				x		Remove	4	
844	10	CEDAR				x		Remove	4	
845	12	CEDAR				x		Remove	4	
846	8	CEDAR				x		Remove	4	
847	8	HACKBERRY					x	Remove		
848	5	CEDAR				x		Remove	4	
849	11	CEDAR				x		Remove	4	
850	7	CEDAR				x		Remove	4	
851	24	BOIS D'ARC					x	Remove		
852	10	CEDAR				x		Remove	4	
853	9	CEDAR				x		Remove	4	
854	6	HACKBERRY						Remove		
855	6	CEDAR	Shaded Out			x		Remove	4	
856	6	HACKBERRY						Remove		
857	7	CEDAR				x		Remove	4	
858	10	CEDAR				x		Remove	4	
859	11	CEDAR				x		Remove	4	
860	10	CEDAR				x		Remove	4	
861	8	CEDAR				x		Remove	4	
862	10	CEDAR				x		Remove	4	
863	11	CEDAR				x		Remove	4	
864	10	HACKBERRY					x	Remove		
865	10	CEDAR				x		Remove	4	
866	5	HACKBERRY					x	Remove		
867	6	HACKBERRY					x	Remove		
868	14	HACKBERRY					x	Remove		
869	9	CEDAR				x		Remove	4	
870	7	CEDAR				x		Remove	4	
871	12	CEDAR				x		Remove	4	
872	6	HACKBERRY					x	Remove		
873	12	CEDAR				x		Remove	4	
874	10	CEDAR	Thin			x		Remove	4	
875	30	BOIS D'ARC					x	Remove		
876	10	CEDAR				x		Remove	4	
877	12	CEDAR				x		Remove	4	
878	13	CEDAR				x		Remove	4	
879	6	HACKBERRY					x	Remove		
880	8	CEDAR			x			Remove	4	
881	9	CEDAR			x			Remove	4	
882	6	HACKBERRY					x	Remove		
883	10	CEDAR					x	Remove	4	
884	9	CEDAR				x		Remove	4	
885	12	HACKBERRY					x	Remove		
886	7	HACKBERRY					x	Remove		
887	7	HACKBERRY					x	Remove		
888	6	HACKBERRY					x	Remove		
889	25	BOIS D'ARC					x	Remove		
890	10	CEDAR	Dead			x		Remove		
891	8	CEDAR				x		Remove	4	
892	9	CEDAR				x		Remove	4	
893	4	HACKBERRY					x	Remove		
894	8	CEDAR				x		Remove	4	
895	7	CEDAR				x		Remove	4	
896	7	CEDAR	Crown @ 12'			x		Remove	4	
897	4	HACKBERRY					x	Remove		
898	8	CEDAR	Dead		x			Remove		
899	8	CEDAR				x		Remove	4	
900	28	CEDAR				x		Remove	4	
901	9	CEDAR				x		Remove	4	
902	8	HACKBERRY					x	Remove		
903	8	CEDAR				x		Remove	4	
904	6	HACKBERRY					x	Remove		
905	7	CEDAR				x		Remove	4	
906	5	CEDAR				x		Remove	4	
907	6	CEDAR				x		Remove	4	
908	10	CEDAR				x		Remove	4	
909	6	CEDAR				x		Remove	4	
910	15	HACKBERRY					x	Remove		
911	9	CEDAR				x		Remove	4	
912	14	CEDAR				x		Remove	4	
913	7	HACKBERRY					x	Remove		
914	8	HACKBERRY					x	Remove		
915	9	HACKBERRY					x	Remove		
916	4	CEDAR	Shaded Out			x		Remove	4	
917	8	CEDAR				x		Remove	4	
918	6	CEDAR				x		Remove	4	
919	9	CEDAR				x		Remove	4	
920	8	BUMELIA			x			Remove		8
921	1	CEDAR	Shaded Out			x		Remove	4	
922	6	CEDAR	Shaded Out			x		Remove	4	
923	4	CEDAR	Shaded Out			x		Remove	4	
924	6	HACKBERRY					x	Remove		
925	12	CEDAR				x		Remove	4	
926	6	CEDAR				x		Remove	4	
927	7	HACKBERRY					x	Remove		
928	7	HACKBERRY					x	Remove		
929	11	CEDAR				x		Remove	4	
930	17	CEDAR				x		Remove	4	
931	14	CEDAR				x		Remove	4	
932	4	HACKBERRY					x	Remove		
933	8	HACKBERRY					x	Remove		
934	6	HACKBERRY					x	Remove		
935	18	CEDAR				x		Remove	4	
936	20	CEDAR				x		Remove	4	
937	12	HACKBERRY					x	Remove		
938	4	CEDAR	Shaded Out			x		Remove	4	
939	11	CEDAR				x		Remove	4	
940	6	HACKBERRY					x	Remove		
941	6	CEDAR				x		Remove	4	
942	10	CEDAR				x		Remove	4	
943	7	CEDAR				x		Remove	4	
944	9	CEDAR				x		Remove	4	
945	8	CEDAR				x		Remove	4	
946	4	HACKBERRY					x	Remove		
947	9	HACKBERRY					x	Remove		
948	10	CEDAR				x		Remove	4	
949	2	CEDAR	Dead			x		Remove		
950	9	CEDAR				x		Remove	4	
951	13	CEDAR				x		Remove	4	
952	15	CEDAR				x		Remove	4	
953	9	CEDAR				x		Remove	4	
954	28	CEDAR				x		Remove	4	
955	28	CEDAR				x		Remove	4	
956	14	CEDAR				x		Remove	4	
957	6	CEDAR				x		Remove	4	
958	18	CEDAR				x		Remove	4	
959	7	CEDAR				x		Remove	4	
960	32	CEDAR				x		Remove	4	
961	6	CEDAR				x		Remove	4	
962	7	CEDAR				x		Remove	4	
963	8	CEDAR				x		Remove	4	
964	14	CEDAR				x		Remove	4	
965	20	CEDAR				x		Remove	4	
966	8	CEDAR				x		Remove	4	
967	7	CEDAR				x		Remove	4	
968	6	CEDAR				x		Remove	4	
969	9	CEDAR				x		Remove	4	
970	6	CEDAR				x		Remove	4	
971	4	LOCUST	12' Tall 50% Dead					Remove		
972	12	CEDAR				x		Remove	4	
973	9	CEDAR				x		Remove	4	
974	14	CEDAR				x		Remove	4	
975	8	CEDAR				x		Remove	4	
976	8	CEDAR				x		Remove	4	
977	6	CEDAR				x		Remove	4	
978	6	CEDAR				x		Remove	4	
979	11	CEDAR				x		Remove	4	
980	6	CEDAR				x		Remove	4	
981	4	CEDAR				x		Remove	4	
982	4	HACKBERRY					x	Remove		
983	8	CEDAR				x		Remove	4	
984	6	BUMELIA			x			Remove		6
985	7	CEDAR				x		Remove	4	
986	18	CEDAR				x		Remove	4	
987	14	CEDAR				x		Remove	4	
988	8	CEDAR				x		Remove	4	
989	10	CEDAR				x		Remove	4	
990	14	CEDAR				x		Remove	4	
991	9	CEDAR				x		Remove	4	
992	12	CEDAR				x		Remove	4	
993	7	CEDAR				x		Remove	4	
994	8	CEDAR				x		Remove	4	
995	9	CEDAR				x		Remove	4	
996	11	CEDAR				x		Remove	4	
997	9	CEDAR				x		Remove	4	
998	8	CEDAR				x		Remove	4	
999	8	CEDAR				x		Remove	4	
1000	6	CEDAR				x		Remove	4	
TOTAL	4,601								1,540.0	99.0

AREA I-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1639 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1639** , Replace with 4" Caliper Trees
1639"/4"= 410 Trees Required

410 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- EXCLUDING CEDAR TREES
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
99 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **99**, Replace with 4" Caliper Trees
99"/4"= 25 Trees Required

25 CANOPY REPLACEMENT TREES REQUIRED

AREA I-
TREE MITIGATION REQUIREMENTS- WITH CEDAR GROUPING
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
1075 Total Caliper inches 976" Cedar to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree >8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **1075** , Replace with 4" Caliper Trees
1075"/4"= 269 Trees Required

269 CANOPY REPLACEMENT TREES REQUIRED

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

REC Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/29/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: TM-5 ISSUE: 0
APPROVED:
FILENAME:

CASE NO. SP2025-023

REC CAMPUS EXPANSION SOCCER FIELDS & PARKING SH 205 ROCKWALL, TX 75032

TREE MITIGATION PLAN

AREA II- Site Tree Listing
Rayburn Electric Cooperative- Soccer Landscape- Creek Deciduous
June 13, 2025

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation				Removal Status	Replacement Caliper Inches	Replacement Caliper Inches
				Feature	Primary	Secondary	Non-Protected		CEDAR TREES	OTHER TREES
201	7	HACKBERRY	> 8'				x	To Remain		
202	9	HACKBERRY	> 8'				x	To Remain		
203	57	BOIS D'ARC	> 8'				x	To Remain		
204	9	HACKBERRY	> 8'				x	Remove		
205	8	HACKBERRY	> 8'				x	Remove		
206	8	HACKBERRY	> 8'				x	Remove		
207	6	HACKBERRY	> 8'				x	Remove		
208	21	ELM	> 8'		x			To Remain		0
209	8	HACKBERRY	> 8'				x	To Remain		
210	8	HACKBERRY	> 8'				x	To Remain		
211	5	HACKBERRY	> 8'				x	To Remain		
212	5	HACKBERRY	> 8'				x	To Remain		
213	9	HACKBERRY	> 8'				x	To Remain		
214	6	HACKBERRY	> 8'				x	To Remain		
215	4	HACKBERRY	> 8'				x	To Remain		
216	7	HACKBERRY	> 8', Dead				x	To Remain		
217	10	HACKBERRY	> 8', Dead				x	To Remain		
218	10	ELM	> 8'		x			To Remain		0
219	8	HACKBERRY	> 8'				x	To Remain		
220	5	ELM	> 8'		x			To Remain		0
221	6	ELM	> 8'		x			To Remain		0
222	23	COTTONWOOD	> 8', Diseased				x	To Remain		
223	4	HACKBERRY	> 8'				x	To Remain		
224	6	WHITE ASH	> 8'		x			To Remain		0
225	8	HACKBERRY	> 8'				x	To Remain		
226	11	COTTONWOOD	> 8', Dead				x	To Remain		
227	7	WHITE ASH	> 8'		x			To Remain		0
228	6	WHITE ASH	> 8'		x			To Remain		0
229	22	BOIS D'ARC	> 8'				x	To Remain		
230	4	HACKBERRY	> 8'				x	To Remain		
231	9	WHITE ASH	> 8'		x			To Remain		0
232	7	WHITE ASH	> 8'		x			To Remain		0
233	6	WHITE ASH	> 8'		x			To Remain		0
234	10	WHITE ASH	> 8'		x			To Remain		0
235	8	WHITE ASH	> 8'		x			To Remain		0
236	5	WHITE ASH	> 8'		x			To Remain		0
237	6	WHITE ASH	> 8'		x			To Remain		0
238	4	ELM	> 8', Dead		x			To Remain		
239	5	WHITE ASH	> 8'		x			To Remain		0
240	7	WHITE ASH	> 8'		x			To Remain		0
241	6	WHITE ASH	> 8'		x			To Remain		0
242	5	WHITE ASH	> 8'		x			To Remain		0
243	4	HACKBERRY	> 8'				x	To Remain		
244	9	HACKBERRY	> 8', Diseased				x	To Remain		
245	7	WHITE ASH	> 8'		x			To Remain		0
246	7	WHITE ASH	> 8'		x			To Remain		0
247	7	HACKBERRY	> 8'				x	To Remain		
248	5	WHITE ASH	> 8'		x			To Remain		0
249	9	WHITE ASH	> 8'		x			To Remain		0
250	20	BOIS D'ARC	> 8'				x	To Remain		
251	4	HACKBERRY	> 8'				x	To Remain		
252	5	LOCUST	> 8'				x	To Remain		
253	5	WHITE ASH	> 8'		x			To Remain		0
254	6	LOCUST	> 8'				x	To Remain		
255	9	ELM	> 8'		x			To Remain		0
256	9	HACKBERRY	> 8', Diseased				x	To Remain		
257	22	WILLOW	> 8', Diseased				x	To Remain		
258	9	ELM	> 8'		x			To Remain		0
259	6	HACKBERRY	> 8'				x	To Remain		
260	6	HACKBERRY	> 8'				x	To Remain		
261	17	HACKBERRY	> 8'				x	To Remain		
262	6	LOCUST	> 8'				x	To Remain		
263	8	BOIS D'ARC	> 8'				x	To Remain		
264	8	HACKBERRY	> 8'				x	To Remain		
265	5	HACKBERRY	> 8'				x	To Remain		
266	13	WHITE ASH	> 8'		x			To Remain		0
267	6	HACKBERRY	> 8'				x	To Remain		
268	4	HACKBERRY	> 8'				x	Remove		
269	7	HACKBERRY	> 8', Dead				x	Remove		
270	8	HACKBERRY	> 8'				x	Remove		
271	8	HACKBERRY	> 8'				x	Remove		
272	10	HACKBERRY	> 8'				x	Remove		
273	5	HACKBERRY	> 8'				x	Remove		
274	8	HACKBERRY	> 8'				x	Remove		
275	10	HACKBERRY	> 8'				x	Remove		
276	5	HACKBERRY	> 8'				x	Remove		
277	10	HACKBERRY	> 8'				x	To Remain		
278	7	HACKBERRY	> 8'				x	Remove		
279	9	HACKBERRY	> 8', Diseased				x	To Remain		
280	8	HACKBERRY	> 8'				x	To Remain		
281	5	HACKBERRY	> 8'				x	Remove		
282	15	HACKBERRY	> 8'				x	To Remain		
283	4	HACKBERRY	> 8'				x	Remove		
284	7	LOCUST	> 8'				x	To Remain		
285	6	HACKBERRY	> 8'				x	To Remain		
286	11	WHITE ASH	> 8'		x			To Remain		0
287	10	WHITE ASH	> 8'		x			To Remain		0
288	8	WHITE ASH	> 8'		x			To Remain		0
289	4	HACKBERRY	> 8'				x	To Remain		
290	10	ELM	> 8'		x			To Remain		0
291	9	WHITE ASH	> 8'		x			To Remain		0
292	4	WHITE ASH	> 8'		x			To Remain		0
293	4	HACKBERRY	> 8'				x	Remove		
294	5	HACKBERRY	> 8'				x	Remove		
295	5	HACKBERRY	> 8'				x	Remove		
296	6	HACKBERRY	> 8'				x	Remove		
297	7	HACKBERRY	> 8'				x	To Remain		
298	6	HACKBERRY	> 8'				x	To Remain		
299	6	WHITE ASH	> 8'		x			To Remain		0
300	7	HACKBERRY	> 8', Dead				x	To Remain		
445	6	HACKBERRY	> 8'				x	To Remain		
447	9	HACKBERRY	> 8', Dead				x	To Remain		
449	38	WHITE ASH	> 8'		x			To Remain		0
686	8	HACKBERRY	> 8'				x	To Remain		
687	10	HACKBERRY	> 8'				x	To Remain		
688	9	HACKBERRY	> 8', Dead				x	To Remain		
689	5	HACKBERRY	> 8'				x	To Remain		
690	13	HACKBERRY	> 8'				x	To Remain		
691	10	HACKBERRY	> 8'				x	To Remain		
692	7	HACKBERRY	> 8'				x	To Remain		
693	4	HACKBERRY	> 8'				x	To Remain		
694	5	HACKBERRY	> 8'				x	To Remain		
695	8	HACKBERRY	> 8'				x	To Remain		
696	8	HACKBERRY	> 8'				x	To Remain		
697	12	HACKBERRY	> 8'				x	To Remain		
698	10	HACKBERRY	> 8'				x	To Remain		
699	5	HACKBERRY	> 8'				x	To Remain		
700	9	ELM	> 8'		x			To Remain		0
701	5	HACKBERRY	> 8'				x	To Remain		
702	8	HACKBERRY	> 8'				x	To Remain		
703	4	HACKBERRY	> 8'				x	To Remain		
704	6	LOCUST	> 8'				x	To Remain		
705	5	ELM	> 8'		x			To Remain		0
706	5	HACKBERRY	> 8'				x	To Remain		
707	5	LOCUST	> 8'				x	To Remain		
708	13	ELM	> 8'		x			To Remain		0
709	6	HACKBERRY	> 8'				x	To Remain		
710	8	ELM	> 8'		x			To Remain		0
711	8	HACKBERRY	> 8', Diseased				x	To Remain		
712	18	HACKBERRY	> 8'				x	To Remain		
713	6	HACKBERRY	> 8'				x	To Remain		
714	10	WHITE ASH	> 8'		x			To Remain		0
715	9	HACKBERRY	> 8'				x	Remove		
716	23	BOIS D'ARC	> 8'				x	Remove		
717	8	HACKBERRY	> 8'				x	To Remain		
718	7	HACKBERRY	> 8'				x	To Remain		
719	4	WHITE ASH	> 8'		x			To Remain		0
720	38	BOIS D'ARC	> 8'				x	To Remain		
721	55	BOIS D'ARC	> 8'				x	To Remain		
722	5	HACKBERRY	> 8'				x	To Remain		
723	6	HACKBERRY	> 8'				x	To Remain		
724	7	HACKBERRY	> 8'				x	To Remain		
725	4	HACKBERRY	> 8'				x	To Remain		
726	6	HACKBERRY	> 8'				x	To Remain		
727	4	HACKBERRY	> 8'				x	To Remain		
728	4	HACKBERRY	> 8'				x	To Remain		
729	4	HACKBERRY	> 8'				x	To Remain		
730	4	HACKBERRY	> 8'				x	To Remain		
731	8	BOIS D'ARC	> 8'				x	To Remain		
732	5	LOCUST	> 8'				x	To Remain		
733	8	HACKBERRY	> 8'				x	To Remain		
734	7	HACKBERRY	> 8'				x	To Remain		
735	4	HACKBERRY	> 8', Dead				x	To Remain		
736	4	LOCUST	> 8'				x	To Remain		
737	8	HACKBERRY	> 8'				x	To Remain		
738	4	HACKBERRY	> 8', Dead				x	To Remain		
739	7	CEDAR ELM	> 8'		x			To Remain		0
740	5	HACKBERRY	> 8'				x	To Remain		
741	6	HACKBERRY	> 8'				x	To Remain		
742	5	HACKBERRY	> 8'				x	Remove		
743	4	HACKBERRY	> 8'				x	Remove		
744	13	HACKBERRY	> 8'				x	Remove		
745	7	HACKBERRY	> 8'				x	Remove		
746	5	HACKBERRY	> 8'				x	To Remain		
747	4	HACKBERRY	> 8'				x	Remove		
748	4	HACKBERRY	> 8'				x	To Remain		
749	4	HACKBERRY	> 8'				x	To Remain		
750	7	HACKBERRY	> 8'				x	Remove		
751	6	HACKBERRY	> 8'				x	Remove		
752	4	HACKBERRY	> 8'				x	To Remain		
753	5	HACKBERRY	> 8'				x	To Remain		
754	9	HACKBERRY	> 8'				x	To Remain		
755	5	HACKBERRY	> 8'				x	To Remain		
756	4	HACKBERRY	> 8'				x	To Remain		
757	5	HACKBERRY	> 8'				x	To Remain		
758	12	WHITE ASH	> 8'		x			To Remain		0
759	5	HACKBERRY	> 8'				x	To Remain		
760	6	HACKBERRY	> 8'				x	To Remain		
761	4	WHITE ASH	> 8'		x			To Remain		0
762	9	HACKBERRY	> 8'				x	To Remain		
763	4	HACKBERRY	> 8'				x	To Remain		
764	8	HACKBERRY	> 8'				x	To Remain		
765	8	WHITE ASH	> 8'		x			To Remain		0
766	6	HACKBERRY	> 8'				x	To Remain		
767	6	WHITE ASH	> 8'		x			To Remain		0
768	5	WHITE ASH	> 8'		x			To Remain		0
769	6	HACKBERRY	> 8'				x	To Remain		
770	9	HACKBERRY	> 8', Diseased				x	To Remain		
771	6	LOCUST	> 8'				x	To Remain		
772	4	LOCUST	> 8'				x	To Remain		
773	9	BOIS D'ARC	> 8'				x	To Remain		
774	35	ELM	> 8'	x				To Remain		0
775	4	HACKBERRY	> 8'				x	To Remain		
776	7	BOIS D'ARC	> 8'				x	To Remain		
777	7	HACKBERRY	> 8'				x	To Remain		
778	5	HACKBERRY	> 8'				x	To Remain		
779	7	HACKBERRY	> 8'				x	To Remain		
780	4	HACKBERRY	> 8'				x	To Remain		
781	7	ELM	> 8', Dead		x			To Remain		
782	8	HACKBERRY	> 8'				x	To Remain		
TOTAL	1,654								0.0	0.0

AREA II-
TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

No Existing Cedar Trees in Area II

Site Trees Removed- See Proposed Tree Removal Listing
0 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 4" Tree Required for each Cedar Tree > 8' Ht. removed
Primary- 1" Caliper Required per 1" Caliper Removed
Feature- 2" Caliper Required per 1" Caliper Removed

Calculation-
Replacement Inches needed **0"** , Replace with 4" Caliper Trees
0"/4"= No Replacement Trees Required

0 CANOPY REPLACEMENT TREES REQUIRED

AREA III- TREE MITIGATION
RAYBURN ELECRIC COOPERATIVE-
SOCCER LANDSCAPE- WESTERN CEDAR GROUPING

EXTRAPOLATION METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Goup-Extrapolation Method

AREA I- SAMPLE AREA- 55,657 S.F.
55,657 S.F. / 342 Cedar Trees ≥ 8' Ht.= 162 S.F. per Tree

AREA III- WESTERN CEDAR GROUP
75,504 S.F. / 162S.F. per Tree = 466 Cedar Trees ≥ 8' Ht.

AREA III- MITIGATION
466 Cedar Trees ≥ 8' Ht.= 466 Canopy Trees Mitigation

CEDAR GROUPING METHOD

AREA III- MITIGATION
Rayburn Electric Cooperative
Western Cedar Group- Cedar Grouping Method

AREA I- SAMPLE AREA GROUPING METHOD
AREA I Cedar Mitigation 342 Tree; Cedar Grouping Mitigation 216 Tree
216 / 342 = 63% of Extrapolation Mitigation

AREA III- MITIGATION
Original Cedar Mitigation by Extrapolation 466 Cedar Trees
466 Trees x 0.63 = 294 Canopy Tree MItigation

REC SOCCER SITE TOTAL MITIGATION
Area I Mitigation- 410 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 466 Canopy Trees
Total Mitigation- 876 Canopy Trees

REC SOCCER SITE TOTAL MITIGATION- without Cedar Trees
Area I Mitigation- 25 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 0 Canopy Trees
Total Mitigation- 25 Canopy Trees

REC SOCCER SITE TOTAL MITIGATION- with Cedar Grouping
Area I Mitigation- 269 Canopy Trees
Area II Mitigation- 0 Canopy Trees
Area III Mitigation- 294 Canopy Trees
Total Mitigation- 563 Canopy Trees

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was
approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____, ____.

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

CASE NO. SP2025-023

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	06/29/2025	BS	BS	BS	ISSUED FOR REVIEW

Rayburn Electric Cooperative
r.delta ENGINEERS
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

PRELIMINARY
SUBMITTED FOR REVIEW
BY: Bob Stoffels
Dunkin Sims Stoffels, Inc.
Date: June 13, 2025
NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS
CREATED CODE
PLOTTED 6/29/2025 CHECKED BY BS
LAST UPDATE BY
DRAWN: MW SCALE: AS NOTED
CHECKED: DRAWING NO.: ISSUE:
APPROVED: TM-6 0
FILENAME:

REC CAMPUS EXPANSION
SOCCER FIELDS & PARKING
SH 205
ROCKWALL, TX 75032

TREE MITIGATION PLAN

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

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

DATE: **July 21, 2025**

SUBJECT: **Request for Agenda Item - Tree Transplanting Day**

Councilmember Dennis Lewis has requested this topic be included on the agenda for discussion at the July 21st city council meeting. Related documents are included in the informational packet for reference.

ATTACHMENTS:

1. Resolution No. 05-06
2. FORM_Request for Tree Transplanting Day

CITY OF ROCKWALL

RESOLUTION NO. 05-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, CREATING A POLICY FOR CONDUCTING A TREE TRANSPLANTING DAY AND ESTABLISHING GUIDELINES FOR DEVELOPERS, PROPERTY OWNERS AND CITIZENS FOR THE ADVERTISING AND TIMING OF THE TREE TRANSPLANTING DAY AND ESTABLISHING TREE CREDITS FOR THE DEVELOPER/OWNER FOR THE TRANSPLANTING OF TREES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Rockwall, Texas, has encouraged developers to sponsor a "Tree Transplanting Day, and

WHEREAS, this event is to allow citizens the opportunity to transplant trees that have been identified for removal from a proposed development prior to the beginning of construction, and

WHEREAS, the City Council of the City of Rockwall, Texas, shall by policy, have the ability to adopt alternative methods of creating tree credits and methods of distribution of trees and/or funds for purchasing trees,

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

Section 1. That the City Council of the City of Rockwall, Texas, shall establish, by policy, a "Tree Transplanting Day", to include guidelines for establishing a date for the event, the advertising of the event, the posting of the event on the City's website and cable access channel, the credit for transplanted trees and the citizens responsibility for removal and transplanting of the trees.

Section 2. That this Resolution shall become effective immediately upon passage and approval, and it is so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 18th **day of** January **, 2005.**

Ken Jones, Mayor

ATTEST:

Dorothy Brooks, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

REQUEST FOR A TREE TRANSPLANTING DAY

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

TREE TRANSPLANTING DAY POLICY

The purpose of the Tree Transplanting Day is to encourage the "... preservation of mature, healthy trees and natural areas, and to ensure the consideration of protected trees during the planning and design process for development and/or redevelopment within the City ..." [*Article 09, Tree Preservation, of the Unified Development Code*]. A Tree Transplanting Day is intended to encourage developers and property owners to have a day to allow citizens the opportunity to transplant trees that have been identified for removal resulting from a proposed development, prior to beginning construction. The following guidelines have been established for developers and property owners for conducting a Tree Transplanting Day.

- Any large development that requires an approved Treescape Plan from the Planning and Zoning Department of the City of Rockwall shall require a Tree Transplanting Day.
- A Tree Transplanting Day shall be conducted a minimum of 14-days -- *or as otherwise approved by the Director of Planning and Zoning* -- prior to the beginning of clearing and/or grading the subject property. To request a Tree Transplanting Day please fill out the Request for a Tree Transplanting Day form and provide it to the Planning and Zoning Department a minimum of seven (7) days prior to the date of the proposed Tree Transplanting Day.
- After the Request for a Tree Transplanting Day form has been submitted to the Planning and Zoning Department, the time and date of the Tree Transplanting Day shall be advertised on the City of Rockwall's Planning and Zoning website.
- All trees to be saved according to the approved Treescape Plan for the subject property shall be clearly identified and flagged by the developer or property owner at least two (2) days prior to the Tree Transplanting Day.
- The developer shall have a representative on the subject property during the date and time of the Tree Transplanting Day to answer resident questions and ensure that protected trees -- *as depicted on the approved Treescape Plan* -- are not removed from the subject property.
- For each tree removed from the subject property during a Tree Transplanting Day, the developer or property owner shall document the size and species of the tree and take a photograph of the tree prior to and after removal. This information can be provided to the Planning and Zoning Department for a credit towards any outstanding tree mitigation balance resulting from the proposed development.
- Residents who wish to claim a free tree should come prepared with any tools and/or equipment that may be needed to dig and transport the tree, or hire a professional to remove, transport, and transplant the tree. All costs associated with transplanting a tree shall be the responsibility of the resident.
- Residents shall be responsible for the removal and replanting of any non-protected trees they wish to relocate. The City of Rockwall and the developer or property owner shall be held harmless for any damage or injury caused from the removal of trees on the subject property.

	I AM THE OWNER OR AUTHORIZED REPRESENTATIVE OF THE SUBJECT PROPERTY, AND HAVE READ AND AGREE WITH THE *TREE TRANSPLANTING DAY POLICY* STATED ABOVE.
INITIAL ABOVE	
	I ACKNOWLEDGE THAT NEITHER SUBMISSION OF THIS REQUEST, NOR THE TREE TRANSPLANTING DAY, CONSTITUTES A PERMIT OR CONFERS ANY PERMIT RIGHTS UNDER CHAPTER 245 OF THE TEXAS LOCAL GOVERNMENT CODE.
INITIAL ABOVE	

TREE TRANSPLANTING DAY INFORMATION [PLEASE PRINT]

ADDRESS/GENERAL LOCATION OF THE SUBJECT PROPERTY		
DATE OF THE TREE TRANSPLANTING DAY		
TIME OF TREE TRANSPLANTING DAY [CHOOSE ONE OF THE FOLLOWING]	☐ 8:00 AM TO 12:00 PM	☐ 1:00 PM TO 5:00 PM

CONTACT INFORMATION FOR REPRESENTATIVE ON-SITE DURING TREE TRANPLANTING DAY [PLEASE PRINT]

APPLICANT			
PHONE		EMAIL	